

LEXINGTON PLANNING COMMISSION**May 26, 2022 - 5:00 P.M****Rockbridge County Administrative Offices – First Floor Meeting Room
150 South Main Street, Lexington, VA 24450****AGENDA**

- 1. CALL TO ORDER**
- 2. APPROVAL OF THE AGENDA**
- 3. APPROVAL OF MINUTES**
Minutes from May 12, 2022*
- 4. CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA**
- 5. NEW BUSINESS**
 - A. CPA 2022-01: An Application by Washington & Lee to amend the future land use designation for 12 Lee Avenue be changed from “Downtown Center” to “Civic/Campus/Post”
RZ 2022-02: An application by Washington & Lee to rezone multiple properties owned by the University to the I-1 Institutional Overlay District
MPA 2022-01: Washington & Lee Campus Master Plan Update
 - 1) Staff recommended motion*
 - 2) Commission Discussion & Decision
 - B. ZOA 2021-04: Annual Zoning Ordinance Amendments. Planned Unit Development (PUD).
 - 1) Continued discussion of PUD text amendment*
 - 2) Public Comment
- 6. OTHER BUSINESS**
 - A. Zoning and Planning Report – If applicable
 - B. Catalyst Project Updates – If applicable
 - 1) Bike/Ped Plan: Ongoing
 - 2) Increase Sidewalk Connectivity: Ongoing
 - 3) Accessory Dwelling Unit Ordinance: Starting soon
 - 4) Jordan’s Point Park Plan Implementation
 - 5) Reprogram Traffic Signals Downtown: Complete
 - 6) Assess Stormwater Fees: Tabled until next year
 - 7) Green Infrastructure Group

- C. Key Annual PC Milestones: Ongoing. Remaining items:
 - 1) Zoning Text Amendments: Ongoing. Remaining items:
 - a. Small Cell
 - b. Planned Unit Development
 - c. Accessory Dwelling Unit
 - d. Cottage Housing
 - e. What else, if any?
 - 2) Comp Plan Review: Ongoing

7. CITY COUNCIL REPORT

8. ADJOURN

*indicates attachment

MINUTES

The Lexington Planning Commission
Thursday, May 12, 2022 – 5:00 p.m.
Rockbridge County Administrative Offices – First Floor Meeting Room
150 South Main Street, Lexington, VA 24450

Planning Commission:

Presiding: Jamie Goodin, Chair
 Present: Nicholas Betts
 J. Driscoll
 Leslie Straughan, Council Liaison
 Matt Tuchler

City Staff:

Arne Glaeser, Planning Director
 Kate Beard, Administrative Assistant

Absent: P. Bradley
 B. Shester

CALL TO ORDER

Chair Goodin called the meeting to order at 5:00 p.m.

AGENDA

The agenda was unanimously approved as presented. (N. Betts / M. Tuchler)

MINUTES

M. Tuchler requested the City Council Report portion of the minutes from the April 28, 2022 meeting be amended to clarify that *City Council* could approve up to 17 special events per year. The minutes were unanimously approved as amended. (N. Betts / M. Tuchler) J. Driscoll abstained as he did not attend the meeting.

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA

None

NEW BUSINESS

L. Straughan recused herself citing her disclosure statement recorded in the minutes of the April 14, 2022 meeting. She left the dais and joined the public.

Director Glaeser requested all three applications be opened simultaneously as they were at the April 14, 2022 meeting and Chair Goodin said he was amenable.

- A. **CPA 2022-01**: An application by Washington & Lee to change the future land use designation for 12 Lee Avenue from “Downtown Center” to Civic/Campus/Post”
- B. **RZ 2022-02**: An application by Washington & Lee to rezone multiple properties owned by the University to the I-1 Institutional Overlay District.
- C. **MPA 2022-02**: Washington & Lee Campus Master Plan Update

1) Staff Report –

A. Glaeser recapped the Commission’s progress during the April 14, 2022 meeting and noted the W&L proffers and public comments submitted since that meeting. He

specified the remaining project details and land use requests requiring the Commission's consideration and recommendation and indicated the Commission had wide latitude in formulating its recommendation. He requested the Commission make a final recommendation on the overall Campus Master Plan after it had come to decisions on the separate projects and requests. He reminded the Commission that public comment on the applications had been closed at the April 14th meeting but could be reopened at the Commission's discretion. After some discussion there seemed to be agreement that because the applicant would address the new proffer statement, the public comment section would also be reopened and the three applications would be addressed at once as they were at the April 14th meeting.

A. Glaeser said he had received a question about the Architectural Review Board's (ARB) role in reviewing the proposals and clarified that any project within the C-1 zoning district would require the ARB's approval for demolition and/or exterior improvements, even with approval of the Campus Master Plan. Using the proposed museum/parking deck as an example, he explained that if it were approved, the next steps would be a conditional use permit and site plan approval for scale and massing, as well as approval from the ARB for a Certificates of Appropriateness for demolition of existing buildings and the exterior design of the new building.

A. Glaeser noted there may have been some confusion during earlier discussions about the difference between a Campus Master Plan and the "master plan" required for a PUD. He explained the former is meant to be a much more conceptual plan while the latter is required to be highly detailed. He apologized if he had not made that distinction clear.

M. Tuchler requested clarification of how building height is defined. A. Glaeser read the definition from the Zoning Ordinance and then explained building heights at the back of some of the proposed buildings would be significantly greater than the heights requested for the front facades. He suggested how the Commission could fashion different recommendations concerning the height of proposed buildings.

A. Glaeser explained the addendum to the staff report provided a breakdown of the remaining items for Planning Commission review. J. Driscoll asked that the Commission request staff's recommendation for each item prior to discussion. There was then additional discussion about the process by which the Commission would consider the remaining projects requiring recommendation. After consultation with staff, there appeared to be agreement to proceed as previously discussed.

2) Applicant Statement –

Tom Kalasky of Washington & Lee thanked the Commissioners for their review and consideration and City staff for their help clarifying the applications. He said the University, having listened to public comment and the Commission's discussions, had submitted a revised proffer. He reminded the Commission that W&L was requesting to rezone 12 Lee Avenue, 4 parcels located on W. Washington Street, and 223 McLaughlin Street to bring them into the Institutional Overlay. The zoning action for the Lee Avenue parcel was necessary for the proposed museum and parking deck

project, while the rezoning of the parcels on W. Washington and McLaughlin Streets were more of a housekeeping matter recommended by staff for parcels long thought of as campus. He then reminded the Commission of the four remaining capital projects – the Williams School expansion, the Institutional History Museum and Parking Deck, the Admission and Financial Center, and the Wilson Hall expansion – and noted the revised proffer addresses each of the projects.

Addressing the Williams School, Mr. Kalasky stated the request was for a building height of up to 54 feet, an increase of 9 additional feet to the 45' allowed in the underlying R-1 zone. He noted the request for reprioritizing the traffic pattern on Washington Street had been withdrawn, and that the University was committed to providing an updated traffic engineering study with its application for a site plan review. J. Goodin asked for and received confirmation that the 54' building height being requested had been reduced from the 75' initially requested. Mr. Kalasky responded to a question from M. Tuchler by explaining the 54' building height would be measured from the threshold of the front door to the roof and added the front door would be at grade.

