



TOWN OF FAIRFAX

STAFF REPORT

December 12, 2016

TO: Mayor and Town Council

FROM: Garrett Toy, Town Manager *GT*

SUBJECT: Receive report on the Planning Commission's meeting to discuss additional issues identified by the Town Council regarding the draft ordinance rezoning CH (Highway Commercial) parcels to CC (Central Commercial) and schedule a joint special meeting with the Council/Planning Commission to discuss

CONTINUED FROM DECEMBER 7TH COUNCIL MEETING

NOTE: The Town Council is not taking any formal action regarding the ordinance this evening, as this is only a report.

RECOMMENDATION

Receive report on the Planning Commission's meeting to discuss additional issues identified by the Town Council regarding the draft ordinance rezoning CH (Highway Commercial) parcels to CC (Central Commercial) and schedule a joint special meeting with the Council/Planning Commission to discuss.

BACKGROUND

On September 7, 2016, the Town Council held a study session to review the draft ordinance recommended by the Planning Commission for rezoning CH (Highway Commercial) parcels to CC (Central Commercial), revising the land uses in the CC, and making associated zoning amendments. In the course of the study session, the Council discussed a number of elements of the draft ordinance that it believed would benefit from further consideration by the Planning Commission (PC). The Council also expressed interest in conducting a joint meeting with the PC.

DISCUSSION

At its October meeting, the Planning Commission discussed and considered those issues referred to the PC by the Council. The following is a summary of the Planning Commission's discussion:

1. Animal sales/service.
 - a. The Planning Commission (PC) will recommend amending the definition of 'Animal hospitals/veterinary services' to clarify that grooming/boarding of animals can be conducted as accessory uses, if the primary use remains hospital/vet services. Animals can be groomed/boarded without the need for medical care.

6. Residential units.
 - a. PC would like an example of how the maximum density is calculated for the small sites.

7. Warehouses.
 - a. The Commission confirmed that they do not approve of stand-alone warehouse uses, but would permit them as an accessory use to a principally permitted or conditional use, if they were located to the back of the site. The current CH zone allows warehouses. The current CC zone allows warehouses as an accessory use with a CUP.

8. Medical laboratories.
 - a. The Commission confirmed that medical laboratories are only allowed if they are accessory to a medical office use.

NEXT STEP

The next step in the process is to schedule a joint special meeting with the PC to discuss the proposed revisions to CH to CC ordinance. Given the upcoming holidays and existing agenda items, staff will look to schedule this sometime early next year. Another option would be for the Council to forego the joint meeting with the PC and discuss/consider the PC comments at a Council meeting.

FISCAL IMPACT

None at this time