

**LEXINGTON PLANNING COMMISSION**

**April 8, 2021 - 5:00 P.M**  
**Distance Meeting held through ZOOM**  
**300 East Washington Street, Lexington, VA 24450**

**AGENDA**

- 1. CALL TO ORDER**
  - A. statement of emergency and authority to proceed
- 2. APPROVAL OF THE AGENDA**
- 3. APPROVAL OF MINUTES**
  - A. Minutes from March 25, 2021\*
- 4. CITIZENS’ COMMENTS ON MATTERS NOT ON THE AGENDA**
- 5. NEW BUSINESS**
  - A. Annual Zoning Ordinance Amendments.
    - 1) Discussion of 3 proposed text amendments\*\*
    - 2) Public comment
    - 3) Schedule for proposed additional amendments\*
    - 4) Public comment
  - B. Green Infrastructure scope discussion.
    - 1) Scope Report\*
    - 2) Applicant Statement
    - 3) Public Comment
    - 4) Commission Discussion & Decision
- 6. OTHER BUSINESS**
- 7. CITY COUNCIL REPORT**
- 8. ADJOURN**

\*indicates attachment

## MINUTES

**The Lexington Planning Commission  
Thursday, March 25, 2021 – 5:00 p.m.  
Zoom Meeting – City Hall  
300 East Washington Street**

### **Planning Commission:**

Presiding: John Driscoll, Chair  
Present: Pat Bradley, Vice-Chair  
Leslie Straughan, Council Liaison  
Blake Shester  
Jamie Goodin  
Matt Tuchler

### **City Staff:**

Arne Glaeser, Planning Department

### **CALL TO ORDER**

Chair Driscoll called the meeting to order at 5:00 p.m. A. Glaeser read a statement saying that due to the COVID-19 pandemic the City of Lexington is taking action to limit attendance at public meetings. The City Council has approved an emergency ordinance allowing all meetings to be held as real time electronic meetings streamed to the City’s Facebook page and uploaded to Youtube the following day.

### **AGENDA**

L. Straughan suggested doing Item B before Item A (P. Bradley/L. Straughan), (0/6), but the motion failed. The unchanged agenda was approved unanimously (M. Tuchler/P. Bradley)

### **MINUTES**

Minutes from March 11, 2021 meeting were approved unanimously, with edits suggested by J. Driscoll (L. Straughan/J. Goodin)

### **CITIZENS’ COMMENTS ON MATTERS NOT ON THE AGENDA**

None

### **NEW BUSINESS**

#### **A. ZOA 2021-02: A request to reduce the multifamily parking requirement and to allow limited encroachments into yard setbacks**

- 1) Staff Report – Parking requirements for Multifamily Dwellings. There is no need to change parking requirements for Large Capacity Dwellings. A. Glaeser did find a few other localities that also have a sliding scale for parking. He also did a parking survey from 10pm to 11:30pm on a Tuesday evening. This survey covered several complexes, although not all of them gave information on how many vacant units they have. Some of these buildings were not within city limits, and if there were garages, A. Glaeser did not look inside to see if there was a car parked. J. Driscoll said the average ratio of spaces to rooms was 1.8. A. Glaeser noted that Holly Park Apartments was approved for 30 units, but they only built 18. The parking for 30 apartments was still constructed though. He

also asked for clarification whether the Commission preferred regulating parking by spaces per unit or on a sliding scale.

Limited Yard Encroachments. There were some staff recommended changes as well as other minor changes to terraces and steps. A. Glaeser said that there were exemptions in several locations in the chapter, and he attempted to consolidate the exemptions in Sec. 420-4.2. He also noted the withdrawal of terraces by the applicant and noted other proposed changes by the applicant. A. Glaeser did want to keep the 5-foot requirement to stay away from lot lines, to allow emergency services access to all sides of a building. The applicant suggested that a roofed porch with railings could be allowed to encroach, but possibly not a two-story porch or a fully enclosed porch. A. Glaeser also added canopies to be allowed in the potential 3-foot encroachment.

- 2) Applicant Statement – Parking requirements – Mr. Orrison said there are many open spaces per unit evidenced in the staff conducted parking survey, and even in the cases where the spaces are being used, those are larger apartments with four bedrooms.

Encroachment – Mr. Orrison said that he thinks the changes to the ordinance will be useful to him and other architects in the area, and he appreciated the Commission taking the time to consider it.

- 3) Public Comment – Parking requirements – None

Encroachment – None

- 4) Commission Discussion – Parking Requirements – M. Tuchler asked if the actual available spaces or the actual occupied spaces would better guide the Commission’s discussion. A. Glaeser said that his survey is one sample, but it should show that there are currently excess spaces available. L. Straughan said that the Rosemont Apartments which are two-bedroom units, and as she lives right by them, she appreciates that they only have 8 spaces, one per unit, as she sees a fenced garden rather than a parking lot. She would suggest 1.2 or 1 spaces per efficiency. J. Driscoll said that with the sliding scale, co-tenancy was something to think about with multiple cars per unit. P. Bradley said he was inclined towards a sliding scale, with 1.25 for a studio and 1.5 for a two-bedroom unit. B. Shester said he also liked the sliding scale, saying that 1.5 spaces per unit would be his starting place for negotiation. He would like to see more data though. He also asked if this could be a time to push for semi-permeable pavement for the parking lots. J. Driscoll said that this was part of other considerations for incentives to add things like electric vehicle charging stations, or for covered bike parking. A. Glaeser recommended focusing on the parking calculation to keep clarity with the applicant requested amendment. J. Goodin said that he likes the sliding scale, but he would also like to see more data on the parking. **M. Tuchler moved to approve the consideration of the zoning amendment to reduce the minimum required parking for multifamily dwellings to a sliding scale of 1.2 spaces per studio unit and 1.5 spaces per two-bedroom unit, using the Culpepper ordinance sample. P.**

**Bradley seconded.** L. Straughan said a one-bedroom unit should only have one space, and she liked the Culpepper example with 2 spaces per unit with more than two bedrooms. She also said that approximately 50% of households within the city are single person. J. Goodin agreed with the sample requirements and the spacing for a one-bedroom unit, though he did not want to penalize those units. **J. Driscoll said to keep a 1.25 spaces for single bedroom units and 1.5 for two-bedroom units. M. Tuchler said that he accepted the change to the amendment.** B. Shester asked if this was for all housing or if there would be differences for market rate and affordable housing. J. Driscoll said it would be for all housing. **The Commission voted on the amendment to the motion, and it passed unanimously (6/0). The Commission then voted on the change to the ordinance (requiring 1.25 spaces per efficiency/studio & one bedroom units, 1.5 spaces per two bedroom units, and 2 spaces per three or more bedroom units), and it passed unanimously (6/0).**