Addressing the Institutional History Museum and Parking Deck, Mr. Kalasky noted the original request for an increase in the allowable building height had been withdrawn. He indicated W&L would submit an application for a Conditional Use Permit when further along in the design process. He stated the drawings included in the original application incorrectly oriented the parking deck and revised drawings had been submitted. He said the parking deck's orientation would be parallel to Lee Avenue and its footprint would be entirely within the boundaries of parcels containing the Chavis House, Casa Hispanica and 12 Lee Avenue, property currently owned by the W&L. He added an updated traffic study would be submitted with a site plan application. Responding to questions from N. Betts, Mr. Kalasky explained that the University views the museum and parking deck as a single project as the parking deck would literally be underneath the museum with part of the deck extending beyond the museum to the southwest and the top deck being at the same elevation as Lee Avenue. He confirmed the University currently owns all of the property needed for the project and that it is committed to sharing the parking deck with the Lexington community, with the exact operational terms of the agreement to be worked out at a later date. He said the project's impact on the nearby traffic was likely to be higher than that of the other proposed projects and reiterated W&L's commitment to updating the traffic study at the time of the project.

Addressing the Admission and Financial Center, Mr. Kalasky stated the request was for a building height of up to 50 feet, an increase of 5 additional feet to the 45' allowed in the R-1 zone. He said W&L was committed to a setback of at least 34 feet and to providing an updated traffic analysis study with a site plan application.

Returning to the museum and parking deck, M. Tuchler noted the museum was only proposed to cover a portion of the parking deck. He asked what would constrain W&L, at a later date, from building whatever they wanted over the uncovered portion of the parking deck if the 12 Lee Avenue parcel were rezoned I-1. Director Glaeser responded

that a building permit could not be issued for any feature that was not part of the approved Campus Master Plan or approved later through a Conditional Use Permit. Mr. Kalasky emphasized that W&L had committed to submitting an application for a CUP for this project when it is further along in the design process and suggested the details could be worked out then. J. Goodin pointed out the building height would also be addressed at that time. Commissioners Tuchler and Betts voiced concerns about the project's impact on traffic and the lack of detail with respect to a shared-use arrangement with the public for the parking deck. Responding to a question from J. Driscoll, Mr. Kalasky commented on the design and development process for this project. Hugh Latimer, Washington & Lee Architect, explained the museum/parking deck project is not as advanced as the other projects proposed. M. Tuchler suggested the request to extend the Institutional Overlay prior to having clear details for what is being requested was perhaps premature. Mr. Kalasky responded the University was following the City's process. Director Glaeser stated the Commission had the ability to decide that there is not enough information for this project and recommend against its approval until more information is provided. M. Tuchler expressed some reservation about making recommendations on a project by project basis. J. Goodin pointed out that W&L had made a number of changes to the overall proposal based on the Commission's discussions.

Addressing Wilson Hall, Mr. Kalasky stated W&L was committed to providing a traffic study with a site plan application and had withdrawn the requests for a reduced front yard setback and road closures for aerial dance performances. He explained that, as proposed for the museum and parking deck, W&L's revised proffer committed to requesting a Conditional Use Permit for the project once the design process is farther along and massing and setback requirements are better understood. In response to a question from J. Goodin, Mr. Kalasky and Director Glaeser clarified that W&L withdrew the request for the aerial dance performances in response to public concern about the occasional closure of McLaughlin Street.

J. Driscoll acknowledged and thanked the applicant for the clarity of the proffer and for responding to the concerns raised throughout this process. N. Betts thanked the applicant for engaging in an ongoing dialog with the Commission and the public.

3) Public Comment –

Larry Wiese, 9 Miley Court – spoke as President of the Historic Lexington Foundation. Mr. Wiese stated that many of the elements of the W&L Master Plan are conceptual only. He appreciated that W&L was responding to comments but felt the University can and should be expected to do a bit better. He urged the Commission not to rush its approval and indicated HLF's largest concerns had to do with the proposals for Lee Avenue and West Washington Street. He said the HLF believes it is critical that the City not remove setback and height restrictions for buildings facing those streets.

Lee Merrill, 2 S. Randolph Street – said he concurred with the idea that it would be rushing things to extend the I-1 Overlay into the Lee Avenue properties as all of the proposed uses meet the C-1 zoning and can be built within the existing setbacks and

height restrictions. He encouraged a revision of the height definition in the zoning ordinance that reflected a building's height in relation to the eave rather than the ridge. He stated he had no problem with a parking deck in terms of land use but hoped its egress would be moved closer to the middle of the block as he believed vehicle stacking at the intersection of Lee Ave. and Nelson St. would be insufficient as proposed.

- 4) Commission Discussion & Decision – Chair Goodin suggested the Commission proceed on an item by item basis. There was no objection.

Williams School expansion: J. Goodin said he was happy to see the reconsideration of the one-way traffic prioritization originally proposed for W. Washington Street, saying he saw it as a true demonstration of the dialog mentioned earlier. M. Tuchler agreed but argued the original request had been unreasonable to start with. J. Driscoll directed his fellow Commissioners' attention to the decision items provided in the addendum to the staff report and requested Director Glaeser state the staff recommendation for the project. A. Glaeser directed the Commission to the appropriate portions of the staff report. He said staff had no particular issue with the Williams School proposal as presented and would recommend approval with the additional height. There was discussion about the reduction in the height requested for the building, the impact a traffic study could have on the project, the likely impact of the proposal on nearby traffic, and the potential impact of the building's requested height. N. Betts made a motion which he withdrew to allow for additional discussion about how to proceed with the Commission's overall recommendation. **N. Betts moved to recommend approval of the Williams school expansion with the revised proffer statement from W&L. J. Driscoll seconded and the motion passed unanimously. (4-0)**

Institutional Museum and Parking Deck: N. Betts stated he was not opposed to the project but had concerns that its development was not far enough along for sufficient information to be available on which to base a recommendation. He believed this project would have the largest community impact and more clarity was needed. Responding to recommendation requests from Commissioners Goodin and Driscoll, Director Glaeser read from the appropriate portion of the staff report detailing staff's recommendation for approval of the project and indicated staff was comfortable with the extra steps and review built in. He proposed that if the Commission decided to recommend denying the land use portion of the request that it also deny the zoning requests. M. Tuchler voiced serious concern about traffic impact. J. Goodin stated he was satisfied by the additional approval steps and by the proffered traffic study. J. Driscoll observed that W&L could move forward with the project under the C-1 zoning and would need a CUP for the parking deck anyway. He suggested that given the concerns voiced, W&L remove the project from the Master Plan and move forward with a CUP when more information is available and the project's benefits to the Lexington community can be addressed/studied. **J. Driscoll moved to recommend that the Institutional History Museum and parking deck be withdrawn from the**

Campus Master Plan until additional detail is provided. N. Betts seconded and the motion passed unanimously. (4-0)

Admission and Financial Center: A. Glaeser directed the Commission's attention to the sections of the staff report concerning staff's recommendation for the project. He indicated staff recommended approval with the provision that the building's viability is dependent on the parking spaces that were to be located in the parking deck. He reminded the Commission of the additional height request. J. Driscoll said the proffered setback made him more comfortable with the building and he thought the additional height was not that significant. There was discussion about how to address parking issues in formulating a recommendation and A. Glaeser provided suggestions. **N. Betts moved to approve the Admissions and Financial Center contingent upon the traffic study as proffered. M. Tuchler seconded and the motion passed unanimously. (4-0)**

Wilson Hall expansion: A. Glaeser directed the Commission's attention to the sections of the staff report concerning staff's recommendation for the project. He noted his one concern with the original proposal had to do with sight distances associated with the requested 6' front yard setback. He reported that request had been withdrawn and any future request for a reduced setback would require approval through a CUP. He confirmed the rezoning request for 223 McLaughlin was a housekeeping item. **M. Tuchler moved to recommend approval of the Wilson Hall expansion with the University's proffer and also the I-1 Overlay expansion as recommended by staff. N. Betts seconded and the motion passed unanimously. (4-0)**

