

Bill No. _____

Introduced in Council

Passed by Council

Introduced by

Referred to

1 Bill No. ____ amending the Zoning Ordinance of the City of Charleston, West Virginia,
2 enacted the 1st day of January 2006, as amended, and the map made a part thereof, by
3 rezoning from an I-4 district to a C-10 district, that certain parcel of land situate at 805
4 Court Street, Charleston, West Virginia.

5
6 Be it Ordained by the City Council of the City of Charleston, West Virginia:

7
8 1. The Zoning Ordinance of the City of Charleston, West Virginia, enacted
9 the 1st day of January 2006, as amended, is hereby amended by rezoning from an I-4
10 district to a C-10 district the whole of the following described parcel of land:

11
12 Parcel No. 31 as shown on Charleston East Tax Map No. 6. Subject parcel
13 commonly known as Lot 27, Charleston Extension (805 Court Street),
14 Charleston, West Virginia. Said tax map is of record in the Planning
15 Office.

16
17 2. The Zoning Map, attached to and made a part of said Zoning Ordinance, is
18 hereby amended in accordance with Article 27 of this ordinance.

19
20 3. All prior ordinances, or parts of ordinances, inconsistent with this
21 ordinance are hereby repealed to the extent of such inconsistency.

**PETITION TO REZONE FROM I-4 TO C-10
THE LAND AT 805 COURT STREET,
CHARLESTON, WEST VIRGINIA**

TO THE MAYOR AND COUNCIL OF THE CITY OF CHARLESTON, WEST VIRGINIA:

I

Petitioner is the contract/purchaser of the property situate at 805 Court Street, Charleston, Kanawha County, West Virginia.

II

Petitioner wishes to have the subject property rezoned from an I-4 use to a C-10 use, said property described as follows: All of Parcel No. 31 as shown upon East Charleston Tax Map No. 6. Said property being commonly known as Lot 27, Charleston Extension, Charleston, West Virginia. The above-mentioned tax map is as of record in the Charleston Planning Department.

III

Petitioner proposes to redevelop a 3-story warehouse presently owned by Habitat For Humanity, into a mixed use property of approximately 6,000 sq. ft. ground floor offices and four (4) to six (6) New York style loft housing units on the upper floors. Eighteen (18) on-site parking spaces are allocated to the office area, and up to six (6) 2-car garages are dedicated to the housing units.

IV

Although this area is zoned I-4 (heavy industrial), it is a transitional neighborhood which has been evolving over the last 20+ years to include offices (BB&T Operations), wholesale suppliers, inside mini-storage, as well as restaurants, retail, and a supermarket. New urban housing has been a priority of the city since the early 1980's. Petitioner was instrumental in the private development of Charleston Center Village Apartments which in turn spurred the development of the city funded townhome community, Clendenin Square. The redevelopment of this warehouse, located approximately 300 yards north of Clendenin Square, would be a step forward in re-linking this neighborhood with the downtown. The rezoning does not comply with the Comprehensive Plan but the upgrading and renewal of the old building will enhance the appearance and vitality of this specific east end locality without adding any burden to the existing infrastructure.

V

Attached hereto is a Bill to accomplish the request rezoning a list of property owners who own property within 250 feet of the subject property, a map of the subject property, and a \$125.00 filing fee.

Respectfully submitted this 19th day of
February, 2005.

By: _____
John A. Doe

Phone: (304) 555-5555

Example