**Encroachment** – L. Straughan asked if a balcony could have a roof over it. A. Glaeser said that two story porches cannot encroach and his interpretations with the proposed language is that second floor balconies could also not encroach. He said porches are defined as entryways into a building, and a balcony is not an entryway. P. Bradley said that if it is on the ground level, it would not be a balcony. He also asked about the size considerations of the balcony. Mr. Orrison said the balcony could just be included with the other exemptions in number 3. A. Glaeser asked if the balconies being on a second or third floor would be allowed. L. Straughan asked for clarification on a two-story porch, and A. Glaeser said it is a porch with a second level before the roof. P. Bradley said that a two-story porch should not be included in the exemption, though balconies could be ok as they are usually smaller. **P. Bradley moved to approve ZOA 2021-02 to allow porches, balconies, and projecting horizontal features to encroach into the setbacks. L. Straughan seconded and the motion passed unanimously (6/0).** J. Goodin asked if older balconies that were not conforming with the new ordinance would be grandfathered in, and A. Glaeser said this was the case.

**B. EC COA 2021-01: An application by Joshua Sparks to replace the fuel dispensing units at the Rockbridge Farmers Co-Op at 645 Waddell Street, Tax Map 35-1-4, owned by Rockbridge Farmer Co-op**

- 1) Staff Report – A. Glaeser reviewed the application. There are 5 existing fuel dispensers to be replaced. The dispensers will not have signage other than what is required for weights and measures, and some will be painted blue. Two units will have a canopy and the other three will not have a canopy. P. Bradley asked if very much was changing and A. Glaeser said that the cables and the units themselves will be changed, as will the trays to catch any spillage. J. Driscoll asked for clarification of what is being approved. A. Glaeser said the Commission should be approving to the best of their ability, the colors, styles,

and materials of the units and the concrete base. The new metal and concrete bases will be 3-4 inches high.

- 2) Applicant Statement – Joshua Sparks said that in addition to looking nicer, these replacements will also be safer. Currently, there are no guard posts for the dispensers, and this will add that protection. There are also no trays currently to catch any spills or drips.
- 3) Public Comment – None
- 4) Commission Discussion & Decision – B. Shester said he liked the color choice.

**L. Straughan moved to approve the application as presented. B. Shester seconded and the motion passed unanimously (6/0).**

## **OTHER BUSINESS**

J. Driscoll requested Commission consider when they would like information submitted for consideration at a meeting. A. Glaeser said that the Commission is also not required to consider information submitted by an applicant after the packet has been sent out. J. Goodin asked what the time expectation is for applicants. A. Glaeser reviewed the timing of the application process for the Commission. M. Tuchler asked when the clock starts for the applicant and A. Glaeser said that it was when the complete application is submitted.

## **CITY COUNCIL REPORT**

L. Straughan said Council met and got an update from VMI on their activity. They will be doing between \$200 and \$300 million in improvements over the next few years. There will be a renovation of Ship Hall, the Chessie Trail project is 21% complete and should be finished this summer, and adding a 311 space parking lot near the high school, and the aquatic center should be complete in 2022. They will also work on the Superintendent’s quarters, new gates, and renovating their labs. All projects other than the parking lot are funded by the state. The City Manager said the search for a police chief has been narrowed down to two candidates. The update on the water tower property said the City can sell the property as long as it maintains an easement for the underground water lines. There will be some changes to the Evergreen Cemetery entrance. This summer For Swimming will run the outdoor pool within restrictions for COVID. There were also multiple offers considered for the Spotswood Property and the Piovano Building. There were proposals for the property only, the Piovano Building only, and for both pieces.

## **ADJOURN**

The meeting was adjourned at 6:30 pm with unanimous approval (P. Bradley/J. Goodin).

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J. Driscoll, Chair, Planning Commission



# Planning Commission

## LEXINGTON ANNUAL ZONING ORDINANCE TEXT AMENDMENTS 2021

### Table of Contents

ITEM #1 – Entry structure ..... 2

ITEM #2 – Multifamily parking calculation ..... 5

ITEM #3 – Planned Unit Development..... 6

**ITEM #1 – Entry structure**

**ISSUE:**

A property owner along McLaughlin Street requested the City consider modifications to front yard setback requirements to allow an entry structure for properties in the R-LC zoning district. This type of structure would provide a unique entry to their property that contains a timber framing business and the structure itself would display their timber framing craftsmanship. The owner envisions a tall, entry structure that can be driven under and is similar to a ranch entry gate.

**PROPOSED LANGUAGE:**

*§420-4.7. Lot Requirements.*

Zoning District	Lot Area	Lot Width	Building Height	Front Yard	Side Yard	Rear Yard
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, except entry structures	Residential uses: 10 feet, or 20 feet for multi-family  Non-residential: 10 feet	Residential uses: 25 feet, or 40 feet for multi-family  Non-residential: 25 feet

*§420-20.1 Definitions.*

**ENTRY STRUCTURE**

A continuous wall, gate, fence or combination thereof, located contiguous to and on both sides of the main access (driveway) to the property which is designed and intended to control and/or demarcate the access to the property. A gate of the same height and materials as the adjoining fence is not an entry structure. An “entry structure” includes all walls, buttresses, guy wires, integral signs and decorative features attached thereto up to a maximum width of 30 feet on either side of the driveway centerline. (Napa County Code)

**Use and Design Standards for Entry Structure**

One entry structure may be permitted in the R-LC zoning district in connection with the primary vehicular entry to a property if it meets the following criteria.

1. No portion may be constructed within the public road right-of-way unless an encroachment permit is approved by Public Works.
2. No portion may exceed 16 feet 6 inches in height.
3. On a corner lot, no portion of an entry structure may be erected or placed in such a manner as to impede vision between a height of 2 ½ feet and 10 feet above the center lines of such

corner lots and a line joining points along such street lines 50 feet from the point of the intersection. (Lex Z.O.)

- 4. Open gates and vehicles waiting for gates to open may not physically obstruct any public road.
- 5. It shall not be designed so that it causes a vehicle to back onto a roadway if the entry structure is closed.
- 6. The turnaround area associated with the entry structure shall not include any part of a public right-of-way.

An entry structure is differentiated from a gate in that an entry structure is greater than 7 feet high.

**STAFF RECOMMENDATION:**

Consider amendments to the R-LC zoning district requirements to allow an entry structure.

