



Date of Council Meeting: February 23, 2016

**TOWN OF LEESBURG
TOWN COUNCIL MEETING**

Subject: TLZM 2013-0006, Crescent Parke

Staff Contact: Susan Berry Hill, Director

Council Action Requested: Formal Amendment of Motion 2015-018 to extend the timeline allowed by Council for the Planning Commission to reconsider the Crescent Parke rezoning application.

Staff Recommendation: Approval to amend Motion 2015-018 in order to extend the timeline allowed by Council for the Planning Commission to reconsider the Crescent Parke rezoning application.

Commission Recommendation: No recommendation at this time. In agreement with the applicant, the Planning Commission is discussing the application at their February 18, 2016 work session.

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

Work Plan Impact: Staff has adjusted the work plan in order to accommodate the reconsideration of this application.

Executive Summary: Town Council held a public hearing on the rezoning application for Crescent Parke on October 13, 2015. After coordination and agreement between the Council, the Planning Commission, Town staff, and the applicant, Motion 2015-018 was approved by Council as follows: "I move that the staff and the Planning Commission be directed to forward TLZM 2013-0006 Crescent Park back to the Town Council such that the application may be advertised for new Town Council public hearing on or before March 8, 2016".

Background: Town Council held a public hearing on the rezoning application 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 at that time (Mary Harper), and staff met on November 16, 2015 to discuss potential changes to the rezoning plan to address concerns expressed by Council, Planning Commission, the public, and staff. As a result, the Applicant, the Planning Commission Chair, and staff all agreed that there was not enough time to adequately discuss potential changes, to make revisions to the plans and proffers, to

hold a new Planning Commission public hearing, and to get the rezoning application back to Council for their first meeting in January. As such, staff requested that the Council take action to extend the anticipated timeline for Planning Commission review, and to get the application back to Council “for a new Town Council public hearing on or before March 8, 2016 which was approved by Motion 2015-018.

A Planning Commission public hearing was held on January 21, 2016, and the application was referred to their February 18 meeting for further discussion. Rather than making changes to the plans for that meeting, the applicant opted to provide a verbal description of the potential changes to the Planning Commission on February 18 with hopes of getting a ‘read’ from the Planning Commission as to their recommendations. The applicant would then subsequently revise the plans.

At the February 18 meeting, the Planning Commission and the applicant will discuss potential changes; the time necessary for the applicant to make these changes to the plans; and the timeframe for the remainder of the Planning Commission’s review of the application.