



CITY OF FREDERICKSBURG, VIRGINIA PUBLIC NOTICE

Notice is hereby given that the Planning Commission of the City of Fredericksburg, Virginia, will hold a public hearing beginning at 7:30 p.m. on Wednesday, February 12, 2020, in the City Hall Council Chambers, 715 Princess Anne Street, Fredericksburg, Virginia, at which time interested persons may attend and present their views on the following application:

PUBLIC HEARING ITEMS

1. **RZ2019-09** PrimeCore Fall Hill Hospitality OZB LLC requests a rezoning from Commercial Highway (CH) to Planned Development – Commercial (PDC), at GPIN 7769-77-5997. The property is currently zoned Commercial-Highway. The applicant is seeking a rezoning to establish a hotel and a fast-food restaurant. The 2015 Comprehensive Plan future land use map shows the property as Planned Development Commercial. This future land use designation has no recommended floor-area-ratio. The floor-area-ratio of the proposed hotel and fast food use is 0.4. The property was previously rezoned from Residential-2 to Commercial Highway and Residential-12 in November 2016.
2. **SE2019-02** PrimeCore Fall Hill Hospitality OZB LLC requests two Special Exceptions at GPIN 7769-77-5997. The property is zoned Commercial-Highway.:
 - 1) An exception from Code Section 72-42.3.B for the installation of an accessory structure within a front yard.
 - 2) An exception from Code Section 72-42.6.C.1 to establish a drive-through within 100 feet of a residential zoning district.
 - 3) An exception from Code Section 72-42.2.B.5 to have an accessory structure exceed the bulk standards of the Planned Development - Commercial Zoning district
 - 4) An exception from Code Section 72-33.2.D.2.E. to reduce the front setback of an accessory structure from 30 feet to 10 feet.

The 2015 Comprehensive Plan future land use map shows the property as Planned Development Commercial. This future land use designation has no recommended floor-area-ratio.

3. **UDOTA-01** The City of Fredericksburg proposes to amend § 72-33.2 “Planned Development – Commercial District” (PD-C) to permit additional residential development in the district by special use permit, for an additional 10% of the district acreage, but limiting the number of additional residential units to not more than 12 units times the additional acreage permitted and not more than 60% of the units shall be multifamily housing that is not age restricted. The PD-C zoning district currently permits 10% of the land within a district to be developed for residential use at not more than 24 units per acre. The City’s Planned Development –

Commercial Districts currently include: Celebrate Virginia (564 acres), Central Park (306 acres), Encore Home Gallery property (3 acres). The proposal would apply to any additional Planned Development – Commercial Districts Citywide.

Information pertinent to the application will be available for examination by the public in the Department of Community Planning and Building (Room 209), 715 Princess Anne Street (City Hall), during regular business hours (8:15 a.m. - 4:30 p.m. Monday through Friday). Additional information will be available on the City website, the Friday before the Planning Commission meeting. Please check the Planning Commission homepage.

Persons requiring accommodations to facilitate participation are encouraged to contact the Planning Services Division at least five (5) days prior to the meeting. Questions regarding the above may be directed to the Planning Services Division at (540) 372-1179.