

## Planning Analysis & Property Information

<b>Applicant:</b>	True North Companies LLC		
<b>Owner:</b>	HG Pinnacle Properties LLC		
<b>Request:</b>	Rezone from O-P(c) to R-P		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	Portion of land totaling 4.48 acres located along the west side of North Patterson Street, south of Roosevelt Drive. This is the eastern portion of a 6.67 acre site facing North Patterson Street – directly across from the SGMC parking deck.		
<b>Street Address:</b>	2320 North Patterson Street		
<b>Tax Parcel ID:</b>	Map # 0113B Parcel 096	<b>City Council District:</b>	6 Councilman Andy Gibbs
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	O-P(c)	Vacant land
	Proposed:	R-P	Multi-family Residential
<b>Adjacent Property:</b>	North:	E-R	McKey Park
	South:	R-15	Single-family residence
	East:	R-P	SGMC
	West:	R-P	Vacant land, VLCDA office
<b>Zoning &amp; Land Use History</b>	<p>This original tract of land (7.1 acres, zoned R-15) was comprised of 3 single-family residences on separate large lots. These were rezoned to O-P(c) in 2002 for a proposed redevelopment as a medical office complex (file # VA-2002-28). They were then rezoned to Planned Mixed Development (PMD) in 2007 for a proposed 11-story mixed office/retail/residential building with parking garage. The northernmost residence was converted to a bank and then a professional office, and the other 2 residences were removed. This proposed mixed-use development never materialized and in late 2010 the property was rezoned back to “conditional” O-P(c) (file # VA-2010-19) so that it could be marketed for a more conventional office type development. The NW corner of the property with the existing office (former residence) was sold to the V-LC Industrial Authority (now VLCDA) in 2013 for their office headquarters, and the rest of the property was re-designed for a small office park, with the first building (11,946-sf) being constructed in 2013. In late 2016, the westerly 2.2 acres were rezoned to R-P(c) to allow development of a proposed 36-unit apartment complex to be attached to the existing new office building as its own freestanding development (new developer), but this never materialized.</p>		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	No significant historic resources on or near the subject property.		
<b>Natural Resources:</b>	Vegetation:	Urban forest, mostly cleared	
	Wetlands:	No existing wetlands on or near the property	