



Meeting Date: June 5, 2018

Request: Case No. REZ18-08: Request of William Torchia on behalf of WCT Investments Davenport Series for a rezoning on 6.5 acres, more or less, located along the south of East 53rd Street and east of Lorton Avenue from "R-1 Low Density Dwelling District to "PDD" Planned Development District (possible "C-3" General Commercial District) to facilitate commercial development. [Ward 6]

Case No. ROW18-01: Request of William Torchia on behalf of WCT Investments Davenport Series for the vacation (abandonment) of 0.34 acre (14,812 square feet), more or less, of right-of-way known as Fairhaven Road extending approximately 285 feet south from East 53rd Street to facilitate commercial development. [Ward 6]

Recommendation:

There is no recommendation at this time.

Introduction:

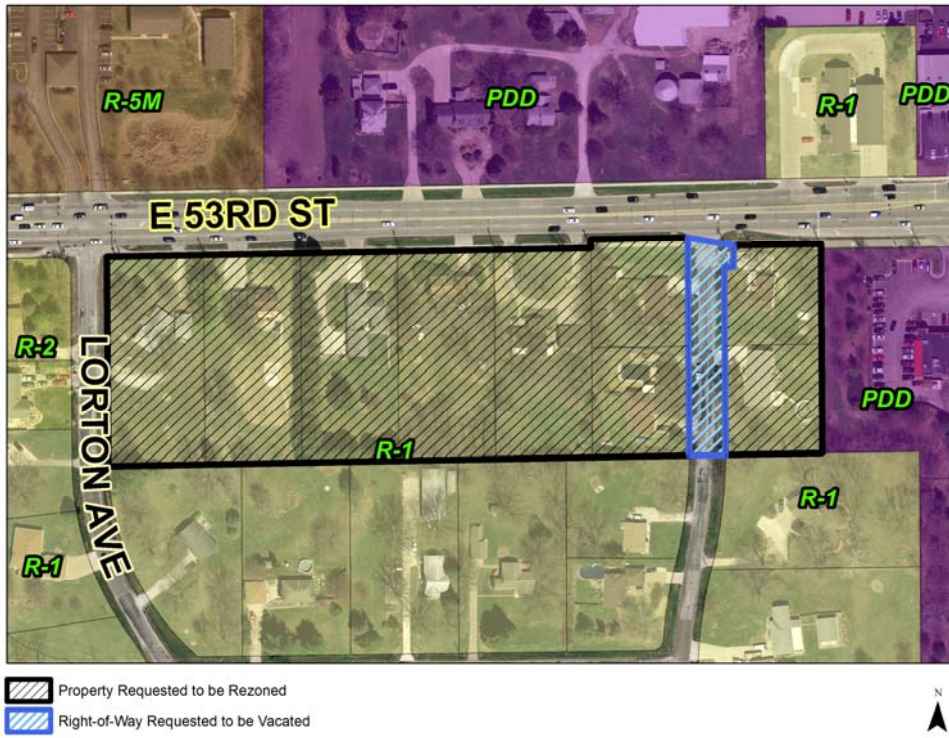
The petitioner is requesting to rezone and partially vacate Fairhaven Road to facilitate redevelopment of the property as commercial.

AREA CHARACTERISTICS:

Aerial Map



Zoning Map



Land Use Map



Background:

Comprehensive Plan:

Within Existing Urban Service Area: Yes

Within Urban Service Area 2035: Yes

Future Land Use Designation: Residential General

Residential General (RG) - Designates neighborhoods that are mostly residential but include, or are within one-half mile (walking distance) of scattered neighborhood-compatible commercial services, as well as other neighborhood uses like schools, churches, corner stores, etc. generally oriented along Urban Corridors (UC). Neighborhoods are typically designated as a whole. Existing neighborhoods are anticipated to maintain their existing characteristics in terms of land use mix and density, with the exception along edges and transition areas, where higher intensity may be considered.

Relevant Goals to be considered in this Case: Strengthen the Existing Built Environment.

The proposed use would not comply with the Davenport 2035 proposed land use section. If the commercial rezoning were approved, staff would initiate a request to amend the Future Land Use Designation

Technical Review:

Technical review comments will be provided in the June 19, 2018 Plan and Zoning Commission public hearing staff report.

Public Input:

Technical review comments will be provided at the June 19, 2018 Plan and Zoning Commission public hearing. A neighborhood meeting will be held prior to the June 19, 2019 Plan and Zoning Commission public hearing.

Discussion:

The petitioner is requesting to rezone and partially vacate Fairhaven Road to facilitate redevelopment of the property as commercial.

Staff Recommendation

There is no recommendation at this time.

Prepared by:



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