Rezoning of four parcels along W. Washington Street: A. Glaeser stated this was another housekeeping measure for 4 parcels which have long been considered part of the W&L campus but were, for an unknown reason, not included in the 1998 Master Plan. **J. Driscoll moved to approve the rezoning of 220, 218, and 216 W. Washington Street, as well as one, unaddressed adjacent parcel to the I-1 Institutional Overlay district. N. Betts seconded and the motion passed unanimously. (4-0)**

There was discussion about how to formulate the final motion for the overall Master Plan Amendment for the Commission's consideration and vote at its next regularly scheduled meeting. **M. Tuchler moved to postpone the Commission's final decision to its May 26, 2022 meeting. N. Betts provided the second and the motion passed unanimously. (4-0)**

OTHER BUSINESS

A. Zoning and Planning Report – Director Glaeser reported the following:

- City staff met with W&L for the initial review of the Williams School expansion building.
- He met with Alessandra Dickovic from the Community Based Learning Dept. at W&L to review the program and to propose student projects for next year.
- He met with an architect to discuss preliminary plans for the RARA building.
- City staff met with W&L for an initial review of the project to repurpose 101 N. Jefferson Street for W&L Development staff. The CUP is on the agenda for Council's May 19th meeting.
- A second virtual, educational session with Threshold has been tentatively scheduled for May 25, 2022 at 5:00 pm. Zoom invites will be emailed after staff receives confirmation from the Department of Housing & Community Development representative.

B. Catalyst Project Updates

- 1) Bike/Ped Plan – The final bike/ped plan presentation was made to City Council on May 5th. L. Straughan reported the plan did not grow from the plan presented to the Planning Commission but was a nice, workable plan. A. Glaeser reported there would be some minor amendments to the plan and the final version should be posted by the end of the month.
- 2) Jordan's Point Park Plan Implementation – Responding to a question from J. Goodin, L. Straughan reported the CIP and FY23 Budget had not yet been approved but funds were put aside for Jordan's Point with the goal to start some of the projects. She indicated the W&L Capstone project would be a good one as its goal was to provide better access to everyone.
- 3) Green Infrastructure Group – J. Driscoll reported the Group is continuing to work on its draft report.

CITY COUNCIL REPORT

L. Straughan said the items she had intended to report had already been covered in Director Glaeser's report and discussion of the Catalyst Projects.

ADJOURN

The meeting was adjourned at 7:07 pm with unanimous approval. (N. Betts / J. Driscoll)

J. Goodin, Chair, Planning Commission

A. MPA 2022-02: Washington & Lee Campus Master Plan Update

I move to recommend the capital improvements proposed in application MPA 2022-02 as follows:

- Approval of the partial conversion of the Leyburn Library to a teaching and learning center;
- Approval of the expansion of the Science Center and IQ Center;
- Approval of the renovation of Elrod Commons and addition to the dining facilities;
- Approval of either of the proposed back campus locations for additional upper division housing;
- Approval of the new pedestrian bridge over Woods Creek;
- Approval of the Admissions and Financial Center contingent upon the traffic study as proffered;
- Approval of the Williams school expansion with the revised proffer statement from W&L;
- Approval of the Wilson Hall expansion with the University's proffer;
- Withdrawal of the Institutional History Museum and parking deck from the Campus Master Plan until additional detail is provided; and
- Neither approval nor denial of the softball field as its location is in Rockbridge County.

This approval is made with the following conditions:

1. The uses and layout of the subject properties shall be in substantial compliance with the Campus Master Plan by Sasaki date stamped March 18, 2022, as amended, with revised pages 84 – 85, and with the Campus Master Plan Proffer Statement submitted on May 4, 2022.
2. This Master Plan Amendment does not authorize the exterior alteration of buildings, structures, or properties.

B. RZ 2022-02: An application by Washington & Lee to rezone multiple properties owned by the University to the I-1 Institutional Overlay District.

I move to recommend approval of the rezoning of 220, 218 and 216 W. Washington Street, as well as one unaddressed adjacent parcel, and the eastern portion of 223 McLaughlin Street to the I-1 Institutional Overlay district.

I move to recommend denial of the request to rezone 12 Lee Avenue to the I-1 Institutional Overlay.

C. CPA 2022-01: An application by Washington & Lee to change the future land use designation for 12 Lee Avenue from "Downtown Center" to Civic/Campus/Post"

I move to recommend denial of the request to amend the Comprehensive Plan to change the future land use designation for 12 Lee Avenue.

Decision points for new PUD regulations

- What is the purpose/intent of the proposed PUD?
 - Where will PUDs be allowed/encouraged?
 - Should the proposed PUD be as-of-right or conditional?
 - Should the proposed PUD be an overlay district or a base zoning district?
 - Should the proposed PUD require a concept plan or a highly detailed development plan?
 - The minimum acreage for a PUD is?
 - The maximum height of buildings allowed in the PUD is?
 - The minimum open space requirement (if any) is?
 - The minimum parking requirements are?
-

Lexington Zoning Ordinance

Article V. Planned Unit Development (PUD)

§420-5.1. Intent and purpose.

~~Planned Unit Development Districts are intended to provide for variety and flexibility in design necessary to implement the varied goals of the City as set forth in the comprehensive plan. Through a Planned Unit Development District approach, the regulations of this division are intended to accomplish the purposes of zoning and other applicable regulations to the same extent as regulations of conventional districts. Additionally, planned unit development districts are intended to implement the specific goals enunciated by the comprehensive plan.~~

~~It is intended that Planned Unit Development Districts be established in areas designated as mixed use, commercial use, or special planning areas on the future land use map and be established in areas with adequate infrastructure including roadway, water, sewer, etc. Planned district master plans should demonstrate a unified development with an interconnected system of internal roads, sidewalks, and paths as well as manage access points along existing roads in order to maximize safety and the efficiency of existing roads. Pavement widths of internal and external roads shall minimize paving requirements as described in the comprehensive plan while accommodating projected traffic generated from the district. Planned developments allow for a higher density of development for a more efficient use of the land. Other benefits of a planned development include less infrastructure costs, more efficient provision of public safety services, less environmental impact, and through the provision of affordable housing achieve significant economic and social integration.~~

The purpose of the Planned Development Mixed-Use District is to promote areas appropriate for office, retail, and residential uses, designed in a unified and cohesive manner in order to create an attractive environment in which to live, work, and recreate. Two or more uses shall be integrated into a mixed use project. The district is appropriate in areas suitable for

redevelopment such as the Opportunity Areas identified within the Comprehensive Plan and will provide a process and design criteria that can be used to transition from established uses while accommodating new growth and evolving market trends. Vertical integration of uses is encouraged where appropriate and a PD-MU is expected to produce a better design than can be produced through traditional zoning.

§420-5.2. Character of development.

The goal of a Planned Unit Development District is to encourage a development form and character that is aesthetically pleasing and is different from conventional suburban development by providing the following characteristics:

- A. Pedestrian orientation;
- B. Neighborhood friendly streets and paths;
- C. Interconnected streets and transportation networks;
- D. Parks and open space as amenities;
- E. Neighborhood centers;
- F. Buildings and spaces of appropriate scale;
- G. Relegated parking;
- H. Mixture of uses and use types;
- I. Mixture of housing types and affordability;
- J. Environmentally sensitive design; and
- K. Clear boundaries with any surrounding rural areas.

An application is not necessarily required to possess every characteristic of the planned unit development district as delineated in **§420-5.1** in order to be approved. The size of the proposed district, its integration with surrounding districts, or other similar factors may prevent the application from possessing every characteristic.

§420-5.3. Permitted uses- generally.

In the Planned Unit Development District, all uses permitted by-right in the residential, commercial, and industrial districts may be permitted. Additional uses specifically enumerated in the final master plan may be permitted by-right at the discretion of the City Council. Specific uses may also be excluded.

