

**CITY OF FREDERICKSBURG
CITY COUNCIL
715 PRINCESS ANNE STREET
FREDERICKSBURG, VIRGINIA 22401**



**PUBLIC HEARING
March 10, 2020**

7:30 P.M.

The City Council of the City of Fredericksburg will hold a public hearing and may take action on the following.

- Unified Development Ordinance Text Amendment: The City of Fredericksburg proposes to amend the following Section of City Code Chapter 72, Unified Development Ordinance: Article 72-8.4.B (3) “Definitions and Interpretations; Required Yards; Corner lots and through lots”. The amendment would apply to all zoning districts and would establish rear yards on corner lots.

The purpose of this amendment is to respect the integrity and character of the City’s neighborhoods and to encourage infill development that is compatible with established neighborhoods, in furtherance of the adopted Policies for Residential Neighborhoods and Housing in Chapter 7 of the 2015 Comprehensive Plan. This amendment also advances the Initiative for Residential Neighborhoods and Housing in that Chapter, namely, “continue to evaluate infill regulations to ensure that additional and new construction does not adversely impact the character of existing neighborhoods.

- PrimeCore Fall Hill Hospitality OZB LLC requests a rezoning from Commercial Highway (CH) to Planned Development – Commercial (PDC), at GPIN 7769-77-5997, located approximately 250 feet east of the intersection of Fall Hill Avenue and Gordon Shelton Parkway, between the intersection of Briscoe Lane and Noyack Lane and which fronts on Fall Hill Avenue. 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.
- PrimeCore Fall Hill Hospitality OZB LLC requests four Special Exceptions at GPIN 7769-77-5997, located approximately 250 feet east of the intersection of Fall Hill Avenue and Gordon Shelton Parkway, between the intersection of Briscoe Lane and Noyack Lane and which fronts on Fall Hill Avenue. 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.

You may express your views on these items at the public hearing in City Hall Council Chambers, 715 Princess Anne Street, Fredericksburg, Virginia. Council Chambers is accessible to persons with disabilities. For interpretive services for the deaf, you must notify the Clerk of Council by Tuesday, March 3, 2020.

For questions, please contact Tonya B. Lacey, Clerk of Council, City Hall Suite 208, 715 Princess Anne Street. 540-372-1010.

Mary Katherine Greenlaw
Mayor

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Run dates: February 25 & March 3, 2020