

REQUEST FOR VIRGIN TOWN COUNCIL ACTION

To: Mayor and City Council
From: Planning and Zoning
Date: 17 Sep 19
Subject: Ordinance #2019-30 Chapter 31 Mixed Use Zone
Applicant Name: Virgin Planning Commission
Citizen comments: The Concern of the public was as follows: The location of the zone is not clearly defined in the ordinance; the size of the buildings is too large; the height of the buildings is too tall; and the permitted uses are too broad.
Recommendation: The P&Z commission recommends approval with the change of Max building height to be 25'. On a vote of 4 yes and 1 no.
Background and Findings: The commission finds that the changes will provide more options for commercial and residential development along "Arterial Streets." That the integration of commercial and residential will produce a residential friendly business district. That the zone could help to provide wanted and needed affordable housing as identified in our general plan. Building size would need to be larger in this zone to accommodate the combined uses of commercial and residential. Further we find that that the permitted uses are those that would be needed to achieve the goals of affordable house and the purpose of the zone. We do find that some additional clarification may be needed to ensure the purpose of the zone are achieved. The Dissenting vote felt that the ordinance needed more work before recommendation to the council. And that implementation of this zone would create an area intown that may not fit with the character of the town. Finally, the dissenting vote argued that the implementation of the zone would reduce the needed acreage for a residential building to an area that is too small.
Previous Legislative Action by Planning and Zoning: None
Fiscal Impact: Positive fiscal impact, because it will add options to builders while providing for affordable residential units.
Supporting Documents: See P&Z minute and Public hearing Minutes.
This request prepared by: Cameron Spendlove
This request prepared on: 17 Sep 19