



Town of Luray, Virginia
Council Agenda Statement

Item No: VI - A

Meeting Date: May 14, 2018

Agenda Item: COUNCIL CONSIDERATION
Item VI – B – RZ 18-1 – 58 North Broad Street

Summary: Council is requested to consider a request from Michelle Walters to rezone 58 North Broad Street (Tax Map No. 42A4-A-53), a 0.188 acre parcel, from M1 (Limited Industrial) zoned parcel to B1 (General Business). The property abuts North Broad Street and is adjacent to M1 parcels as shown on the included map. The rezoning is requested to allow the property to be used as a child care facility through the SUP application submitted for the property.

The Planning Commission conducted a Public Hearing and discussed the request at their April 11th meeting. The Commission recommend approval of the rezoning request and the SUP for use as a child care facility.

Rezoning of the property will allow expanded use of the property which has historically served a residential use along with a “family day home” as defined by Virginia Code § 63.2-100 as a residence with a provider serving no more than four children. Virginia Code § 15.2-2292 allows owners to operate a “family day home” with four or less children without local permitting but does require permitting to operate with more than four children.

Staff recommend Town Council approval of the request

Council Review: April 24th Council Work Session

Fiscal Impact: N/A

Suggested Motion: I move that Town Council approve rezoning request RZ 18-1 from Michelle Walters for 58 North Broad Street to rezone Tax Map No. 42A4-A-53 from Limited Industrial District (M-1) to Business District (B-1) as presented. I further move that the following acknowledgements be included in the approval for rezoning 18-2: 1) Approval acknowledges the historical residential use of the property; 2) Approval acknowledges the location of the property being within the established FEMA Floodplain.