

**CITY OF LEESBURG PLANNING & ZONING DIVISION  
STAFF SUMMARY**

**DATE:** October 10, 2014  
**OWNER:** W. Lord Lyall, IV  
**PETITIONER:** Greg Hinkson  
**PROJECT:** Victoria Gardens  
**REQUEST:** Planned Developments Rezoning  
**CASE NO.:** RZ-14-86

**GENERAL LOCATION:** North side of Monclair Road, just west of Oakridge Condomiums.

**FUTURE LAND USE DESIGNATION:**  
City High Density Residential

**SURROUNDING FUTURE LAND USE DESIGNATION:**

North -	Industrial and High Density Residential
South -	Industrial and High Density Residential
East -	High Density Residential
West -	Industrial and High Density Residential

**PROPOSED FUTURE LAND USE DESIGNATION:**  
n/a

**EXISTING ZONING DESIGNATION:** PUD (Planned Unit Development)

**SURROUNDING ZONING DESIGNATIONS:**

North –	PUD (Planned Unit Development)
South -	R-3 (High Density Residential) and M-1 (Industrial)
East -	R-3 (High Density Residential)
West -	M-1 (Industrial) and PUD (Planned Unit Development)

**PROPOSED ZONING DESIGNATION:**  
PUD (Planned Unit Development)

**EXISTING LAND USE:** Undeveloped

**SURROUNDING LAND USE:**

North -	Undeveloped
South -	Undeveloped
East	Single family residential and a church
West	Undeveloped, commercial and single family residential

**PROPOSED LAND USE:** 55+ age restricted multi-family residential