



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

**PUBLIC HEARING**  
**November 9, 2021**

**7:30 P.M.**

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

1. **CVAS P8A LLC**, has applied for multiple special exceptions for the development of a 372-unit multi-family development located at GPIN 7860-50-3126. This property is located on Gordon Shelton Boulevard, approximately 500 feet north of the intersection of Gordon Shelton Boulevard and Haven Terrace. The property is zoned Planned Development Commercial. The property is designated in the Comprehensive Plan as Planned Development Commercial. The special exceptions requested are from the following: **POSTPONED**
  - A) 72-33.2.D, Residential Density, Single Unit, Limited. No more than 10% of the PDC zoning district can have residential uses. The proposed development would increase the percentage of PDC residential uses to 13.1%. *The exception would allow 18.11 acres of additional residential development in this commercial zoning district.*
  - B) 72-33.2.F.1, General Standards for PD-C General Plans, to ensure: (1) the development consists of an orderly and creative arrangement of land uses, both in respect to each other and to adjacent properties; and (2) the development provides a comprehensive and integrated transportation system that separates pedestrian and vehicular traffic, including roadways, bicycle paths, and/or pedestrian walkways. *The exception would allow suburban-style garden apartment development patterns with surface parking and sidewalks only to access parking with limited bicycle paths or pedestrian walkways.*
  - C) 72-51.2, Blocks, to ensure development is in a block pattern defined by streets or open space features. *The exception would allow simply the siting of the residential buildings in parking lots.* **SE2021-01**

You may express your views on these items at the public hearing in City Hall Council Chambers, 715 Princess Anne Street, Fredericksburg, Virginia or by submitting written comments in one of the following ways: (1) U.S. Mail, (2) email to the Clerk of Council. Comments received before 1:30 p.m. November 9, 2021 will be read into the record at the November 9 City Council meeting. Council may take action on the application the same night.

Council Chambers is accessible to persons with disabilities. For interpretive services for the deaf, you must notify the Clerk of Council by Tuesday, November 2, 2021.

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 date October 26 & November 2, 2021