



PLANNING COMMISSION NOTICE OF PUBLIC HEARING

**November 9, 2022
6:30 P.M.**

The Planning Commission of the City of Fredericksburg will hold an in-person public hearing at **6:30 p.m. on November 9, 2022** 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 applications. The meeting may also be viewed on cable on television or a streaming platform. Those options include the Fredericksburg Government Access Channel on Cox Channel 84 and Verizon Channel 42, www.regionalwebtv.com/fredpc, and www.facebook.com/FXBGgov.

- **SUP FY23-0001 – 1500 Washington Avenue:** Washington Heritage Museums requests a Special Use Permit for a Museum in the existing structure at 1500 Washington Avenue. The property is zoned Residential-2 and is located at the intersection of Washington Avenue and Hitchcock Street. The future land use map designates this parcel as Civic, which has no recommended maximum floor-area-ratio.
- **Ideal Realty Group, Inc. (contract purchaser)** requests a zoning map amendment of 90.06 acres from Planned Development – Medical Center (PD-MC) with proffered conditions to Planned Development – Mixed Use (PD-MU).

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),
- 1109 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 mixed-use development consisting of up to 242,000 square foot of commercial, office, and flex industrial space (an overall floor area ratio of 0.70) as well as 648 residential units (an overall residential density of 8 Dwelling Units per Acre).

The PD-MU Zoning District permits a 2.0 floor area ratio and a residential density of between 16 units per acre for single-family, 30 units per acre for multifamily, and 60 units per acre for student housing.

The Comprehensive Plan designates the area as 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), 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), and the T-1 Preserved Open Space transect (which recommends no commercial or residential activity).

The proffered conditions include the dedication of right-of-way for the extension of Gateway Boulevard from Rt. 3 to Cowan Blvd., transportation improvements at proposed intersections with Cowan Boulevard and Route 3, cash proffers related to the projects impact on public school and safety facilities, building materials standards, open space, amenities, trails / sidewalks, and landscaping standards.

RZFY23-01.

Information pertinent to the applications may be examined online on the City's website at <https://www.fredericksburgva.gov/1098/Public-Notices>, or by request for a mailed copy. Contact 540-372-1179 to request a mailed copy. Additional information will be available on the City website, by close of business on **November 4, 2022**. Please check the Public Information page <https://www.fredericksburgva.gov/AgendaCenter>.

Any written comments submitted on a hearing item, must include the name and address, including zip code, of the commenter, be limited to 5 minutes or less read aloud, and shall be submitted in one of the following ways:

- (1) email to Planning@fredericksburgva.gov.
- (2) U.S. Mail (PO Box 7447, Fredericksburg, VA 22404) or 601 Caroline Street Suite 400, or
- (3) dropping them in the Community Planning & Building drop off box in the front lobby of 601 Caroline Street marked ATTN: PLANNING COMMISSION

Comments received before 1:30 p.m. on the day of the meeting will be read into the record at the Planning Commission meeting.

Persons requiring accommodations to facilitate participation at the public hearing are encouraged to contact the Planning Services Division at least five (5) days before the meeting.

For questions, please contact Taylor Owen, Administrative Specialist, 540-372-1179.

David Durham
Planning Commission Chair