§420-5.4. Permitted uses- with conditional use permit.

One or more uses permitted by conditional use permit in any zoning districts may be permitted in the Planned Unit Development District, if documented in the master plan. Any use desired but not documented in the approved master plan requires an application to amend the master plan.

§420-5.5. Mixture of uses.

A variety of housing types and non-residential uses are strongly encouraged. The mixture of uses shall be based upon the uses recommended in the comprehensive plan. This mixture may be obtained with different uses in different buildings or a mixture of uses within the same building.

§420-5.6. Minimum area for a Planned Unit Development.

Minimum area required for the establishment of a Planned Unit Development District shall be three (3) acres.

Additional area may be added to an established Planned Unit Development District if it adjoins and forms a logical addition to the approved development. The procedure for the addition of land to the Planned Unit Development District shall be the same as if an original application was filed and all requirements shall apply except the minimum lot area requirement as set forth above.

§420-5.7. Open Space.

Open space promotes attractive and unique developments that are also environmentally conscious. Planned unit developments shall include the following:

- ~~A. Not less than thirty percent (30%) of total acreage shall be open space, whether dedicated to public use or retained privately;~~
- ~~B. If fifty percent (50%) or more of the total acreage is open space, then a thirty percent (30%) increase in density shall be permitted. If seventy-five percent (75%) or more of the total acreage is open space, then a fifty percent (50%) increase in density shall be permitted;~~
- ~~C. A minimum usable area of five thousand square feet every 5 acres shall be provided for active or passive recreational activities;~~
- D. Open space shall be dedicated in a logical relationship to the site and in accordance with any guidance from the comprehensive plan regarding significant open space;
- E. Improvements shall be configured to accommodate permitted, accessory and conditional uses in an orderly relationship with one another, with the greatest amount of open area and with the least disturbance to natural features.

§420-5.8. Densities.

The gross and net residential densities shall be shown on the approved final master plan by area and for the development as a whole in dwelling units per acre, and shall be binding upon its approval. The overall gross density so approved shall be determined by the City Council with reference to the comprehensive plan, but shall not exceed twenty (20) dwelling units per acre, unless the density is increased with the provisions of **§420-5.7. B.**

Non-residential density should be expressed in terms of total square footage by area and for the development as a whole. There is no maximum square footage for non-residential uses but the proposed uses should be in proportion to the overall intent and functionality of the planned district concept.

§420-5.9. Setback regulations.

Within the Planned Unit Development District, minimum setback ranges shall be specifically established during the review and approval of the concept plan. Specific setbacks may be approved administratively in the site plan process if they are in conformance with the established ranges, or a modification to the master plan will be required if the provided setbacks are not within the established ranges. The following guidelines shall be used in establishing the building spacing and setbacks:

- A. Areas between buildings used as service yards, storage of trash, or other utility purposes should be designed so as to be compatible with adjoining buildings;
- B. Building spacing and design shall incorporate privacy for outdoor activity areas (patios, decks, etc.) associated with individual dwelling units whenever feasible; and
- C. Yards located at the perimeter of the planned unit development district shall conform to the setback requirements of the adjoining district, or to the setback requirements of the planned district, whichever is greater.

In no case shall setbacks interfere with public safety issues such as sight lines and utilities, including other public infrastructure such as sidewalks, open space, etc.

§420-5.10. Height of buildings.

In the Planned Unit Development District, the height regulations shall be:

- A. Single-family residences: 45 feet (maximum).
- B. Banks, office buildings and hotels: 60 feet (maximum).
- C. Apartments, shopping centers, and other permitted buildings: 60 feet (maximum).
- D. Conditional use permits are required for structures exceeding the maximums listed in this section.
- E. These limitations shall not apply to church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas and radio aerials.
- F. All accessory buildings shall generally be less than the main building in height.

§420-5.11. Parking.

Within the Planned Unit Development District, the applicant shall establish parking regulations for consideration by the City Council. The proposed regulations should be based on a parking needs study or equivalent data. Such regulations shall reflect the intent of the comprehensive plan to decrease impervious cover by reducing parking requirements, considering alternative transportation modes and using pervious surfaces for spillover parking areas. Shared parking areas, especially with non-residential uses is encouraged.

§420-5.12. Utilities.

All new utility lines, electric, telephone, cable television lines, etc., shall be placed underground.

§420-5.13. Application for rezoning.

- A. The applicant shall file an application for rezoning with the Zoning Administrator. The application shall consist of three primary sections: a narrative, an existing conditions map, and a master plan.

1. Narrative

- i. A general statement of objectives to be achieved by the planned district including a description of the character of the proposed development and the market for which the development is oriented;
- ii. A list of all adjacent property owners;
- iii. Site development standards including, but not limited to density, setbacks, maximum heights, and lot coverage;
- iv. Utilities requirement and implementation plan;
- v. Phased implementation plan;
- vi. Comprehensive sign plan;
- vii. Statements pertaining to any architectural and community design guidelines shall be submitted in sufficient detail to provide information on building designs, orientations, styles, lighting plans, etc.
- viii. List of exceptions or variances from the requirements of the Zoning chapter, if any are being requested.

2. Existing Conditions Map

- i. Topography, including steep slopes (>15%);
- ii. Water features;
- iii. Roadways;
- iv. Structures;
- v. Tree lines;
- vi. Major utilities;
- vii. Significant environmental features;
- viii. Existing and proposed ownership of the site along with all adjacent property owners;

3. Master Plan

The preliminary master plan shall be of sufficient clarity and scale to accurately identify the location, nature, and character of the proposed Planned Unit Development District. At a minimum, the preliminary master plan, shall include the following:

- i. Proposed layout of the Planned Unit Development District including the general location of uses, types of uses, and density range of uses;
 - ii. Methods of access from existing state-maintained roads to proposed areas of development;
 - iii. General road alignments;
 - iv. General alignments of sidewalks, bicycle and pedestrian facilities;
 - v. A general water layout plan indicating the intended size and location of primary lines and the general location of fire hydrants (e.g., one every two blocks, etc.);
 - vi. A general sanitary sewer layout indicating the size and location of primary lines, and the location of pump stations; and
 - vii. A general plan showing the location and acreage of the active and passive recreation spaces, parks and other public open areas.
- B. Additionally, an environmental impact study and a traffic study are also required to be submitted as part of the application package. The environmental impact study should detail any project impacts on FEMA identified flood area and slopes greater than 25%, and should provide a stormwater management plan detailing both stormwater quantity and quality mitigation measures and best practices. The traffic study should quantify existing and projected traffic levels on all adjacent streets, and at all proposed entrances.
- C. The City Attorney shall review any property owner's or other association's charter and regulations prior to final site plan approval.
- D. The Planning Commission shall review the preliminary master plan for the proposed Planned Unit Development District in light of the goals enumerated in the comprehensive plan, consider it at a scheduled public hearing, and forward its recommendation along with the preliminary master plan to the City Council for consideration. The City Council shall hold a public hearing thereon, pursuant to public notice as required by the Code of Virginia, 15.2-2204, after which the City Council may make appropriate changes or corrections in the ordinance or proposed amendment. However, no land may be zoned to a more intensive use classification than was contained in the public notice without an additional public hearing after notice required by the Code of Virginia, 15.2-2204. Such ordinances shall be enacted in the same manner as all other ordinances. The plan approved by the City Council shall constitute the final master plan for the Planned Unit Development District.
- E. Once the City Council has approved the final master plan, all accepted conditions and elements of the plan shall constitute proffers, enforceable by the Zoning Administrator.
- F. The Zoning Administrator shall approve or disapprove a final site plan within sixty days from the receipt of such plan. The plan shall be in substantial conformance with the approved final master plan. Such final site plan may include one or more sections of the overall Planned Unit Development District, and shall meet all applicable federal, state, and City regulations.

