



# LINCOLNIA PLANNING STUDY

## Recommendation to create a CBC

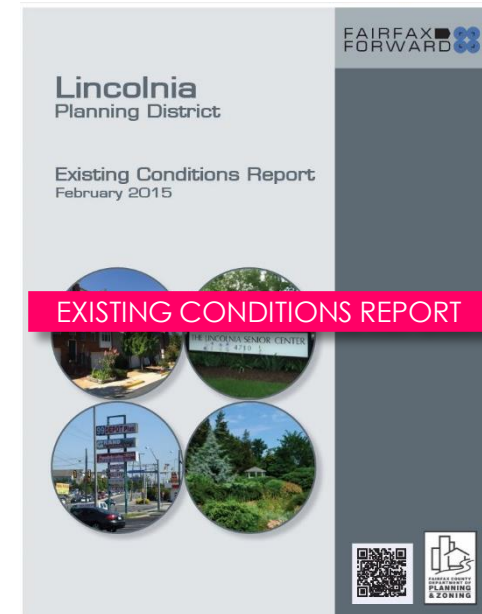
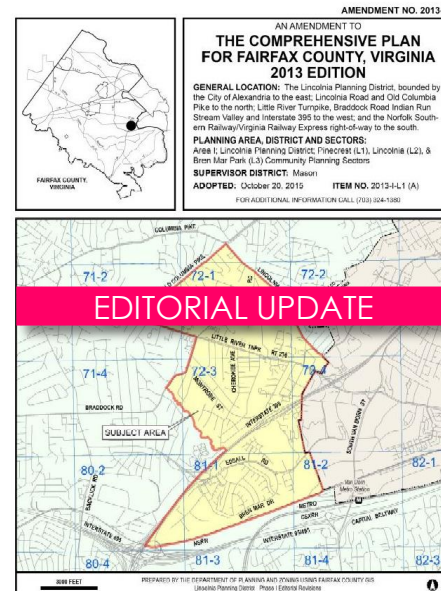
Marianne Gardner, Planning Division Director,  
Dept. of Planning & Zoning

October 10, 2017

# BACKGROUND

## WHY STUDY THE AREA?

To review substantive changes to Comprehensive Plan guidance for the Lincolnia Planning District.  
The study is a two phased process.



# POTENTIAL CBC

LINCOLNIA STUDY FOCUS AREA

**168** Parcels  
Approx. **160** acres



# BACKGROUND

## STUDY FOCUS AREA

### OBJECTIVES

To discuss establishing a **community destination** focused around a **pedestrian-oriented** town center or main street

To address **traffic congestion** and **operations** at the intersection of Little River Turnpike and N. Beauregard Street

To explore **enhanced public transit**

To discuss added **protections for existing residential** neighborhoods

# TASK FORCE RECOMMENDATION

Adopted unanimously by full task force on 08/29/17

“

**We the Lincolnia Planning District Study Task Force support a Community Business Center (CBC) designation for the area surrounding the intersection of Little River Turnpike (Route 236) and N. Beauregard Street. A CBC designation will best provide a Comprehensive Planning framework to guide and achieve the following community objectives . . .**

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# TASK FORCE RECOMMENDATION

Adopted unanimously by full task force on 08/29/17

## PROFFER LEGISLATION

“ [ . . . ] Within the proposed CBC, we also support the establishment of a Revitalization Area, and a recommendation for mixed use development with an intensity of up to a 3.0 FAR within a portion of the proposed CBC. ”

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Neither staff nor the task force are seeking additional support from the Office of Community Revitalization (OCR) at this time.

# TENTATIVE SCHEDULE NEXT STEPS

**December 12, 2017**

**Publication of Staff Report**

(Includes task force and staff recommendations/ recommended Plan text)

**January 23, 2018**

**Present task force and staff recommendation  
to Mason District Land Use Advisory Committee**

(Committee does not meet in December)

**January 31, 2018**

**Planning Commission Public Hearing**

**March 6, 2018**

**Board of Supervisors Public Hearing**

**Spring 2018**

**Resume Task Force Discussions**

THANK YOU

&

QUESTIONS

DEPARTMENT OF PLANNING & ZONING



# POTENTIAL CBC LINCOLNIA STUDY FOCUS AREA

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