



Legislation Text

File #: 2018-3069, Version: 2

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 4 & 7

Application of Scott Bennett to rezone commercially developed property from RSM (Small Lot Residential Mix) District to the C-1 (Local Commercial) District to allow for future commercial uses, at 7189 Rockbridge Road.

PETITION NO: N10. Z-19-1235304

PROPOSED USE: General Commercial Uses

LOCATION: 7189 Rockbridge Road

PARCEL NO.: 18-026-06-016

INFO. CONTACT: Marian Eisenberg

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PURPOSE:

Application of Scott Bennett to rezone commercially developed property from RSM (Small Lot Residential Mix) District to the C-1 (Local Commercial) District to allow for future commercial uses. The property is located on a site approximately 190 feet south of Rockbridge Road and 298 feet west of South Deshon Road at 7189 Rockbridge Road. The property has no road frontage (access is via an ingress/egress easement through property at 7185 Rockbridge Road) and contains 2 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Full Cycle Deferral

PLANNING COMMISSION: Approval with Staff Recommended Conditions

PLANNING STAFF: Approval with Conditions

STAFF ANALYSIS: The applicant is requesting to rezone the property from the RSM (Small Lot Residential Mix) District to C-1 (Local Commercial) District to utilize the existing structure for general commercial uses. Located within a Neighborhood Center Character Area designated by the 2035 Comprehensive Plan, the rezoning request to the C-1 (Local Commercial) District is consistent with the following Plan Policy: Preferred Uses - Each Neighborhood Center shall include a medium-high density mix of retail, office, services, and employment to serve neighborhoods. The approval of the C-1 District on the subject site will not affect the existing use or usability of adjacent or nearby commercial properties. Given that Rockbridge Road is a two-

lane arterial, commercial uses in the existing building should not cause an excessive burden on existing streets and transportation facilities. The proposed use will have no impact on area schools. Therefore, the Department of Planning and Sustainability recommends “Approval, subject to the attached conditions”.

PLANNING COMMISSION VOTE: 7-1-0/L. Osler moved, P. Womack, Jr. seconded for Approval with Staff's conditions.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: 11-0-0/Full Cycle Deferral for lack of detailed information on proposed commercial uses.