§420-5.14. Waivers and Modifications.

Where sections of the Zoning or Subdivision Ordinance are deemed to be in conflict with the goals of the final master plan, the rezoning application shall be considered a waiver or modification to these sections if specified in the final master plan. Otherwise, the applicant must provide a clear explanation as to why certain regulations are in conflict with the final master plan, demonstrate that the public's health, safety and welfare will not be compromised, and request the specific waivers or modifications to be considered by the City Council after a public hearing.

Article V. Community Mixed-Use District (CMU) *(to replace PUD or in addition to an amended PUD?)*

§420-5.1. Purpose.

The purpose of the CMU Community Mixed-Use District is to increase available housing options while creating an enhanced pedestrian environment in which residential, commercial, cultural, institutional, or entertainment uses are physically and functionally integrated. ~~Uses may be mixed horizontally (on adjacent lots), vertically (within the same building), or both. A mix of uses vertically within the same building is preferred and highly encouraged. A PUD is expected to produce a better design than can be produced through traditional zoning.~~ *(Is the purpose statement sufficient?)*

~~The CMU base zoning district is distinguished from the UMU Planned Development District, in that the base zoning district does not require the master plan, terms and conditions, and other documentation required for rezoning to a planned development district. *(We likely won't need this statement distinguishing the two districts unless we create a new Community Mixed Use district while retaining an amended PUD district. For comparison, the Henrico Urban Mixed Use Planned Development District purpose statement is, in part, "the purpose of the UMU PD is to encourage moderate to high density neighborhood development integrated with commercial and civic uses. Unlike the base zoning districts, which prescribe specific design standards, the UMU PD District allows the applicant to propose development standards for review and approval. The UMU PD district combines a variety of lot sizes and housing types with public parks in a compact, walkable neighborhood setting. However, the UMU PC district allows for more intense development with higher density, and commercial and civic uses are required."*)~~

Allowed uses include:

- By-right uses listed on the Use Matrix (see section 420.3) for the C-2 zoning district
- Uses listed as conditional on the Use Matrix require the approval of a conditional use permit

- Statement that a mixing of uses either vertically within a building or horizontally is required for the CMU district
- Townhouses and multifamily dwellings (other dwelling types by provisional use permit) *(The Henrico zoning ordinance lists provisional uses that are approved by their Board of Supervisors and there is also a list of conditional uses that are approved by their Board of Zoning Appeals. The purpose of both of these types of uses are similar in that they are uses that may be appropriate in a zoning district, but because of their nature, extent, and external effects, require special consideration which is similar to conditional uses in the Lex zoning ordinance);*
- Commercial and office uses; and
- Cultural or educational facilities.

(Is the list of allowed uses sufficient?)

§420-5.2. Use standards.

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations. *(Use standards are similar to Lex use and design standards found in Article 11 of Lex Z.O. and the Lex zoning ordinance does not include a list of temporary uses.)*

§420-5.3. CMU District Dimensional and Intensity Standards.

(Refer to Lex Lot Requirements table Sec. 420-4.6 attached in background documents.)

Standard	Townhouse	Other Uses
Lot area, minimum (sf) ^[1]	1,000	1,500
Lot width, minimum (feet) ^[1]	16	20
Structure height, maximum (feet)	60 ^[2]	60 ^[2]
Density, minimum/maximum (du/ac) ^[3]	10/40	10/40
Lot coverage, minimum/maximum (% of net lot area)	50/100	65/100
Front build-to zone boundaries, minimum/maximum (feet) ^[4]	12/30	12/30
Building width in front build-to zone, minimum (% of lot width) ^[5]	70	70
Front yard, minimum (feet)	0	0
Interior side yard, minimum (feet)	0	0
Rear yard, minimum (feet)	0	0

Notes:

[1] The Board of Supervisors may approve lot area and width requirements for single-family and duplex dwellings in accordance with Sec. 24-2306, Provisional Use Permit. *(The single family attached dwelling and the duplex dwelling are listed as provisional uses in the Henrico CMU zoning district.)*

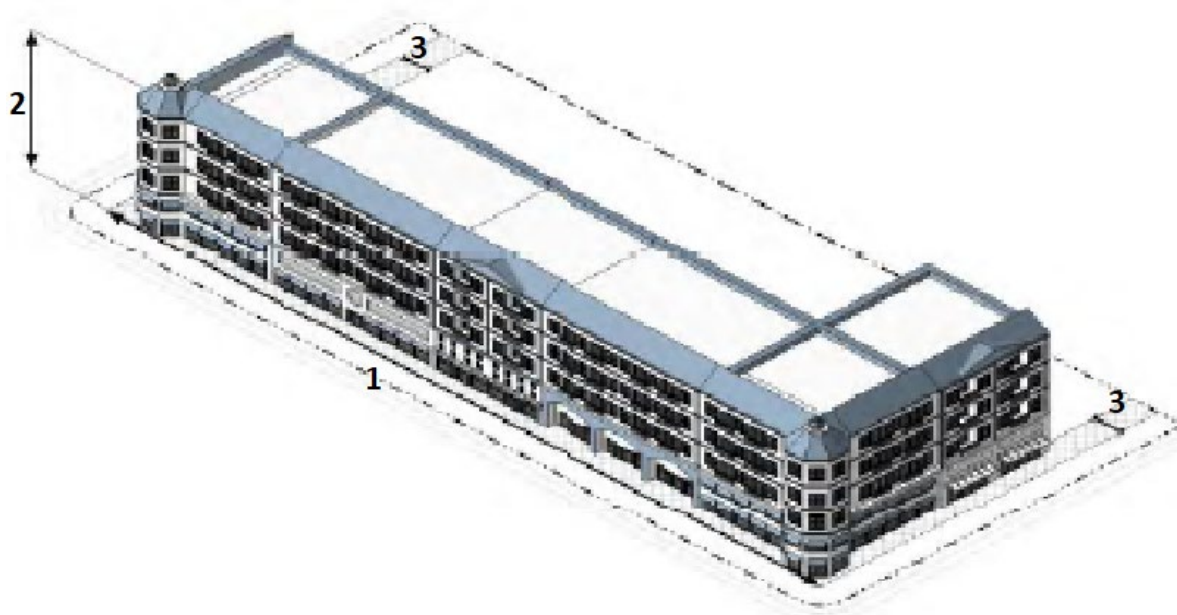
[2] The Board of Supervisors may approve a building or structure height up to 200 feet in accordance with Sec. 24-2306, Provisional Use Permit. *(In order to incentivize use of the CMU zoning district, the maximum allowed building height should be greater than the maximum*

building height of 45 feet that is allowed in the C-2 zoning district. If there is discomfort with buildings greater than 45 feet in height, we can reduce the maximum height in C-2 while still allowing a greater building height to incentivize use of the CMU zoning district.)

