

LEXINGTON PLANNING COMMISSION

July 14, 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 June 23, 2022*
4. **CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA**
5. **NEW BUSINESS**
 - A. Elect Chairperson
 - 1) Nominations
 - 2) Motion & Vote
 - B. Elect Vice-Chairperson
 - 1) Nominations
 - 2) Motion & Vote
 - C. EC COA 2022-01: An application by Lloyd McCarthy, Dewberry Engineers, Inc. for Tesla, Inc. for the installation of a Tesla electric vehicle charging station with 8 charging posts and new signage at the Sheetz location at 600 East Nelson Street (Tax Map #30-1-12B).
 - 1) Staff Report*-
 - 2) Applicant Statement –
 - 3) Public Comment –
 - 4) Commission Discussion & Decision –
 - D. SP 2022-01: An application by Lloyd McCarthy, Dewberry Engineers, Inc. for Tesla, Inc. requesting approval of a site plan for the installation of a Tesla electric vehicle charging station with 8 charging posts at the Sheetz location at 600 East Nelson Street (Tax Map #30-1-12B).
 - 1) Staff Report* -
 - 2) Applicant Statement –
 - 3) Public Comment –
 - 4) Commission Discussion & Decision –
 - E. 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: Ongoing
 - 5) Reprogram Traffic Signals Downtown: Complete
 - 6) Assess Stormwater Fees: Tabled until next year
 - 7) Green Infrastructure Group: Ongoing
- 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, June 23, 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
 P. Bradley
 J. Driscoll
 Matt Tuchler

City Staff:

Arne Glaeser, Planning Director
 Kate Beard, Administrative Assistant

Absent: B. Shester, Vice-Chair
 Leslie Straughan, Council Liaison

CALL TO ORDER

Chair Goodin called the meeting to order at 5:03 p.m.

AGENDA

The agenda was unanimously approved as presented. (N. Betts / P. Bradley)

MINUTES

The minutes from the June 9, 2022 meeting were unanimously approved as presented. (P. Bradley / N. Betts)

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA

None

NEW BUSINESS

A. ZOA 2021-04: Annual Zoning Ordinance Amendments. Planned Unit Development (PUD)

1) Continued discussion of PUD text amendment –

A. Glaeser reminded the Commission that it had completed a first pass and suggested changes for sections 1-10 of the existing PUD language in the zoning ordinance. He said he hoped to do the same for the remaining sections during this meeting and then circle back for additional discussion of individual sections during future discussions as necessary.

During discussion of the Parking section of the existing text, Commissioners Goodin and Driscoll questioned whether the first sentence's specific reference to City Council implied something unusual about the approval process for parking. A. Glaeser clarified that approval would be through the standard public hearing process and that the sentence could be amended to read "for consideration by the City." J. Driscoll suggested adding language encouraging that parking be located behind the building rather than between the building and the street, similar to the language included in the Harrisonburg regulations included in the supplemental materials. Responding to a question from J. Goodin, A.

Glaeser stated that parking lot lighting and landscaping requirements would be governed by the Parking Lot section of the zoning ordinance. In response to a question posed by J. Driscoll, A. Glaeser noted additional language, perhaps similar to the criteria used for the approval of an Institutional Master Plan, could be added to paragraph D of the Application for rezoning section.

During review of the Utilities section, there appeared to be agreement to replace “telephone” with “telecommunication lines.”

A. Glaeser prefaced the discussion of the Application for rezoning section by pointing out that a PUD proposal is both a map and a set of regulations, whereby the applicant would actually be supplying their own zoning text for the district as well as site level detail at the rezoning stage. He explained this level of detail should allow the City to comfortably make a determination on the variances being requested. He cautioned that including too many requirements upfront could discourage developers from pursuing this type of development.

There was discussion, and differing understandings, of where the new district would/could be located in the City, as well as whether it should be written as a base district or as an overlay. After extended discussion, there was general agreement that the only areas being considered for the new district were the C-2 zoning district opportunity areas along E. Nelson and S. Main Streets, with the possibility of slightly different regulations for each area. There was also general agreement that the Planned Development – Mixed Use District should be written as a separate base district and not as an overlay. Several Commissioners pointed out that the final text should clearly state which opportunity area(s) are subject to the planned mixed-use district. P. Bradley suggested adding that language to the first sentence of the Intent and purpose section.

Returning to the Application for rezoning section of the text, A. Glaeser suggested adding building heights to the list of items required in the preliminary master plan (section 5.13.A.). The suggestion was made to call the master plan required for this district the PD-MU master plan to distinguish it from the Campus Master Plan required in the I-1 overlay district. There was a suggestion to amend the text of section 5.13.A.viii to “List of exceptions or differences from the underlying zoning.”

At J. Driscoll’s request, the Commission returned to the Parking section to discuss whether to include requirements for or encouragement of bicycle parking and electronic vehicle charging. P. Bradley suggested both could be added to the list of items to be considered.