**PLANNING COMMISSION RECOMMENDATION:**

Should an entry structure be allowed in the front yard setback for properties zoned R-LC? Y / N

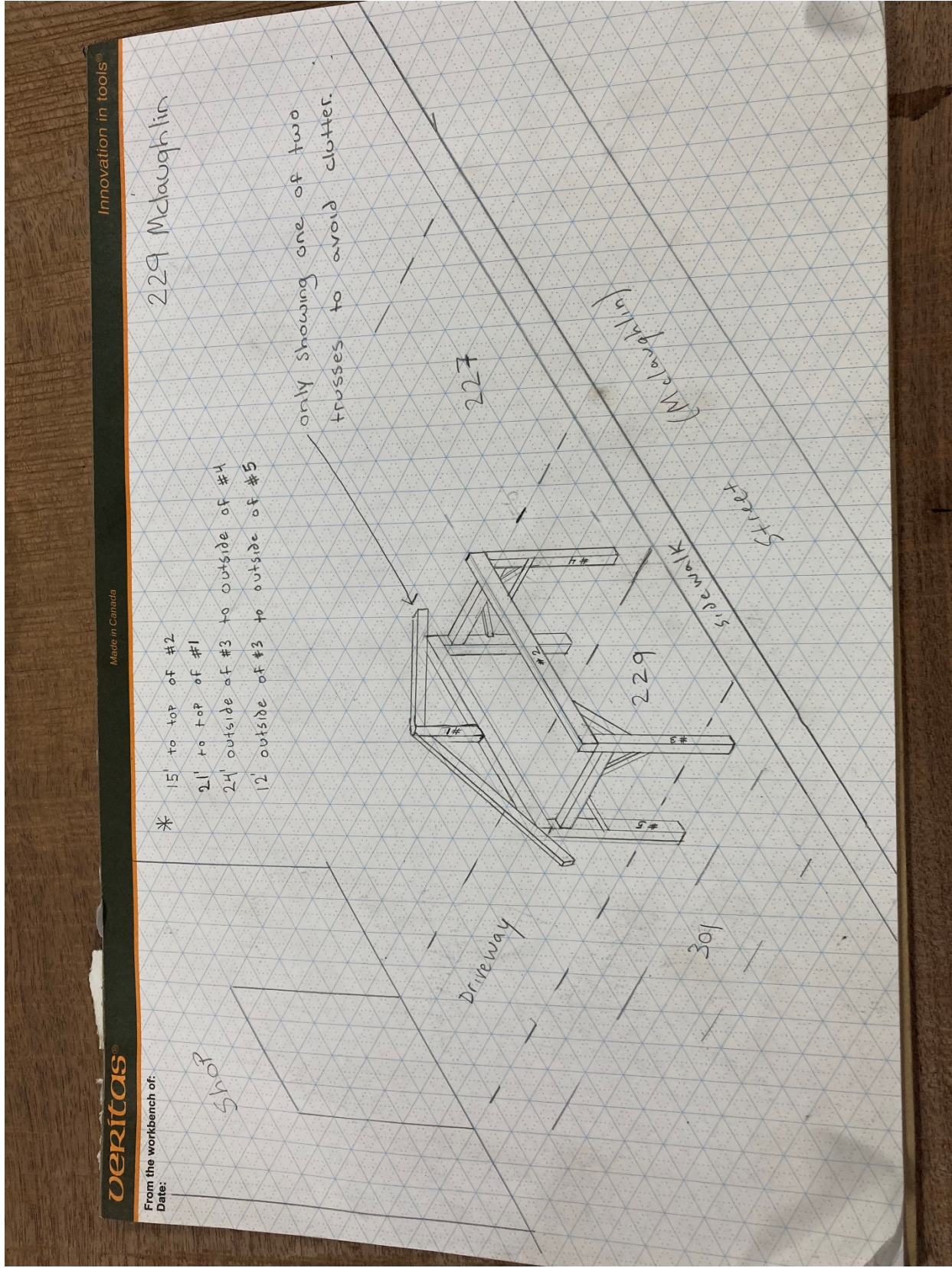
Should the proposed definition of an entry structure be adopted? Y / N

Should the proposed use and design standards for an entry structure be adopted? Y / N

Other:

2/11/2021 Planning Commission desired a better description of the proposed structure from Mez Welch. Staff contacted Mez and requested he provide a sketch and attend the next PC meeting on 2.25. 2021. Mez quickly provided the sketch on the following page.





## ITEM #2 – Multifamily parking calculation

### ISSUE:

The parking requirement for multi-family dwellings, large capacity dwellings, and group homes is “2 for each dwelling unit or 1 per bedroom, whichever is greater.” Should a one bedroom dwelling unit be required to provide 2 off street parking spaces?

### EXISTING LANGUAGE:

Article XII. Off-Street Parking and Loading Requirements

§420-12.8. Schedule of required spaces.

<i>Use</i>	<i>Parking Spaces Required</i>
<i>Multi-family dwelling, large capacity dwelling, and group home</i>	<i>2 for each dwelling unit or 1 per bedroom, whichever is greater</i>

### STAFF RECOMMENDATION:

Consider amendment to the multi-family dwelling parking requirement to provide only one off-street parking space for a one bedroom dwelling unit.

Staff notes a zoning text amendment application was submitted on 2/3/2021 to consider a more comprehensive amendment to the multi-family parking requirement separate from the annual text amendments. Staff recommends the Planning Commission continue with consideration of the amendment for 1 bedroom dwellings and track progress of the separate amendment. The 1 bedroom amendment can be withdrawn if the separate amendment that is on a faster review and approval schedule addresses the 1 bedroom parking penalty.

### PLANNING COMMISSION RECOMMENDATION:

Should the multi-family parking requirement be reduced to require only one off-street parking space for a one bedroom dwelling? Y / N

Other:

A separate zoning ordinance amendment submitted by Russ Orrison to amend the multifamily parking calculation was considered by the Planning Commission on March 25, 2021 and the Planning Commission recommended to change the multifamily parking requirement to 1.25 spaces per efficiency/studio & one bedroom units, 1.5 spaces per two bedroom units, and 2 spaces per three or more bedroom units. The Orrison submitted zoning ordinance amendment is scheduled for an April 15, 2021 City Council public hearing and staff recommends the current annual amendment proposing to adjust the multifamily parking requirement for one bedroom dwellings be further postponed until after the April 15, 2021 City Council public hearing. The annual amendment proposing to adjust the multifamily parking requirement for one bedroom dwellings can be deleted from the list of annual zoning text amendments if the Planning Commission deems the City Council approval on April 15, 2021 for the Orrison proposed amendment adequately addresses the current proposal to adjust the multifamily parking requirement for one bedroom dwellings.

### ITEM #3 – Planned Unit Development

#### ISSUE:

The PUD zoning district is relatively outdated and could benefit from a review and possible rewrite in order to be a more useful and flexible zoning district. Traffic studies and environmental studies for example could apply to PUDs over 5 acres in size and not to PUDs that are between 3 and 5 acres for example. Parking and residential densities could potentially be more flexible and mixed use encouraged.

