

RESOLUTION 11-B-18

A RESOLUTION REFERRING A PROPOSED  
ZONING ORDINANCE AMENDMENT TO THE PLANNING COMMISSION  
REGARDING POTENTIAL CHANGES TO MULTI-FAMILY RESIDENTIAL USE  
STANDARDS IN THE GENERAL COMMERCIAL ZONING DISTRICT

WHEREAS, the intent of the General Commercial zoning district is to provide locations for commercial, retail and service uses for the public, and preserving commercial land is an important town goal;

WHEREAS, the General Commercial zoning district is also an implementing district for mixed use development, and its regulations should provide clarity on the parameters for project components and ensure a balance of commercial and residential uses in the project;

WHEREAS, property owners have requested more flexibility for multi-family development in the General Commercial Zoning District when it is part of a larger mixed use development;

WHEREAS, based on the above, the Town Council has determined that it is necessary to review zoning regulations governing the relationship of residential and non-residential uses in the General Commercial Zoning District; and,

WHEREAS, the public necessity, convenience, general welfare and good zoning practice so require.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Blacksburg:

1. That the Planning Commission is hereby requested to review the Zoning Ordinance to consider proposed changes to the General Commercial zoning district regarding the amount of commercial development in a mixed use development and provide clarity on the locations for parking and support facilities for residential project components. Specifically, the Planning Commission is requested to consider and, if appropriate, develop text amendments for Articles II, III and IV of the Zoning Ordinance.
2. That the following changes to the Zoning Ordinance are proposed:

- a. Amendments to Article II to add or modify definitions as needed for vertical or horizontal mixed-use development projects and identify facilities supporting residential project components;
- b. Amendments to Article III, Division 15, General Commercial district standards to address the relationship of commercial and residential project components; and
- c. Amendments to Article IV to add use and design standards for multi-family residential as part of a mixed-use development and for a mixed-use development project.

3. That the Planning Commission is further requested to propose other amendments to related sections of the Zoning Ordinance, the Subdivision Ordinance or the Town Code as necessary for consistency with the amendments described in the preceding paragraphs.

  
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Mayor

ATTEST:

  
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Town Clerk

Date of Adoption: November 13, 2018