

Town of Luray

Planning Commission Agenda

April 13, 2016
7:00 p.m.

1. Call to Order
2. Pledge of Allegiance
3. Review of Minutes from the January 13, 2016 , January 20, 2016 and March 14, 2016 meetings
4. Public Hearings -

Rezoning Request:

RZ16-2: The applicants, LPA of Luray, LLC, are requesting to rezone a M1 (Limited Industrial) zoned parcel to B1 (General Business). The subject parcel abuts both Cave Street (south) and Zerkel Street (west), and is adjacent to residential R3 parcels to the east, and a B1 parcel to the north. The property requested to be rezoned is approximately 1.262 acres in area, and is to be utilized for a mixed use of townhomes with a commercial office and/or retail space component. If approved, this request is administratively linked to the following request for a Special Use Permit, **so therefore:**

Special Use Permit Request:

SUP16-2: The applicants, LPA of Luray, LLC, are requesting a Special Use Permit (SUP) to construct residential-use condominium-style townhomes in a B1 (General Business) zoning district. Such a use is allowed, but only by Special Use Permit [Sec. 406.2 (a)]. This SUP request is contingent upon the preceding rezoning request being granted. The applicants propose four (4) townhouse clusters, containing a total of fifteen (15) units. The subject parcel's postal address is 1 Cave Street and it is identified on Page County Tax Maps as 42A11-((A))-194; the parcel is owned by Lowell Baughan, Peyton Baughan and Ann B. Baukhauges.

Rezoning Request:

RZ16-3: The applicant, Eric Fox, is requesting to rezone a R2 (Medium-Density Residential) zoned parcel to R3 (High-Density Residential). The subject parcel adjoins Collins Avenue with a sixteen foot frontage, and is surrounded by R2 zoned lots with the exception of an R5 zoned parcel across Collins Avenue. The property requested to be rezoned is roughly 0.497 acres (21,649 square feet) in area, and is planned for the construction of two (2) duplexes after a Town-approved subdivision. The subject parcel's physical address is between 200 Collins Avenue and 207 Collins Avenue, and it is identified on Page County Tax Maps as 42A5-((A))-39.

Special Use Permit:

SUP16-1: The applicants, Robert and Tammy Borgie, are requesting a special use permit to operate a bed and breakfast from an existing single-family dwelling. The subject dwelling is located in a "R2" (medium-density residential) zoning district and a bed & breakfast operation is allowable by special use permit. The applicants intend to utilize/rent two (2) bedrooms as part of their proposed operation. The parcel's postal address is 7 Blue Ridge Avenue, and is further identified on Page County's Tax Maps as 42A11-A-220.

Ordinance Amendment:

1) It is proposed that Appendix A (zoning), Article II (definitions), section 202 (specific terms) be amended to include the term "mixed-use development". This term is proposed to be defined as follows:

The use of a structure (existing or new) on a lot/parcel zoned for general business in which a mixture of commercial and residential uses are conducted. Buildings on such parcel in which a minimum of 25 percent of the gross floor space is dedicated for business/commercial uses where the remainder is utilized for residential purposes. Such residential use shall likewise not be less than 25 percent of the gross floor space of the structure. Residential uses must conform to all requirements set forth by the local Building Official and the Code of the Town of Luray.

2) It is proposed that Appendix A (Zoning), Article IV (District Regulations), Section 406 (Business District), 406.1 (uses permitted by right) be amended to include the following use of "mixed-use development"; this term, mixed-use development, is proposed to listed as "qq" in section 406.1.

5. Adjournment