#### PROPOSED LANGUAGE:

*(See entire PUD zoning district regulations with proposed amendments beginning on the next page.)*

#### STAFF RECOMMENDATION:

Consider a review and update of the PUD zoning district.

#### PLANNING COMMISSION RECOMMENDATION:

Should the Planned Unit Development zoning district be updated with a “minor” update? Y / N

Should the Planned Unit Development zoning district receive a wholesale rewrite? Y / N

Should the Planned Unit Development zoning district remain as written? Y / N

Other:

#### HISTORY

The Planning Commission discussed the staff proposed “minor” revisions to the PUD regulations on March 11, 2021 and language amended in response to the Planning Commission discussion is shown in green in this report.

## **Article I. In General**

### ***§420-1.6. Establishment of Districts.***

*For the purposes of this chapter, the area within the incorporated City, as it exists at the time of the enactment of this chapter, is hereby divided into classes of districts, which are established as follows:*

#### ***Planned Unit Development (PUD)***

*The planned unit development (PUD) concept encourages and permits variation in residential developments, clustering of buildings, common open space, and a mix of building types and land uses. Its intent is to permit greater flexibility in order to allow more creative, innovative, imaginative, and, where possible, environmentally sensitive development than may be possible in the other zoning districts. A PUD is intended to allow the use of diversified development techniques for larger parcels. Planned Unit Developments shall be developed with appropriate site design, landscaping, and buffering practices to ensure compatibility with surrounding developed properties.*

## **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 the Planned Unit Development Districts overlay be established in areas designated as Suburban Neighborhood, Traditional Neighborhood, ~~Mixed Use~~ Neighborhood, ~~Commercial use Center~~, or ~~special planning Opportunity~~ Areas on the future land use map, generally be consistent with the design principles noted in the applicable Future Land Use designation, 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.*

### ***§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 Overlay District, all uses permitted by-right in the residential, and 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~~ are strongly encouraged to include the following:*

Prepared by the City of Lexington Department of Planning and Development for the Planning Commission meeting on April 8, 2021

- 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.***

Residential density shall be established by the City Council as part of the PUD zoning of a parcel taking into consideration the uses proposed, the size of the parcel being rezoned, the impact on public services, available parking, maximum height of the structure permitted, and an analysis of the Comprehensive Plan standards. 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 building locations of uses, setbacks, building heights, building square footage of non-residential structures, number of dwelling units, types of uses, and gross density range of uses;*
- ii. *Methods of access from existing ~~state~~publicly-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; and*



- viii. A general storm sewer layout indicating the size and location of primary lines, and proposed retention/detention facilities.
  - ix. Proposed landscaping and screening,
  - x. Proposed location and area of common and public open spaces
  - xi. A statement on the guarantees and assurances to be provided for the maintenance of open space, recreation areas, sidewalks, parking, streets and alleys, and other privately-owned but common facilities serving the project.
- B. A community impact statement (CIS) shall be submitted with the application which describes the probable effects of the proposed development upon the community. At a minimum, it shall address the following:
- 1. Adequacy of existing public facilities and services to meet the demands of the development. Analysis shall be made of sewer, water, schools, parks, fire and rescue, and other major public facilities and utilities.
  - 2. Additional on-site and off-site public facilities or services that would be required as a result of the development.
- ~~Additionally, an environmental impact study and a traffic study are also required to be submitted as part of the application package. The~~ 3. An environmental impact study shall be prepared by a qualified individual or firm in a manner and form acceptable to the City and 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.
- 4. ~~The~~ A traffic study impact analysis should quantify existing and projected traffic levels on all adjacent streets, and at all proposed entrances. The traffic impact analysis shall be prepared by a qualified individual or firm in a manner and form acceptable to the City.
- 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.*

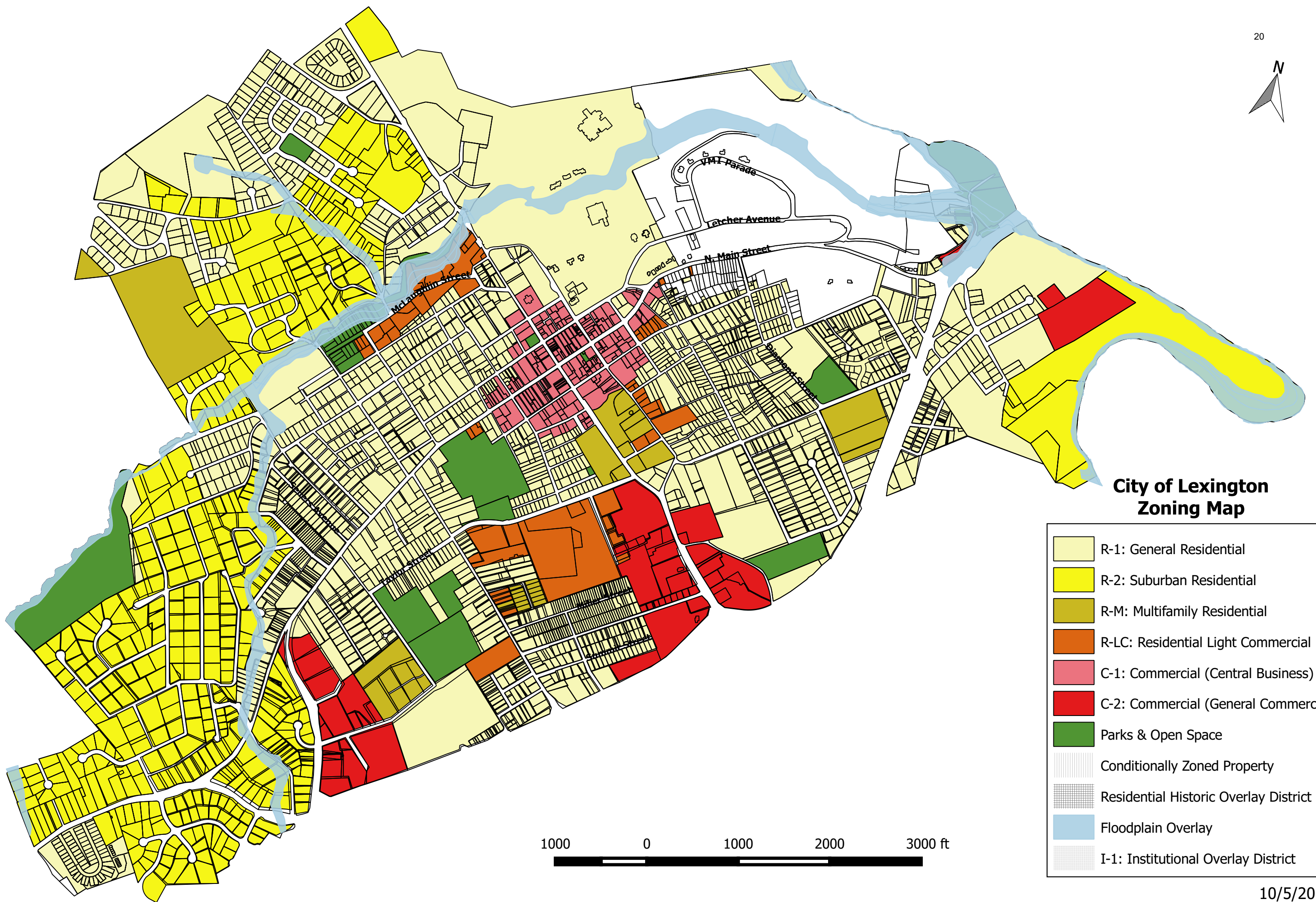
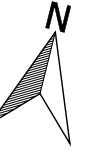
***§420-5.14. Waivers and Modifications.***

