



Waynesboro City Council Agenda Briefing

Meeting Date:	March 13, 2023	Staff/Council Member(s): Leslie Tate, Director of Community Development
Agenda Item #	10	
Ordinance#	2023-	
Department:	Community Development	
Subject:	An application by Balzer & Associates, Inc., agent for Rosser Avenue LLC, to amend an approved Planned Unit Development (PUD), known as Waynesboro Place, for a property on Windigrove Drive, Waynesboro, Virginia, City Tax Map numbers 51-20-1-1, 51-20-1-2, 51-20-2-1, 51-20-3-3, 62-8-3-2, and 61-2-3-1	
Attachments:	<ol style="list-style-type: none"> 1. Planning Commission Recommendation 2. Draft Ordinance 3. Staff report dated August 2, 2022 and revised March 13, 2023, with attachments. 	
Planning Commission Recommendation:	The Planning Commission recommends approval of the rezoning on a 5-0 vote.	

Background:

Planning Commission held a public hearing on August 2, 2022 to consider a rezoning request by Balzer & Associates, Inc., agent for Rosser Avenue LLC, to amend an approved Planned Unit Development (PUD), known as Waynesboro Place, for a property on Windigrove Drive, Waynesboro, Virginia, City Tax Map numbers 51-20-1-1, 51-20-1-2, 51-20-2-1, 51-20-3-3, 62-8-3-2, and 61-2-3-1. After the staff presentation, a public hearing was opened for the application. Comments received from the public discussed traffic and pedestrian safety concerns including speeding, parking, rolling through stop signs, and lack of street connectivity.

The applicant has requested an amendment to the Code of Development to allow hotels and motels as an allowable use in Block 2.

Originally approved on June 28, 2010, the PUD included a Code of Development that regulated the potential development within the PUD along with proffers to make traffic improvements and grant drainage easements to the City. The PUD was amended in 2017 to expand the Block 3 multi-family residential area by reallocating 7.4 acres from Block 2 to Block 3 for the construction of additional apartments. In addition, the proffers were updated to remove those that had been completed by the developer and to revise traffic improvement requirements that would include a new traffic study for Phase 2 of the development or for uses that generated more than 3,780 average daily trips (ADT).

City Council held a public hearing on August 22, 2022, and tabled it to allow the applicant time to provide an updated traffic impact study for Windigrove Drive and Rosser Avenue.

A new Traffic Generation Analysis prepared by Gorove Slade was submitted by the client in January 2023. The updated analysis did not find that the estimated daily trips for the hotel/motel

use and additional planned development of general office and medical space would increase beyond the Phase 1 development cap of 3,782 daily trips. The analysis estimated that 3,776 daily trips would result, and that the approach volume at the Windigrove Drive/Rosser Avenue intersection would increase 6% and 5% during the AM and PM peak hour periods respectively.

Planning Commission Recommendation:

The Planning Commission recommends approval of the rezoning with the amended code of development on a 5-0 vote.

City Manager's Recommendation:

The City Manager recommends approving the application as recommended by the Planning Commission.

Suggested Motion(s):

Introduce the draft Ordinance as provided in Attachment #2