

Town of Luray

Planning Commission Agenda

January 13, 2016

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Review of Minutes from the November 11, 2015 meeting**
- 4. Public Hearings – Rezoning Request:**

RZ15-3: The applicants, People Inc. and Page County Community Developments, are requesting to rezone an approximately 8.5-acre parcel from PND (Planned Neighborhood Development) to R5 (Townhouse and Apartment Residential). The subject parcel is located roughly 400 feet east of Airport Road and roughly 700 feet north of US Highway 211 West.

If rezoned to R5, the applicants intend to construct seven (7) apartment buildings containing a total of fifty-two (52) individual apartment units. A detailed initial Site Plan has been submitted to the Town and may be viewed by the public.

The subject property has not been assigned a postal address; however, the parcel is identified on Page County's Tax Maps as 40-A-43A

Parking Ordinance – Amendment

It is proposed that Appendix A (Zoning), Article V (Supplementary Regulations), Section 506 (Minimum Off-Street Parking), be amended to include/add a Section 506.23. This Section 506.23 is proposed to state the following:

506.23. As recognized by the National Register of Historic Places, all contributing and non-contributing buildings located in the Luray Downtown Historic District shall be exempt from the parking standards enumerated in sections 506.1 through 506.22 of this code. The Luray Downtown Historic District contains 75 contributing and 19 non-contributing buildings. The Luray Downtown Historic District was officially recognized on May 22, 2003 and its Virginia Department of Historic Resources file number is 159-5064.

- 5. New Business: Creating a "Mixed-Use" zoning use in the B1 (General Business) zoning district**
- 6. Adjournment**