[3] Applicable to residential development and the residential component of mixed-use development. *(The appropriate density maximum will be difficult to determine and we should consider a density minimum as well.)*

[4] The area between the minimum and maximum build-to zone boundaries that extends the width of the lot constitutes the build-to zone. The maximum front build-to zone boundary may be increased to 45 feet where civic spaces or outdoor dining areas are located, provided such an increase is allowed along a maximum of 25 percent of the front lot line. *(Front build-to zones are not currently included in the Lex zoning ordinance and we should consider whether to include this concept or not.)*

[5] Buildings must be located such that the facades occupy the minimum percentage of the front build-to zone. The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities, or driveways or surface parking (subject to Article 5, Division 1). *(Article 5, Division 1 of the Henrico zoning ordinance provides regulations for access, circulation, off-street parking, and loading. Similar to the comment above, Lex zoning ordinance does not have a minimum building width requirement that must be in the front build-to zone and we should consider whether to include this concept or not.)*



§420-5.4. Other District Standards

1. Minimum Area for Rezoning

The minimum contiguous area for lands to be classified to the CMU District is 12 acres. An area less than 12 acres may be reclassified to the CMU District in accordance with Sec. 24-2303, Map Amendment (Rezoning) or Sec. 24-2304, Conditional Zoning, if it abuts lands already classified in the CMU District. *(The appropriate minimum acreage needs to be established.)*

2. Minimum Amount of Mixed-Use Development

- a. Except as exempted in accordance with subsection b. below, no development will be approved in the CMU District unless a minimum of 20 percent of development consists of residential uses and a minimum of 20 percent consists of nonresidential uses. For the purpose of this provision, percentages will be measured including development on the site and, at the option of the applicant, development within $\frac{1}{4}$ mile of the site, based on the floor area of the use.
- b. The body reviewing the development application may exempt a proposed development from this requirement if the applicant demonstrates, through economic or market studies prepared by a qualified professional, that the market will not reasonably support the required mix of uses on or within $\frac{1}{4}$ mile of the site.

3. Building Orientation

The front façade of all buildings, as defined by the primary entrance, must face a street or a courtyard, plaza, or similar open space.

4. Connectivity

- a. The internal vehicular and pedestrian circulation systems of development must be designed in coordination with any existing or allowable future development on adjoining lots.
- b. Easements allowing vehicular or pedestrian cross-access between adjoining lots, along with agreements defining maintenance responsibilities of the property owners, must be recorded in the land records.

5. Pedestrian Access and Circulation

- a. Sidewalks must be provided on both sides of every street. Each sidewalk must have a minimum width of seven feet along arterial and collector roads and a minimum width of five feet along other streets, exclusive of any outdoor dining, display, or vending area. In addition, street trees must be provided that are spaced between 35 and 45 feet on center, unless otherwise approved by the Planning Director to avoid utility conflicts or to ensure the visibility of major design features. Street trees must be located adjacent to any existing or proposed roadway in either a planting strip or tree well. Planting strips and tree wells must be at least five feet wide in the narrowest dimension.
- b. At least one walkway must be provided from an adjacent sidewalk to each building entrance designed for use by the general public that is located on the side of the building facing the sidewalk.

6. Off-Street Parking

a. Reduced Minimum Vehicle Parking Space Requirements

The minimum required number of off-street vehicle parking spaces for mixed-use development must be 70 percent of the minimum requirements in Sec. 24-5110, Minimum Number of Off-Street Parking Spaces, subject to any alternative parking plan or parking reductions approved in accordance with Sec. 24-5115, Off-Street Parking Alternative Parking Plans, and Sec. 24-5120, Reduced Parking Standards for Parking Demand Reduction Strategies.

b. Maximum Off-Street Vehicle Parking Spaces

The number of off-street surface vehicle parking spaces must not exceed 125 percent of the minimum requirements in Sec. 24-5110, Minimum Number of Off-Street Parking Spaces, in structured parking facilities do not count toward the maximum allowed, subject to any alternative parking plan approved in accordance with Sec. 24-5120, Reduced Parking Standard for Parking Demand Reduction Strategies.

c. Location

All proposed new or expanded surface vehicle parking must be located to the rear or side of the development's principal building(s), or in a parking structure built in accordance with Sec. 24-4320.B, Parking Structure. Parking may be provided along the street (on-street parking), subject to the approval of the County Engineer or VDOT, as appropriate.

d. Break-Up of Large Parking Lots

Each surface parking lot with more than 100 parking spaces must be organized into smaller modules that contain 50 or fewer spaces each and are separated by buildings, pedestrian walkways, or landscaped areas in accordance with the Article 5, Division 3, Landscaping and Tree Protection.

e. Pedestrian Walkways Through Parking Areas

Each vehicle parking lot or structure containing more than 50 parking spaces must provide clearly identified ADA accessible pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas. Such pedestrian routes must be designed and located to minimize the exposure of pedestrians to vehicular traffic.

f. Parking Structures

Where the façade of a parking structure abuts or faces a street frontage, the façade must be articulated by windows, masonry columns, decorative insets and projections, awnings, changes in color or texture, or similar decorative features that break up the vertical plane.

7. Utility Lines

All new utility lines such as electric, telephone, CATV, or other similar lines must be installed underground, in conduit and in duct banks where practical. This requirement applies to lines serving individual sites as well as to other necessary utility lines within

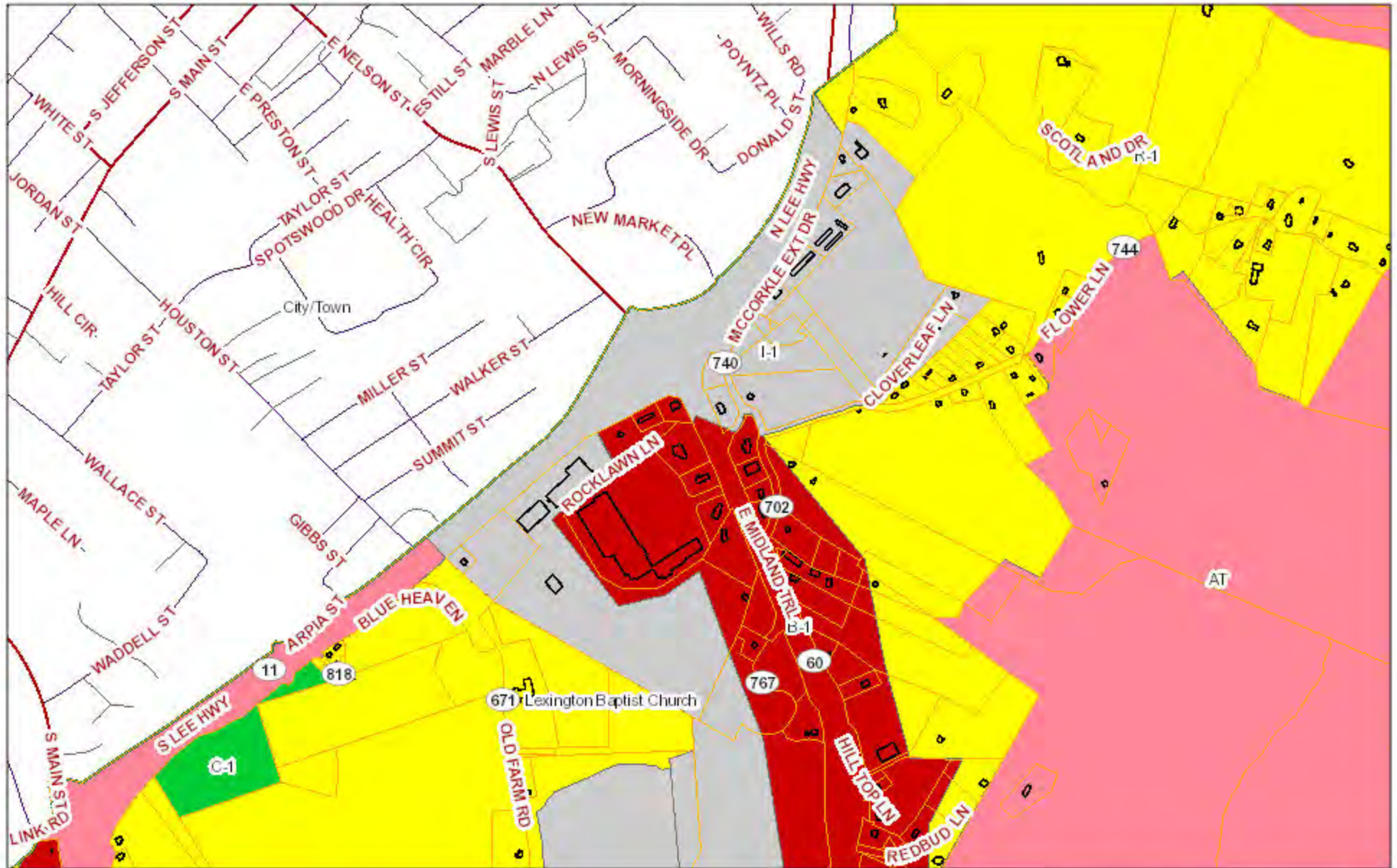
the district. All junction and access boxes must be screened with appropriate landscaping.

