



PLANNING COMMISSION
City of Fredericksburg, Virginia
WORK SESSION

AGENDA

March 29, 2017

6:30 P.M.

Council Chambers, City Hall

1. CALL TO ORDER

2. UDOTA2017-02 - The City of Fredericksburg proposes amendments to the City Code, Chapter 72, Unified Development Ordinance, Articles 1 and 2. The Article 1 amendments remove utility improvements in the public rights of way from the zoning regulations, and consolidate review authority in Public Works and the City Council. The Article 2 amendments clarify the authority of the Zoning Administrator and Development Administrator, conform application review processes to the Code of Virginia, and make technical changes throughout including to appeal periods, public notice requirements, and the development review structure.

3. UDOTA2017-04 - The City of Fredericksburg proposes amendments to:

- the 2015 Comprehensive Plan to designate Land Use Areas 1 through 8 and 10 as areas that are appropriate for revitalization, are served by mass transit, include mixed use development, and permit a density of 3.0 floor area ratio in a portion thereof; and to establish policies requiring adequate public facilities and services; and
- the Unified Development Ordinance of the City Code to permit nonresidential development with a 3.0 Floor Area Ratio as a Special Use in the Commercial-Shopping Center, Commercial Highway, Planned Development-Commercial, and Planned Development-Medical Center Zoning Districts.

The effect of these amendments will be to exempt land within the designated Land Use Areas from proffer reform legislation adopted by the 2016 Virginia General Assembly. The proffer reform legislation restricts

local authority with respect to proffers or proffer amendments for a new residential development or a new residential use.

4. Capital Improvements Plan (CIP) –Discussion

ADJOURNMENT

Note: After adjournment, the Planning Commission will begin its regular meeting at 7:30 p.m.