

Council Letter

City of Danville, Virginia



CL - 861

NEW BUSINESS K.

City Council REGULAR MEETING

Meeting Date: October 5, 2023

Subject: Consideration of a Rezoning Application filed by PDJ Development, LLC to Rezone Parcel 75912 from LED-I Industrial District to M-R Multifamily Residential District.

From: Renee Burton, Division Director of Planning

COUNCIL ACTION

1. Public Hearing
2. An Ordinance Rezoning from LED-I, Light Economic Development Industrial to M-R Multi Family Residential Approximately Eighty Acres of Parcel ID # 75912.

SUMMARY

The applicant, PDJ Development, LLC, is requesting to rezone approximately eighty (80) acres of a one hundred (100) acre parcel known as Parcel ID #75912. The vacant parcel is currently zoned LED-I, Light Economic Development Industrial. The applicant is requesting a rezoning to construct a multi-unit housing complex with amenities such as a community pool, pet park area, outdoor seating area and recreation amenities.

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 (9) three (3) story/thirty-six (36) unit Garden Style Buildings, totalling 324 units.

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.

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 the City.

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 PZ23-00292 to rezone approximately eighty (80) acres of Parcel ID 75912 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 to M-R, Multi-family Residential, approximately eighty (80) acres of Parcel ID 75912.

Attachments

1. Ordinance
 2. Application
 3. Supporting Documentation
 4. Traffic Impact Analysis Summary and Conclusion
 5. Proposed parcels
 6. Site Plan
 7. 1730 South Main Street - Aerials
 8. 1730 South Main Street - Owners
 9. 1730 South Main Street - Landuse
 10. Neighbor Responses - Parcels 75912 and 78257
 11. Planning Commission Recommendation
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