



PLANNING COMMISSION
City of Fredericksburg, Virginia
WORK SESSION
NOTICE

April 18, 2018

6:30 P.M.

Council Chambers, City Hall

TOPIC OF WORK SESSION

TO DISCUSS QUESTIONS RAISED AT THE APRIL 11, 2018 PUBLIC HEARING RELATING TO RZ2018-01 - Fredericksburg Economic Development Authority (owner's agent) requests a zoning map amendment of 90.06 acres from R-2 Residential and Commercial-Highway, to Planned Development – Medical Center (PD-MC) with proffered conditions. The property to be rezoned includes 2303 Plank Road (GPIN 7779-02-1758 - the vacant lot adjacent to Route 3 between Wendy's and Bob Evans), 2401 Plank Road (GPIN 7769-93-9151 – the vacant lot beside Extra Space Storage and behind Bob Evans), -21109 Mahone Street (GPIN 7779-03-1528 – the 7.16 acre lot with a single family home and a pond between Extra Space Storage and the Great Oaks Subdivision Common Area), and 1500 Gateway Boulevard (GPIN 7769-94-7825 – the vacant 77.97 acre parcel adjacent to Interstate 95 to the west and extending from the rear of the U-Haul and Extra Space Storage sites to the south across Cowan Boulevard to the north). The rezoning is intended to create a new medical campus centered on a 378,400 square foot outpatient clinic and spin-off medical office and commercial uses. The PD-MC zoning district permits a non-residential density of a 1.5 floor area ratio. The PD-MC zoning district also permits a residential density of 8 units per acre on 10% of the total property, senior housing or persons with disabilities on no more than 15% of the property, and dormitories and medical-related housing for health care professionals on no more than 15% of the property. The proffered conditions include the dedication of right-of-way for the extension of Gateway Boulevard and the public dedication of a three acre site for future public services. The Comprehensive Plan designates the area as both the T-5 Workplace transect (with a recommended commercial floor area ratio of 1.0 to 3.0 and a residential density of 12 to 30 units per acre) and the T-4 General Urban transect (with a recommended commercial floor area ratio of 0.5 to 1.0 and a residential density of up to 8 to 16 units per acre).

ADJOURNMENT

NOTE: This item is also scheduled to come back before the Planning Commission on Wednesday, April 25, 2018, at 7:30 in the Council Chamber, for its consideration and recommendation to City Council.