



CITY COUNCIL REPORT

To: Honorable Mayor and Members of City Council
Meeting: April 16, 2012
Subject: 2011 Annual Report – Planning Commission

The Planning Commission is pleased to provide this report on our activities during 2011. While the routine caseload was relatively light, the Commission worked on a number of plans and code changes that will have long range implications on guiding development in Roanoke. A listing of cases and a roster of meeting attendance is included on the following pages. The list below highlights our activities of the past year:

- Considered 8 requests to rezone property
- Considered 4 requests to amend or remove proffered conditions
- Considered 3 requests to vacate unused rights-of-way
- Initiated a major zoning code amendment.
- Initiated a neighborhood rezoning to Urban Flex in Wasena
- Worked actively with staff to develop and recommend the Countryside Master Plan
- Recommended adoption of an Arts and Cultural Plan
- Began work on a neighborhood plan for the Evans Spring area

The Commission accomplished its work in 11 regular meetings, 12 work sessions, and several special sessions for the Countryside Master Plan.

The 2011 zoning code amendment reorganized land use tables and dimensional regulations, simplified sign regulations, reduced and simplified parking requirements, and provided for the use of wind turbines for power generation.

The Commission is also currently undertaking or planning to undertake activities that will help Roanoke achieve the goals of Council's Vision 2001-2020 Comprehensive Plan. The Evans Spring plan is a high priority for completion during 2012. The Commission will work actively with planning staff to develop and adopt a master plan for this property. This plan will be an important tool to guide development that is likely to occur within the next few years due to completion of the Valley View interchange.

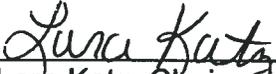
The Commission will also recommend a set of zoning code amendments intended to address issues with placement of commercial buildings near neighborhood settings. As with past years, we will continue to recommend changes that will increase development flexibility, remove unnecessary regulations, and provide overall simplification of the ordinance.

As citizens increasingly value traditional development patterns and neighborhoods—where Roanoke has a distinct advantage— it is important that we work to reinforce and sustain these patterns. We note several positive trends in the evolution of our

development codes as they implement comprehensive plan policies and prevailing urban design philosophy:

- Requiring shallow setbacks and high transparency on commercial buildings for a sustainable and attractive development pattern.
- Allowing more land area to be used to its full potential.
- Relaxing or removing minimum parking requirements.
- Expanding permitted uses in each district.
- Limiting requirements for special exceptions to uses where it is absolutely necessary.
- Promoting street designs that accommodate pedestrians and bicycles as well as vehicular traffic.

Roanoke should be proud of its legacy of planning dating to the first Nolen plan of 1907. Perhaps more impressive is the collection of plans achieved since 1999, when the neighborhood planning program was revived. Only a handful of cities in the nation can boast such a major milestone as having a plan for each neighborhood. Our many special topic plans such as the Arts and Cultural Plan, Urban Forestry Plan, and Strategic Housing Plan further establish confidence in our direction. We look forward to continuing in our role to help guide Roanoke along a path of continuous improvement.


Lora Katz, Chair 
City Planning Commission

Planning Commission Cases 2011

Applicant	Location	Request	Recommendation
Charles and Noralu Michael and Fairway Roanoke, LLC	Hershberger Airport Rd, NW,	Rezone MX(c) to CG(c)	Approval
Marian M. Ali	431 Elm Ave., SW,	Rezone RM-1 to MX	Approval
City Planning Commission	Text of zoning ordinance	Amend City Code Chapter 36.2	Approval
Terry Wayne Cundiff, Valerie Eagle, Piedmont Property, LLC	445 Elm Ave., SW,	Rezone RM-1 to CN	Approval
Austin Rogers, GBT Realty	1261 Riverland Rd. SE and Garden City Blvd.,	Amend Proffers	Denial (0-6) Denial (1-7)
Dou Mar, LLC	4341 Delray St., NW,	Rezone RM-1 to MX	Denial (2-2)
501 Salem, LLC	501 Salem Ave., SW,	Rezone D(c) to I-1(c)	Approval
Trustees of New Assembly Covenant of God	3030 King Street, NE and 2922 King St., NE,	Rezone R-5 to IN(c) and IN to IN(c)	Approval
City Planning Commission and Branch Family LLC	Wasena, Winona, 8 th , Kerns,	Rezone I-1 to UF IN to UF	Approval
806 Wasena Avenue, LLC	816, 820, 824 and 828 Wasena Ave., SW,	Rezone RM-1 to UF(c)	Approval
Inglesia De Dios Pentecostal M.I.	3454 Cove Rd., NW	Amend proffers	Approval
Kroger Limited Partnership I	3635 Peters Creek Road, NE,	Rezone MX (c) to CG	Approval
D & S Development	3008 & 3016 Williamson Rd., SW,	Rezone RMF to CG	Approval
Pheasant Ridge Investors, LLC	4428 Pleasant Ridge Road, SW	Amend Proffers	Approval
James Settle	547 Campbell Ave., SW	Repeal Proffers	Approval
Earl Slusser	Wilson Street adjoining 1201 Penrod Ave., SE	Vacate portion of right-of-way	Approval
611 Jefferson, LLC	Alley between Patrick Henry building and Water Authority building	Vacate portion of right-of-way	Approval
F. W. Webb Properties, LLC	Hillview Avenue	Vacate right-of-way	Approval

Meeting Attendance/Certification Status 2011

11 regular meetings

All commissioners are certified.

<u>Commission Member</u>	<u>Regular meetings attended</u>
Mark Futrell	8
Kermit Hale	10
Lora Katz	10
Angela Penn	10
Henry Scholz	11
Chad Van Hying	10
Fredrick Williams	10