

# Council Letter

## City of Danville, Virginia



CL - 862

NEW BUSINESS L.

### City Council REGULAR MEETING

**Meeting Date:** October 5, 2023

**Subject:** Consideration of a Rezoning Application filed by PDJ Development, LLC to Rezone Parcel 78257 from LED-I Industrial District to M-R Multifamily Residential District.

**From:** Renee Burton, Division Director of Planning

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### COUNCIL ACTION

1. Public Hearing
2. An Ordinance Rezoning from LED-I, Light Economic Development Industrial to M-R Multi Family Residential Parcel ID 78257.

### SUMMARY

The applicant, PDJ Development, LLC, is requesting to rezone Parcel ID #78257. The vacant parcel is currently zoned LED-I, Light Economic Development Industrial. The applicant is requesting a rezoning to M-R, Multi-family Residential to construct a multi-unit housing complex.

The first phase of the proposed development includes a private road to serve Parcel A and Parcel B as labeled in the application. Parcel A will be developed commercially and Parcel B will be developed as a multi-family community. Phase 1 of the multi-family development is nine, three (3) story/thirty-six (36) unit Garden Style Buildings, totalling 324 units. Parcel ID #78257 will be developed during future phases.

A Traffic Impact Analysis was completed for this project. The study determined that improvements were necessary beyond the construction of Phase 1. Additional units beyond the 324 units proposed in Phase 1 would require the construction of additional traffic measures. Traffic improvements would be necessary before construction on Parcel ID #78251.

The surrounding properties are zoned LED-I, Light Economic Development Industrial. There are no M-R, Multi-family Residential zoning classifications adjacent. This may be deemed illegal spot zoning. Illegal spot zoning can be classified as a rezoning that is solely to serve the benefit of the property owner(s) and not the greater good of the community. Staff believes the proposed zoning change is a benefit to the greater good of the community. With an existing housing deficit, the proposed units can reduce that gap for our City. Also, if approved, the proposed M-R zoning of Parcel ID #75912 and Parcel ID #785257 would create an M-R district.

Eight (8) notices were sent to surrounding property owners within three hundred (300) feet of the subject property. Six (6) responses were received, five (5) were unopposed and one (1) was opposed.

On September 11, 2023, the City Planning Commission voted 6 - 0 to recommend approval of

Rezoning Request PZ23-00294 to rezone Parcel ID #78257 from LED-I, Light Economic Development Industrial to M-R, Multi-family Residential.

**RECOMMENDATION**

It is recommended that City Council adopt an Ordinance rezoning from LED-I, Light Economic Development Industrial District to M-R, Multifamily Residential District, Parcel ID 78257.

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**Attachments**

1. Ordinance
  2. Application
  3. Supporting Documentation
  4. TIA
  5. Proposed parcels
  6. Site Plan
  7. South Main Street - Aerials
  8. South Main Street - Owners
  9. South Main Street - Landuse
  10. Neighbor Response - Parcels 75912 and 78257
  11. Planning Commission Recommendation
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