



Date of Council Meeting: November 23, 2015

**TOWN OF LEESBURG
TOWN COUNCIL MEETING**

Subject: TLZM 2013-0006, Crescent Parke

Staff Contact: Susan Berry Hill, Director

Council Action Requested: Motion to amend Council's previously approved motion on November 10, 2015 establishing the Planning Commission review timeline to further consider the Crescent Parke rezoning application.

Staff Recommendation: I recommend that the Council extend the timeline for Planning Commission review with a return date to Council no later than March 8, 2015.

Commission Recommendation: The Planning Commission will meet in December and January with the applicant to address potential changes to the rezoning plan. A recommendation will be forwarded to Council at the conclusion of their review.

Fiscal Impact: There is no fiscal impact from extension of the review period for this application other than additional staff time.

Work Plan Impact: Staff has adjusted the work plan particularly scheduling of other applications and action items for upcoming Planning Commission and Town Council meetings in order to accommodate the reconsideration of this application by the Planning Commission and Town Council.

Executive Summary: Council approved a motion on November 10, 2015 to send the Crescent Parke rezoning application back to Planning Commission to resolve zoning issues and for Planning Commission to send the application back to Council before the second meeting in January. More time is needed and it is recommended that this timeframe be extended to the first meeting in March.

Background: Council held a public hearing on the rezoning for Crescent Parke on October 13, 2015. At the November 10, 2015 Council meeting, a motion was made to send the rezoning application back to the Planning Commission to resolve outstanding zoning issues, and to have the application back for Council before the second meeting in January. The applicant, the Planning Commission Chair, and staff met on November 16, 2015 to discuss potential changes to the rezoning plan, and to address concerns expressed to date.

The applicant, the Planning Commission Chair, and staff mutually agreed that there is not enough time to adequately discuss potential changes, make revisions to the plans, and proffers, hold a new Planning Commission public hearing, and to return the rezoning application back to Council for the first Council meeting in January.