*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. (modify the last sentence in any way for clarity?)*












**Background Documents for the April 8, 2021 Planning Commission discussion regarding proposed Zoning Text Amendments (or you may refer to your copy of the Lexington Zoning Ordinance)**

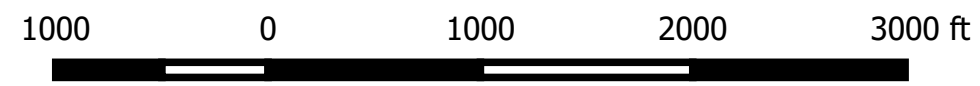
**Zoning Districts Map can be found at**

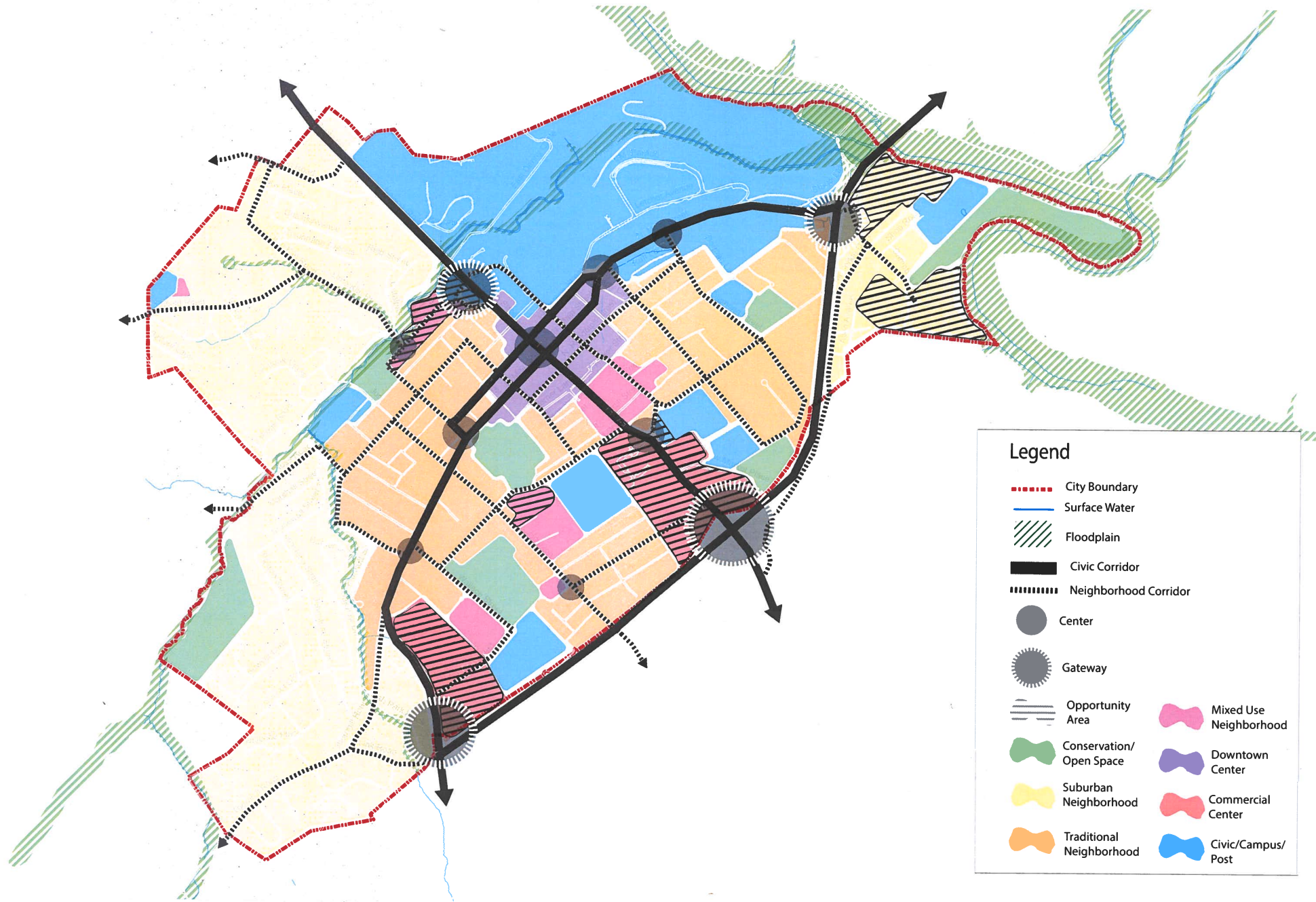
**<https://lexingtongis.timmons.com/#/mwl?zoom=15&location=-79.446361 37.783426>**








### City of Lexington Zoning Map

	R-1: General Residential
	R-2: Suburban Residential
	R-M: Multifamily Residential
	R-LC: Residential Light Commercial
	C-1: Commercial (Central Business)
	C-2: Commercial (General Commerce)
	Parks & Open Space
	Conditionally Zoned Property
	Residential Historic Overlay District
	Floodplain Overlay
	I-1: Institutional Overlay District





### Legend

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

**To: Arne Glasser and Members of the Lexington Planning Commission**

**From: John Driscoll**

**Re: PUD Amendment Discussion**

**Date: March 10, 2021**

## **Introduction**

The Planning Commission is considering amendments to Lexington's Zoning code for Planned Unit Developments (PUDs). The review and amendment to the 2017 Zoning require careful consideration given the recent adoption of the Comprehensive Plan 2040 in November 2020.

The implication of the 2017 PUD and the proposed amendments is that a PUD, with its conditions cited in the master plan, can be designated for significant areas of Lexington with little reference to the underlying zoning or adjoining uses. In effect, this approach for PUDs could undermine the zoning established in the 2017 update.

