



# CITY COUNCIL REPORT

**To: Honorable Mayor and Members of City Council**  
**Meeting: May 6, 2013**  
**Subject: 2012 Annual Report – Planning Commission**

On behalf of the City Planning Commission, I am pleased to provide this annual report of its activities to City Council.

The Commission considered 24 applications during 2012. Below is a summary of applications and their disposition. A detailed listing is attached. Clearly, the most significant case was the rezoning of the land east of Jefferson Street to Downtown District. This rezoning will enable continuation of development of the South Jefferson Redevelopment Area.

	Applications	Recommended	Did not recommend	Withdrawn or continued by applicant
Rezoning	11	8	2	1
Amend proffered conditions or development plan	7	6	-	1
Right-of-way vacations	4	4	-	-
Plan amendments	1	-	1	-
Zoning ordinance amendments	1	1	-	-
<b>Total</b>	<b>24</b>	<b>19</b>	<b>3</b>	<b>2</b>

Also significant was a major package of amendments to the zoning ordinance intended to address issues with placement of commercial buildings in neighborhood settings. We continue to recommend changes that will increase development flexibility, remove unnecessary regulations, simplify administration, and produce better development outcomes consistent with the Comprehensive Plan.

The 2010 Census and recent population estimates suggest that Roanoke is reversing decades of population loss as people rediscover the value of

traditional development patterns and neighborhoods. Roanoke has a competitive advantage in this area and 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.

The Commission maintained consistent membership throughout the year and attendance, overall, was very good. Of eleven meetings, ten had at least six or all seven Commissioners present. Unfortunately, May was the exception; the meeting had to be cancelled due to the lack of a quorum. The business scheduled for May was made up through a joint session with City Council in June.

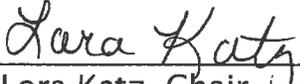
Within the next few years, the Commission will likely consider rezoning of the Evans Spring area. Fortunately, the Evans Spring Area Plan that Council adopted in April 2013 will help guide the form of development and help ensure it complements the surrounding neighborhoods. This land represents the last significant assemblage of vacant land in the Roanoke and we should collectively maintain very high expectations for development of this property.

During 2013 and beyond, we anticipate work on these planning activities:

- Endorse the Roanoke Urban Design Manual as a guide to communicate the design principles embodied in our Comprehensive Plan since 2001.
- Develop and recommend a new Downtown Plan by (2013-2014).
- Develop and recommend plans for the 13<sup>th</sup> Street, SE corridor, the 10<sup>th</sup> Street, NW corridor, and the Orange Avenue, NW corridor, as these street reconstruction projects are completed.
- Develop and recommend a new Comprehensive Plan by (2015-2016).

Finally, we would like to recognize the service of Rick Williams. Mr. Williams served as a member of the Commission from 2002 to 2012 and, prior to his appointment, was actively involved as a citizen in the development of the Vision 2001-2020 Comprehensive Plan.

The Commission is proud to serve Roanoke by advising City Council on land use issues and working with staff to develop long range plans to guide Roanoke's future in a positive direction.

  
\_\_\_\_\_  
Lora Katz, Chair (bc)  
City Planning Commission

**Meeting Attendance/Certification Status 2012**

10 regular meetings, 1 joint meeting with City Council

All commissioners are certified.

<u>Commission Member</u>	<u>Meetings attended</u>
Mark Futrell	10
Kermit Hale	9
Lora Katz	11
Angela Penn	8
Henry Scholz	8
Chad Van Hying	8
Fredrick Williams	10

