

AT A REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF SALEM, VIRGINIA held in Council Chambers, City Hall, 114 North Broad Street, Salem, Virginia 24153

**AGENDA ITEM:**            **Site Plan**

Consider the request of Lakeside (Salem) Station LLC, property owner, for the approval of a building addition at 141 Electric Road (Tax Map # 81-4-4) in conjunction with the proffered conditions of Ordinance #118.

**SUBMITTED BY:** Mary Ellen Wines, Planning and Zoning Administrator

**SUMMARY OF INFORMATION:**

**SITE CHARACTERISTICS:**

Zoning: HBD – Highway Business District

Land Use Plan Designation: Commercial

Existing Use: Commercial – Retail and restaurant uses – this unit currently vacant

Proposed Use: Commercial – Retail Sales

The subject property consists of a 9.692 acre tract of land which currently sits within the HBD Highway Business zoning designation. The applicant is requesting the approval of the proposed addition in accordance with the conditions on Ordinance #118 from 1987 when the old Lakeside Amusement Park property was rezoned to allow for the construction of the retail shopping center.

Condition #1 of Ordinance #118 states that “a preliminary site plan shall be submitted to the Planning Commission for review and approval for any future development of the property, other than the development indicated on the proffered site plan submitted to the Planning Commission on November 11, 1987. Said preliminary site plan to include the location of the flood plain, floodway and river, proposed use of the floodway and any other remaining amusement park land and street rights of way, pavement, poles, adjacent streets and drives...”

City staff is in the process of reviewing the entire site plan in further detail, and if approved by Planning Commission, will coordinate any additional requirements with the developer.

**REQUIREMENTS:**

The proposal is in compliance with the requirements of Section 106-214 HBD Highway Business District.

**Staff recommendations:**

Recommend approval of the request.