I ask that the Planning Commission consider the following questions in their review.

1. How should a PUD be framed? As a separate district governed by its own and negotiated conditions, or should the underlying zoning inform the allowable requirements for the PUD?
2. What should be guiding the location of a PUD?
3. How should the Lexington Comprehensive Plan 2040, its future land uses, and the design principles outlined for each land use section inform the PUD zoning regarding uses and location?
4. What conditions guide the applicant's proposal, and how much discretion/flexibility should be in place? This question is also related to the review and approval process.

As a background for the PC discussion, the following briefing note is organized around these questions. It is a complicated topic; I learned a lot in doing the research, there is more to understand, and I look forward to our discussion.

### **1. The intent of a PUD and the Framing Approach**

The Code of Virginia, § 15.2-2201, defines PUDs as: "a form of development characterized by unified site design for a variety of housing types and densities, clustering of buildings, common open space, and a mix of building types and land uses in which project planning and density calculation are performed for the entire development rather than on an individual lot basis."

Also, PUDs encourage innovative site development that supports the values of a jurisdiction's Comprehensive Plan. For example, in Lexington's PUD, there are characteristics such as pedestrian orientation, a mixture of housing types and affordability, buildings and spaces of appropriate scale, and environmentally sensitive design.

In consideration of PUDs, we are fortunate to take advantage of a review of the state of the practice undertaken for Loudoun County in [a memorandum](#) dated January 29, 2021 by the Kindig Keast Collaborative. The following are key points from the memo:

1. "A Planned Unit Development (PUD) is typically a **development** and a **regulatory** process. Definitions vary, but the purpose of a PUD is generally to allow development flexibility beyond

the standard zoning code requirements. The intent of PUDs is to encourage unified plans that provide a more holistic and innovative package over conventional development.

2. "Many communities across the nation are updating their zoning ordinances to either eliminate or reduce the use of PUDs. A key intent is to reduce or eliminate the reliance on conventional PUDs by replacing them with robustly defined development standards.
3. "Many communities have shifted to a form-based approach in their downtown commercial districts and maintained their stringent use-based approach within their residential districts.
4. "The development type option avoids relying upon a discretionary review process for PUDs by including calibrated densities, percentages of open space, and other design criteria as standard options within the existing zoning district structure to achieve the intended character of a place.
5. "This alternative means of achieving development reduces uncertainty, improves development outcomes, and accommodates the needs of both the development community and a jurisdiction's citizenry.
6. "Ordinances that integrate development type options within individual zoning districts have review and approval procedures that are more streamlined because of the by-right approach. The creation of development type options, such as planned and cluster, within a local jurisdiction's existing zoning ordinance structure on a "by right" basis has increasingly developed into a practical alternative to individual PUDs.
7. "Reducing the number of PUD districts in the Zoning Ordinance and applying them as standard base zoning districts is a critical step for reducing the County's reliance on the negotiated, discretionary PUD process. Alternative approaches that can be imbedded in the updated base zoning districts to implement the Place Types as needed. These alternative approaches should include practices that are predictable for developers, as well as respond to planned community character. The memo includes alternative approaches for the County to consider as methods to decrease the dependence on PUD districts during a legislative rezoning."

In *A Legal Guide to Urban and Sustainable Development*,<sup>1</sup> the authors note that Planned Unit Development introduced a different process that needed to be incorporated into existing zoning ordinances.

"It was more difficult to adapt PUDs into local zoning ordinances, given the adherence of those zoning ordinances to the concepts and procedures tied to the Euclidean<sup>1</sup> form of zoning. Based on this difficulty and differences in state enabling laws for planned unit developments, local communities followed a variety of approaches.

1. "Include a PUD district as a 'floating zone'. The PUD standards and procedures would be included in the district in the zoning ordinance text. Individual PUDs would not be mapped until the PUD is approved.

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<sup>1</sup> A system of zoning whereby a town or community is divided into areas in which specific uses of land are permitted from *Village of Euclid, Ohio et al. v. Ambler Realty Co.*, 272 U.S. 365 (1926), case in which the Supreme Court upheld the right of a locality to enforce such a system. From <https://www.merriam-webster.com/legal/Euclidean%20zoning>

2. "Treat PUDs as a special exception or conditional use in certain districts identified in the ordinance. Appropriate conditions could then be added to the PUD.
3. "Map the PUD and treat it as an 'overlay district', providing some flexibility over the underline traditional Euclidean zoning districts.

**2. What guides the PUD process? A fundamental issue is does underlying zoning guide development standards regarding uses, density, dimensions etc. or does the PUD become in effect its own district?**

The current Lexington PUD, introduced in 2017 as part of the major updating of the Zoning Code, seems to adopt the second approach noted above, the PUD is an exception in designated districts with its own conditions as identified in the ordinance. The existing code set conditions such as location (s), Minimum Area (3 acres), Open Space (not less than 30%), Density (max of 20 dwelling units/acre with additional density allowed based on open space bonus), and Heights ranging from 45 to 60 feet. Proposed parking is based on the applicant establishing parking regulations for consideration by City Council.

Before the 2017 update, the PUD code in Lexington incorporated aspects of the first and third options' floating zone' and "overlay district', in effect using the underlying zoning for residential districts to guide uses and conditions yet allowing flexibility to promote:

*more creative, innovative, imaginative and, where possible, environmentally sensitive development'. The PUD was intended for residential development 'to provide both for development flexibility of undersized parcels and to allow the use of diversified development techniques for larger parcels. The PUD overlay was intended to expand housing opportunities for persons of all income levels.'*

*Any use permitted in the particular district in which the PUD is overlaid is allowed. Housing types authorized in any of the City's residential districts may be considered but the project's density shall be no greater than that specified in the underlying district. Nonresidential uses of public or semipublic, cultural or recreational character shall be permitted uses, provided such nonresidential uses shall be compatible with and secondary to the primary residential use.*

In other jurisdictions such as Staunton and Blacksburg, the PUD zoning is also based on the overlay district approach for residential PUDs. For example, in Staunton, the code reads as follows:

*The uses permitted in a planned residential development shall only be those uses permitted in the particular zoning district wherein the planned residential development is located, and the intensity of use for the planned residential development must not exceed the intensity of use for the particular zoning district involved.*

Blacksburg's PUD zoning is based on the overlay district approach and divides the PUD districts into residential, commercial, and industrial.

