PLANNING COMMISSION
June 6, 2023

Rezoning
Case R-2023003
with Preliminary Site Plan

Applicant:
7 and M Virginia LLC
R-2023003
Central Magisterial District
7 and M Virginia LLC
Requests: Rezoning from Local Business (B-1) to Planned Unit Development (PUD) with Standard Modifications to Ordinance requirements
Standard Modifications

- Private roads
- Greater Density
- Increase Number of Multi-family Units Per Floor (Building C)
- Increased Building Height (Buildings A, A2 & B2)
- Reduced Parking and Loading Areas
- Reduced Project Size
- Larger Sign Area and Height at Entrance
- Larger Sign Area for Wall Mounted Signs
- Reduced Parking Islands
- Reduce Access Point from 2 to 1 Access
Proffered Conditions

- Last revised 6.1.23
- Clarity needed to ensure enforceability if accepted
- Inconsistent/incorrect terms used
- Relative to: Preliminary Plan date; housing type terms; B-2 uses proposed; services not including assisted living without CUP; building elevations; clarify parking (minimum vs. standards exception request); standards for private road construction
Staff Recommends Denial

- Fails to comply with the Comprehensive Plan
- Areas of proposal lacks clarity
- Proximity to incompatible land uses
- Standard Exceptions accommodate smaller project size vs. quality/innovative design, safety for access
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