2012 REZONING/AMENDMENT OF PROFFERS

File No.	Applicant	Location/Tax No.	Request	Commission Vote to recommend approval	CC Action	Ordinance #
REZ120001	RYT, LLC	752 Orange Ave., NE, Tax.No. 3042002	Repeal proffers	4-0 passed	approved	39336-031912
REZ120002	Roanoke River Associates, LLC	Walnut Ave., SE, Mill Street, SW, Jefferson St., SE Tax Nos. 4030303, 4030302, 4030306, 4030305	I-1 to D	6-0 passed	approved	39352-041612
REZ120003	Robin McVey	346 Allison Ave., SW, Tax No. 1030410	RM-1 to MX	Withdrawn	n/a	withdrawn
REZ120004	Thomas Properties, LLC	5025 and 5033 Valley View Blvd., Tax Nos. 2490116 and 2490117	CG to CLS, conditional	7-1 passed	approved	39424-061812
REZ120005	Duoc Nguyen and Pho Thi Lam	4129 and 4135 Salem Turnpike, Tax Nos. 6050101 and 6050102,	CN (conditional) to CN	7-1 passed	approved	39452-0716-12
REZ120006	V C Roanoke, LLC, Kingdom Harvest Church	2031 Routt Rd., NW, Tax No. 6440101	RM-2 to INPUD	7-0 passed	approved	39482-082012
REZ120007	City of Roanoke	1684 Courtland Rd., NE, Tax No. 3070322	D (conditional) To I-1	7-0 passed	approved	39483-082012
REZ120008	J & K Belle Ave., LLP	2619 Belle Ave., NE, Tax Nos. 3010302-3010307	IN (conditional) To RMF	1-5 failed	Withdrawn before going to Council	Withdrawn before going to Council
REZ120009	Trustees Pilgrim Baptist Church	1415 8 <sup>th</sup> St, NW, Tax No. 2032001	INPUD & R-5 to INPUD	7-0 passed	approved	39510-091712

REZ120010	Drew H. Kopley/Everett Holdings, LLC	1606 Belleview Ave., SE/Thyme St., Tax Nos. 4041902, 4041904-4041907	MX(conditional) To MX(conditional)	6-0 passed	approved	39543-111912
REZ120011	Ssunny Shah/Llord Ganeshji, Inc.	1917 Franklin Rd., SW, Tax No. 1272801	CG(conditional) to CG(conditional)	6-0 passed	approved	39542-111912
REZ120012	NDRA, II, LLC	4412 Huff Lane, NW. Tax No. 2370101	IN & ROS to CLS	0-7 failed	approved	39600-030413
REZ120013	Habitat for Humanity	1306 Rorer Ave., S.W., Tax No. 1212706	CN to RM-2	7-0 passed	approved	39578-012213
REZ120014	5311 Holdings, LLC	802 Wiley Dr., SW, Tax No. 1121401	ROS to MXPUD	7-0 passed	approved	39577-012213
REZ120015	Hometown Bank	3209 Southwood Manor Ct., SW, Tax No. 1290107	MXPUD to MXPUD		Cont. 5.14.13 PC	
REZ120016	Northwest Child Development Center	1507 and 1523 Melrose Ave., NW, Tax Nos. 2221710 and 2221709	IN and RM-1 to INPUD	7-0 passed	approved	39579-012213
REZ120017	Habitat for Humanity	1224 Rorer Ave., S.W., Tax No. 1212803	CN to RM-2	7-0 passed	approved	39597-021913
REZ120018	Roanoke City School Board	2020 Oakland Blvd. NW. Tax No. 2250102	Amend Planned Unit Development	7-0 passed	approved	39598-021913

## 2012 STREET AND ALLEY CLOSURES

File No.	Applicant	Location	PC Action	Ordinance No.
12-001 S&A	806 Wasena Avenue, LLC	Portion of Wasena, 8 <sup>th</sup> St, SW	Approved	39393-052112
12-002 S&A	The Rescue Mission of Roanoke, Incorporated	Alley off 4 <sup>th</sup> Street	Approved	39453-071612
12-003S&A	Wayne and Beverly Embrey	1124 16 <sup>th</sup> St., SE	Approved	39577-010713
12-004S&A	711 Fourth Street, LLC	711 Fourth St., SW	Approved	39576-012213