*The regulations established herein are designed to supplement or "overlay" the requirements and provisions established for the zoning district in which located. All requirements of the underlying zoning district shall remain applicable unless specifically modified by the provision established herein.*

In summary, PUDs in Staunton, Blacksburg and the pre-2017 code for Lexington are guided by the underlying zoning of the zoning district in which the PUD can be located. In the case of Staunton and



Blacksburg, residential, commercial, and industrial areas have differentiated PUDs where the permitted uses reflect the land use categories (see appendix). In the older Lexington code, the intent was only to use PUDs in residential areas.

#### *Permitted Uses*

It is important to note that all uses permitted by right in Residential, Commercial, and Industrial districts can be permitted in the current Lexington PUD. Furthermore, uses may be permitted within the Master Plan at the discretion of City Council. Also, one or more uses permitted by conditional use permit in any zoning district may be allowed in the PUD if documented within the Master Plan. The implication is that is for significant areas of Lexington where 3 acres of land can be assembled, a PUD could include:

- All types of residential development—note that of the 11 residential use categories, 9 are by right and 2 are conditional (fraternity/sorority houses and Multi-family Dwelling)
- All types of commercial development note that some 69 potential uses could be proposed.
- All types of industrial development can occur, there are 6 uses in the matrix.

In addition, if adopting the current approach of a separate master plan, the current proposed amendments will eliminate two significant conditions: open space requirements (30% encouraged but not required) and density (to be established by City Council). Parking is also negotiable.

### 3. Where can PUDs be proposed?

Before the 2017 amendments, PUDs in Lexington were allowed in residential areas. After the 2017 amendments, PUDs areas were expanded into areas designated as mixed use, commercial use, and special planning areas on the future land use map. Interestingly, there is no clear reference to use in residential areas within Article V-PUD of the 2017 Zoning. Table 1 below helps to understand the evolution of areas where PUDs could be develop in Lexington.

<b>Table 1</b>	<b>Areas/Uses</b>	<b>Notes</b>
PUD <2017	Residential	<ul style="list-style-type: none"> <li>• Authorized in all residential districts</li> </ul>
2017 PUD	Mixed Use, Commercial Use, Special Planning Area	<ul style="list-style-type: none"> <li>• Mixed-Use &amp; parts of McLaughlin Street (Now RLC),</li> <li>• Commercial Use C1 &amp; C2 (confirm C1),</li> <li>• Special Planning Areas were coterminous with boundaries of C-2 Commercial Use--60 East and South Lex.</li> </ul>
2020 Comp Plan	Suburban Neighborhood, Traditional Neighborhood, Mixed Use Neighborhood, Commercial Center	<ul style="list-style-type: none"> <li>• Residential for suburban and traditional neighborhoods,</li> <li>• Mixed use that includes RLC in four areas and Commercial Center includes 60 East and South Lexington but not downtown (confirm)</li> </ul>
2021 Text Amendments	Mixed Use, Downtown Center C-1), Commercial Center C-2, Opportunity Areas.	<ul style="list-style-type: none"> <li>• Four mixed use areas,</li> <li>• Downtown center is added,</li> <li>• Commercial included 60 East and South Lex.</li> <li>• Five opportunity areas <ul style="list-style-type: none"> <li>○ Mclaughlin mixed use,</li> <li>○ Spotswood (partial of mixed use area)</li> <li>○ East Lexington residential.</li> <li>○ 60 East and South Lex.</li> </ul> </li> </ul>

Given that the future land use map and zoning designations have changed over time, it isn't easy to picture where PUDs can occur in Lexington. Table 2 below illustrates where the PUDs could happen and the differences among the different Zoning text and the Comp Plan.

<b>Table 2</b>				
Uses	"Old PUD"	2017 Zoning Update	2020 Comp Plan	2021 proposed Text Amendment
Residential				
Suburban Neighborhood				
Traditional Neighborhood				
Mixed Use				
Downtown		Confirm Yes or No	Confirm Yes or No	
Commercial Center				
'Opportunity Zones'				

As noted earlier, the "Old PUD" was designated for residential areas. In 2017, this was expanded to include Mixed use neighborhoods and Commercial Centers and for some reason did not mention residential areas.

The 2040 Comprehensive Plan includes PUDs in the Future Land Use Map (see future land use page 99) for: Suburban Neighborhoods, Traditional Neighborhood, Mixed-Use Neighborhood and Commercial Center. There is no mention of Opportunity Zones.

The proposed amendments in 2021 further expand the areas to include the downtown 'center' and opportunity zones and does not reference residential development.

As noted earlier, the implication of the proposed amendments given the approach of treating the PUD as a special area is that any mix of residential, commercial, or industrial development could be presented for the mixed-use neighborhoods, the downtown, the two commercial areas, and all opportunity zones.

#### **4. The Review and Approval Process**

In the current (2017) code as well as the proposed amendments, the sequencing of the review and approval process includes the City Council, the Zoning Administrator, and the Planning Commission.

1. The applicant files a rezoning request with the Zoning Administrator, including a narrative, existing conditions map, and a master plan.
2. The Planning Commission reviews the preliminary master plan, considers it at a public hearing and forwards its recommendations to City Council.
3. City Council reviews the master plan, considers it at a public hearing, and once approved, all accepted conditions and proffers are enforceable by the Zoning Administrator.
4. The Zoning Administrator approves the site plan within 60 days.

It is important to note that the rezoning application is considered a waiver under the existing zoning ordinance if the PUD conflicts with the Zoning and Sub-Division ordinance. The City Council can request specific waivers or modifications after a public hearing.

While the four-step process may seem straight forward, there are complications. For example, if the City Council establishes the density as part of the PUD zoning, at what point does this occur? Before the process starts or after the PUD proposal has started? At what point are the waivers approved? What will be the basis for the Planning Commission to make a recommendation? Note other discretionary items include open space and parking.

The density example noted above leaves the process open to negotiation with unknown outcomes. More recent planning practice is moving away from this approach. Would it not be more straightforward if the applicant knew the development parameters ahead of time and what flexibility was available?

## **Appendix. Staunton and Blacksburg PUDs**

### Staunton

"Residential areas thus established would be characterized by a unified building and site development program, open space for recreation, and the provision for commercial (in R-3 and R-4 districts only), religious, educational, and cultural facilities which are integrated with the total project by unified architectural and open space treatment. In order to accomplish these objectives, the customary district regulations may be modified; provided, *that overall population densities do not exceed the densities of specific residential districts*. A planned residential development shall be permitted in any R-1, R-2, R-3, R-4, and P-1 districts."