§420-5.5. Reference to Other Standards

Article 4	Use Regulations	Article 5, Division 6	Neighborhood Compatibility
Article 5, Division 1	Access, Circulation, Off-Street Parking, and Loading	Article 5, Division 7	Signs
Article 5, Division 2	Required Open Space	Article 5, Division 8	Chesapeake Bay Preservation
Article 5, Division 3	Landscaping and Tree Protection	Article 5, Division 9	Environmentally Friendly Design Incentives
Article 5, Division 4	Fences and Walls	Article 6	Nonconformities
Article 5, Division 5	Exterior Lighting and Crime Prevention	Article 8	Definitions

Additional notes:

1. *Community Mixed Use can be renamed to something else if needed.*
2. *The Henrico code contains design elements that we do not have experience with and may be difficult to implement.*
3. *Not all of the Henrico code elements need to be included in our mixed use district.*



March 22, 2022

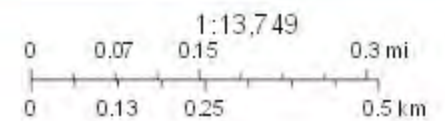


TABLE 1. AREA AND SETBACK REQUIREMENTS

DISTRICT	AREA (ACRES)	SETBACK	FRONTAGE	SIDE	REAR	HEIGHT	ACCESSORY BUILDINGS
C-1	N/A	N/A	N/A	25'	50'	N/A	N/A
A-1	See Notes 8 and 9	65'	175'	50'	50'	35**	5*
A-2	See Notes 8 and 9	65'	175'	50'	50'	35**	5*
A-T	2	65'	175'	50'	50'	35**	5*
R-1	See Table 2	25'	100'	15'	25'	35**	5*
R-2	See Table 2	25'	75'	10'	25'	35**	5*
B-1	N/A	20'	N/A	20**	20'	35**	20**
I-1	N/A	20'	N/A	20**	20'	35**	20**

(Table 1 Amended by Ord. of 4-14-08; Table 1 Amended by Ord. of 5-27-08)

TABLE 2. RESIDENTIAL DISTRICT- AREA REQUIREMENTS

USE	PUBLIC WATER & SEWER	PUBLIC/PRIVATE WATER & PRIVATE DRAINFIELD
R-1	.5 ACRES	1 ACRE
R-2	.25 ACRES	N/A
MULTI FAMILY	.5 ACRES PLUS 2000 SF EACH ADDITIONAL UNIT	N/A

(Table 2 Amended by Ord. of 4-14-08)

*** NOTES**

1. Height measured from average grade to highest point of structure. The height limit for dwellings may be increased to a maximum of 45' and up to 3 stories provided the side line setbacks are increased a minimum of one foot for each additional foot of building height over 35'.

2. The height limit for buildings (except hotels/motels) in the B-1 and I-1 Districts may be increased to 45' and up to 4 stories provided the side line setbacks are increased a minimum of one foot for each additional foot of building height over 35'. **The height limit for hotels/motels in the B-1 District may be increased to 55' and up to 5 stories provided the side line setbacks are increased a minimum of one foot for each additional foot of building height over 35'.** This limit may be increased by 75' by special exception for architectural purposes with additional setback in a 1:1 ratio.

(Note 2 Amended by Ord. of 11-22-10; Note 2 Amended by Ord. of 7-22-19)

3. A public or semi-public building such as a school, church, library, or hospital may be erected to a height of 60' from grade provided required front, side, and rear setbacks are increased one foot for each additional foot of building height over 35'.

4. Church spires, belfries, cupolas, monuments, water towers, silos, tanks, chimneys, flues, flag poles, television and radio antennae, and associated poles or towers are exempt from height requirement. Parapet walls may be erected up to 4' above building height.

(Note 4 Amended by Ord. of 4-14-08; Note 4 Amended by Ord. of 10-27-14)

5. Side yard setbacks for B-1 and I-1 Districts are applicable only when adjacent to residential or agricultural districts or corner lots, except when the building height exceeds 35'. When the building exceeds 35' in height, side line setbacks are increased a minimum of one foot for each additional foot of building height that exceeds 35'.

(Note 5 Amended by Ord. of 7-22-19)

6. Accessory buildings/structures limited to 15' at the highest point when within 20' of property lines. If over 20' from property line (15' in R-1, 10' in R-2) building/structure may be up to 35'. All accessory buildings/structures shall be less than the main building in height

except farm and industrial buildings/structures. Accessory buildings/structures shall meet the required front setback of the primary building and shall have a required minimum separation of 5' from the primary building.

(Note 6 Amended by Ord. of 4-14-08)

7. Decks, ramps, landings, garages and other structures attached to the primary structure shall meet the setbacks applicable to the primary structure except for the ordinary projection of steps, sills, cornices, buttresses, ornamental features, chimneys, flues, and eaves, provided such projections are 2' or less.

8. The minimum lots size in A-1, A-2 and A-T shall be 2 acres unless approved as a clustered development pursuant to Section 712.00, Cluster Developments.

(Note 8 Added by Ord. of 4-14-08; Note 8 Amended by Ord. of 5-27-08)

9. As stated in Note 8, the minimum lot size in the A-1 and A-2 Districts shall be 2 acres. In addition, density in the A-1 and A-2 Districts is regulated by Sections 701.05 through 701.05-4, Section 712.02-1 and Tables 4 and 5.

(Note 9 Added by Ord. of 5-27-08)

§420-4.6. Lot Requirements.

Zoning District	Lot Area	Lot Width	Building Height	Front Yard	Side Yard	Rear Yard
R-1	8,000 sq. ft.; 12,000 sq. ft. for two-family dwellings	60 feet; 80 feet for two-family dwellings	35 feet; up to 45 feet w/30 foot side yard plus 1 foot for each additional foot over 35 feet	15 feet	10 feet	25 feet for main buildings, 5 feet for accessory buildings
R-2	15,000 sq. ft.	80 feet	35 feet; up to 45 feet w/30 foot side yard plus 1 foot for each additional foot over 35 feet	25 feet	15 feet	25 feet for main buildings, 5 feet for accessory buildings
R-M	8,000 sq. ft.; Two- family dwellings- 12,000 sq. ft.; Multi-family- 10,000 sq. ft. plus 1,500 sq. ft. for each unit in excess of 4; Townhouses - 2,400 sq. ft. per unit	60 feet; Two-family dwellings-80 feet; Townhouses-20 feet each unit; Multi-family-50 feet plus 10 feet for each unit above 4	45 feet	25 feet	10 feet; 20 feet for multi-family	25 feet; 30 feet for multi-family
R-LC	Residential use: 8,000 sq. ft.; Two- family dwellings- 12,000 sq. ft.; Multi-family- 10,000 sq. ft. plus 1,500 sq. ft. for each unit in excess of 4; Townhouses - 2,400 sq. ft. per unit; Non- residential: 8,000 s.f.	Residential uses: 60 feet; Two-family dwellings-80 feet; Townhouses-20 feet each unit; Multi-family-50 feet plus 10 feet for each unit above 4; Non-residential: 60 feet	35 feet, except dwellings may be increased up to 45 feet, provided that each side yard is 20 feet, plus at least one foot for each additional foot of building height over 35 feet.	25 feet	Residential uses: 10 feet, or 20 feet for multi-family Non- residential: 10 feet	Residential uses: 25 feet, or 30 feet for multi-family Non-residential: 25 feet

