



PLANNING COMMISSION REGULAR MEETING

Tuesday, October 18, 2022 at 7:00 PM

AGENDA

CALL TO ORDER AND ESTABLISHMENT OF A QUORUM.

ADOPTION OF MINUTES.

1. July 19, 2022 Regular Meeting Minutes
2. September 20, 2022 Regular Meeting Minutes

CLOSED SESSION - LEGAL MATTERS UNDER VA CODE 2.2-3711(A) (3)

HEARING OF PUBLIC HEARING ITEMS.

3. **CPA/ZMA/SUP 2022-01 Waterloo Junction Mixed-Use Center:** : The Owner/ Applicant, Broadview LLC and Fog Holdings, LLC, are requesting a Comprehensive Plan Amendment (CPA) to revise the Future Land Use Map changing three Low-Density Residential designations to Re-Planned Commercial in the Experience Broadview Character District; a Zoning Map Amendment (ZMA) for three parcels currently zoned R-15 residential parcels to Commercial (C); and a Special Use Permit (SUP) to allow for residential only structures as part of the Mixed Use development in the Commercial District. The Applicant is proposing 47 townhouse garage lots, six apartments, 3,600 square foot retail building, improvements to the existing 7,600 square foot restaurant, parking, and a centrally located park with amenities. The Applicant is proposing affordable housing density bonus and waivers with this proposal with associated proffers and Conditions of Approval.

COMMENTS FROM THE COMMISSION.

COMMENTS FROM THE STAFF.

ADJOURN.