### Blacksburg

"This district is established to encourage innovative and creative design, promote efficient use of land, protect surrounding property and natural features of the land and allow flexible application of development controls for uses of all kinds. These goals shall be accomplished through various measures, such as permitting a wider range of densities and uses to be developed in accordance with a master plan, establishing performance criteria which allow clustering of uses or densities in various areas of a site in exchange for increased open space or other amenities. The PUD district includes the planned unit residential development (PUD-R), planned unit commercial development (PUD-C) and planned unit industrial park (PUD-IP).<sup>1</sup>

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<sup>1</sup> **A Legal Guide to Urban and Sustainable Development for Planners, Developers and Architects**, [Daniel K. Slone](#), [Doris S. Goldstein](#), [W. Andrew Gowder \(With\)](#), August 2008



**Green Infrastructure Working Group  
Scope of Work Draft (Ver 7) for Discussion March 31, 2020**

Lexington’s Planning Commission enthusiastically embraces the call from the Lexington Comprehensive Plan 2040 to “continue using the Green Infrastructure Working Group (GIWG) concept to steer the development of a Green Infrastructure Plan.”

While the Planning Commission would prefer to undertake a fully funded Green Infrastructure study and plan, funding and staff resources are currently not available. Rather than waiting for funding, the Planning Commission recommends that this multi-year initiative begin with the reconvening of a Green Infrastructure Working Group (see Appendix 1) that provided advice and recommendation to draft the Green Infrastructure Chapter in the Comprehensive Plan. The working group will be asked to develop a **Green Infrastructure Concept Plan** and identify potential projects and possible funding sources. The Working Group would accept that the Commission prioritizes its support for GI-1.3 of the Comprehensive Plan to:

“Undertake a City-wide green infrastructure assessment and develop a Plan to create a continuous publicly-accessible green infrastructure network that connects neighborhoods, destinations within the City, waterways, and regional assets”

Convening the group for its initial meeting will be the responsibility of Planning Commission; subsequent work sessions will be scheduled and structured by the Working Group. Additional members of the working group can be considered. The Planning Commission can nominate two members to participate in the GIWG who will serve as liaisons to Commission to provide progress updates until the Working Group is ready for a presentation to Planning Commission and, subsequently to the Lexington City Administration and the Lexington City Council.

The GIWG will use the Comprehensive Plan’s Green Infrastructure chapter as a starting point but is not limited to the goals and strategies contained in that chapter. In addition, the working groups should also consider related goals and strategies identified in the Comprehensive Plan. It is suggested the working group consisting of 15 members undertake its efforts from May to September 2021 and organize its activities into two three-months phases outlined below. It is also suggested that the Group meet at least monthly.

- **Scoping** (a) Develop a concept plan and scoping document that will guide the development of a Green Infrastructure plan (see six steps in Appendix 2). Activities may include: (a) setting the goals and objectives of a GI Plan; (b) identify key data and information that should be collected to create a baseline and the potential means to collect the information noting what can be accomplished with potential partners and what would require funding to access external expertise; and (c) undertake research on best practices.
  - **Timeframe: May to July 2021**
  - **Outcome: A summary report and presentation to the Planning Commission.**
- **Identify Programs, Studies and Projects.** The Working Group will identify short-term low/no cost actions as well as medium- and longer-term recommendations. In developing its

recommendations, the GIWG would note what work can reasonably be done by its members, what work can reasonably be done by City staff, and what studies and work should reasonably be sourced to external technical expertise.

- **Timeframe: July-Sept 2021**
- **Outcome: Recommended initiatives and a draft work plan for GI initiatives.**

Work which the GIWG believes can be done with assistance from City Staff will need review and approval from the City Manager and appropriate Department Heads. Work which the GIWG believes should be outsourced will need to be considered by the City Manager for recommendation to City Council during Capital Improvement Plan and City budgeting processes. In addition, sources of grant funding can be identified.

Planning Commission appreciates the willingness of the GIWG to continue its previous efforts in support of developing a Green Infrastructure Plan for Lexington. We appreciate the time, technical expertise, and vision of all members undertaking this endeavor. Given the volunteer nature of this arrangement, Planning Commission offers the above activities and dates as suggestions and remains hopeful that the programs, studies, and projects options identified can be recommended in time for the annual budgeting timeline.

Thank you for your work in ensuring the quality of life of Lexington.

## Appendix 1. Working Group Members

### Previous Working Group

1. Lexington City. Arne Glaser, Planning Director
2. Rockbridge County, Chris Slaydon, Planning Director
3. Red Newt's Bike Shop, Dave Walsh
4. VMI, Dale Brown
5. W&L, Hugh Latimer
6. Carilion Clinic, Community Health Coordinator, Holly Ostby
7. RACC, Lee Merrill
8. Boxerwood, Elise Sheffield
9. ABL Landscape Architecture, Arthur Bartenstein,
10. Natural Bridge Soil & Water Conservation District, Sandra Stuart
11. Planning Commission, John Driscoll
12. Planning Commission, Jamie Goodwin
13. Craig Vinecomb, formally of Boxerwood, now with Rockbridge Area Health Center
14. Charles Aligood, Resident, elected to City Council in 2020

### New Working Group TBC.

1. Lexington City. Arne Glaser, Planning Director
2. Rockbridge County, Chris Slaydon, Planning Director
3. Red Newt's Bike Shop, Dave Walsh
4. VMI, Dale Brown
5. W&L, Hugh Latimer
6. Carilion Clinic, Community Health Coordinator, Holly Ostby
7. RACC, Lee Merrill
8. Boxerwood, Elise Sheffield
9. Boxerwood, Craig Vinecomb now with Rockbridge Area Health Center
10. ABL Landscape Architecture, Arthur Bartenstein,
11. Natural Bridge Soil & Water Conservation District, Sandra Stuart
12. Planning Commission, Pat Bradley
13. Planning Commission, John Driscoll
14. Rockbridge, NAACP
15. 50 Ways Environmental Committee



## Appendix. 2

### Six Steps for Developing a Green Infrastructure Plan

Source: Karen Firehock and R. Andrew Walker, Strategic Green Infrastructure Planning, a Multi-scale Approach, The green Infrastructure Center Inc. 2015

#### THE SIX STEPS

To create a green infrastructure plan, you should follow these six steps:

**Step 1. Set Goals:**

What does your community or organization value? Determine which natural assets and functions are most important to you.

**Step 2. Review Data:**

What do you know or need to know, to map the values identified in Step 1?

**Step 3. Make Asset Maps:**

Map your community's highest-valued natural assets that contribute to a healthy ecology and also support cultural and economic values –Based on the goals established in Step 1 and data from Step 2.

**Step 4. Assess Risks:**

What assets are most at risk and what could be lost if no action is taken?

**Step 5. Determine Opportunities:**

Determine opportunities for protection or restoration. Based on those assets and risks you have identified; determine which ones could or should be restored or improved? And which need the attention soonest?

**Step 6. Implement Opportunities:**

Include your natural asset maps in both daily and long-range planning such as park planning, comprehensive planning and zoning, transportation planning, tourism development and economic planning.

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