Zoning District	Lot Area	Lot Width	Building Height	Front Yard	Side Yard	Rear Yard
C-1	None	None	45 feet; public and governmental buildings up to 60 feet w/CUP	None	10 feet when abutting a residential district	10 feet when abutting a residential district
C-2	None	None	45 feet	30 feet	30 feet when abutting a residential district	30 feet when abutting a residential district
PUD	3 acres		see §420-5.10			
POS	0 sq. ft.	0 feet	15 feet; 35 feet if ≥ 10 feet from a property line	5 feet ¹	5 feet ¹	5 feet ¹

¹Structures located in designated cemeteries and designed to contain human remains, such as but not limited to, mausoleums, columbaria, crypts, and niche walls, are not subject to P-OS yard setback regulations.

Land Use

▷ Future Land Use


Future Land Use and Zoning

While the Comprehensive Plan provides guidance for future land use in Lexington, the City's primary tool for shaping and regulating land use is the City's Zoning Ordinance. The Zoning Ordinance is a legal requirement that divides the City into eight zones and specifies allowed uses and dimensional requirements for each zone.

Future land use differs from zoning, although the two are related. Future land use can be thought of as a picture of what the City should strive to achieve within the next 20 or more years. This map does not change what is allowed on a piece of property right now, although it should be used to guide decisions on rezonings and conditional use permits. To determine the appropriate use and development form for a specific parcel, property owners should refer to the future planning framework map and the corresponding planning objectives and design principles. Ultimately, the specific use and zoning of an individual parcel will be reviewed by the City using the Comprehensive Plan as a guide.

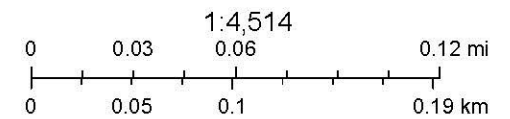
Table 8.2 illustrates the relationship between the Future Planning Framework Map and Lexington's existing zoning categories.

Table 8.2 Future Land Use and Zoning

Future Land Use Pattern Area	Zoning Districts								COMMUNITY MIXED USE DISTRICT (CMU)	
	General Residential District (R-1)	Suburban Residential District (R-2)	Multifamily Residential District (R-M)	Residential Light Commercial (R-LC)	Central Business District (C-1)	General Commercial District (C-2)	Parks and Open Space District (P-OS)	Planned Unit Development (?)		Institutional Overlay District (I-1)
 Suburban Neighborhood		X					X	X		
 Traditional Neighborhood	X						X	X		
 Mixed Use Neighborhood			X	X	X			X		
 Downtown Center					X					
 Commercial Center				X		X		X		X
 Civic/Campus/Post							X		X	
 Conservation							X			



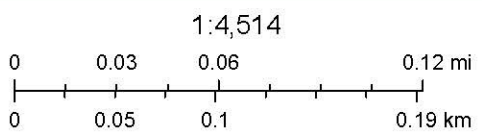
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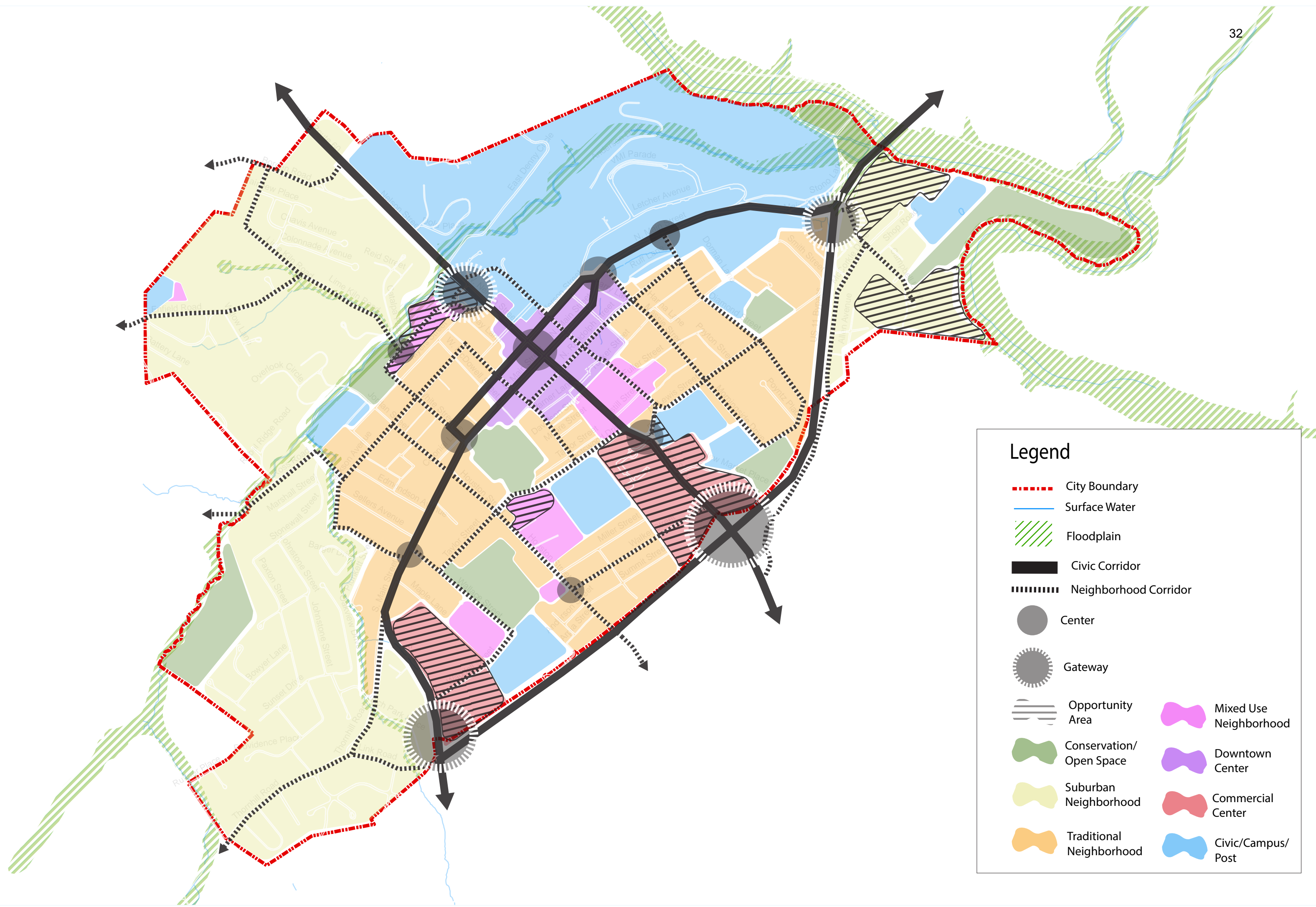
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Legend

- - - City Boundary
- Surface Water
- / / / Floodplain
- █ Civic Corridor
- - - - - Neighborhood Corridor
- Center
- Gateway
- Opportunity Area
- Conservation/Open Space
- Suburban Neighborhood
- Traditional Neighborhood
- Mixed Use Neighborhood
- Downtown Center
- Commercial Center
- Civic/Campus/Post