During discussion of the Waivers and Modifications section, A. Glaeser offered that he read this section as reinforcing the planned development process whereby a variance may be approved by City Council through the public hearing process rather than through the Board of Zoning Appeals. A suggestion was made to amend the final sentence to read “to be considered by the City after public hearings.” Noting that the PD-MU would essentially be a set of variances/waivers, P. Bradley asked if the final section was necessary. A. Glaeser suggested that the I-1 district may contain clearer language that could be used to clarify the process for amending a PD-MU master plan. M. Tuchler suggested changing the title of the section to Adjustments or Amendments to the PD-MU master plan.

J. Driscoll suggested amending the first sentence of the Setback regulations section to read "... review and approval of the PD-MU master plan." A. Glaeser said staff would endeavor to make that language consistent throughout the text.

J. Driscoll asked if affordable housing should be encouraged. N. Betts answered affirmatively and suggested incorporating a residential requirement similar to one of the examples from other jurisdictions included in the supplemental meeting materials. J. Goodin suggested the Commission consider both density and the maximum allowable number of unrelated individuals per dwelling.

J. Driscoll suggested staff review language from the Comprehensive Plan to be added to the Intent section. He also suggested including the Comprehensive Plan's design principles for the opportunity and mixed-use areas somewhere in the text.

There was some discussion of holding a work session to engage the public once this amendment is closer to a final draft.

2) Public Comment - none

OTHER BUSINESS

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

- Five Notice of Violation letters were mailed, 4 were for occupancy violations for residences on Senseny Lane and 1 was for an unregistered short term rental on Carruthers Street.
- The GIS parcel map was updated, including the Institutional Overlay.
- There is a purchaser interested in the 7 lots on Lions Court. The rights of way and utilities were not dedicated in 2001, so the City is now working with the City Attorney on the dedication process.
- City staff met with VDOT regarding the N. Main Street Smart Scale project. VDOT intends to present 30% design drawings to the public at the end of September.
- The City is soliciting an ALTA survey, title report and Phase I environmental site assessment for the Spotswood property, to be concluded within 45 days per the contract.
- The Threshold Housing Commission met on June 22nd.

B. Catalyst Project Updates

- 1) Green Infrastructure Group – J. Driscoll reported the final report may be ready to be presented to the Planning Commission in July.

J. Driscoll asked that the minutes reflect the Planning Commission's appreciation of Director Glaeser's guidance and recommendations during the Washington & Lee Campus Master Plan amendment process. He also thanked K. Beard for the "excellent minutes which become an important part of the public record."

Commissioners Betts and Bradley thanked Commissioner Goodin for his excellent service as Commission Chair, for his hard work and service to the community, and for the innovations he

introduced to the Commission. In turn, J. Goodin thanked his fellow Commissioners, saying his experience had been one of the most rewarding professional endeavors of his life thus far.

CITY COUNCIL REPORT -

None

ADJOURN

The meeting was adjourned at 6:37 pm with unanimous approval. (J. Goodin / P. Bradley)

J. Goodin, Chair, Planning Commission

Staff Report & Recommendation
Entrance Corridor Certificate of Appropriateness
EC COA 2022-01 – 600 East Nelson Street Tesla Charging Station

Project Name	Tesla Electric Vehicle Charging Station Installation
Property Location	600 East Nelson Street
Zoning	Entrance Corridor Overlay District (EC), C-2 (General Commerce) Commercial Zoning District
Owner/Applicant	East Nelson Street LLC/Lloyd McCarthy

OVERVIEW OF REQUEST

This is a request for a Certificate of Appropriateness for the installation of a Tesla electric vehicle charging station with 8 illuminated charging posts and associated equipment at the Sheetz location at 600 East Nelson Street. The parcel is located in the Commercial General Commerce (C-2) zoning district and in the Entrance Corridor Overlay District (EC).

Six parking spaces are located at the southeast corner of the subject parcel between the existing dumpster and the air pump/propane gas storage cabinet location. The proposal includes widening the area to create a total of 8 parking spaces, while leaving in place the existing dumpster, as well as the air pump and propane gas storage cabinet. Two lamp posts will be relocated slightly to allow the widening of the curbs to accommodate the two extra parking spaces, and the landscaping will be temporarily removed and replaced. Eight charging posts will be installed, one for each of the eight parking spaces, and the associated electrical equipment will be installed in a corral attached to the rear of the existing dumpster. A concrete block wall with a brick façade is to be constructed to screen the required electrical equipment, and the brick façade will match the brick on the wall that currently screens the dumpster. Four “10 minute general parking” signs and four “Tesla vehicle charging only” signs will be installed and each of these signs is 12” by 12” in size.

photograph of existing site conditions



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Entrance Corridor Certificate of Appropriateness
EC COA 2022-01 – 600 East Nelson Street Tesla Charging Station

Photographs of similar charging station located in Rockbridge County



APPLICABLE ZONING DISTRICT SECTIONS

A “gasoline station” is a permitted use in the C-2 zoning district and the addition of electric vehicle charging stations is considered a permitted accessory use to the gasoline station. (Staff recommends “gasoline station” be amended to “automobile fueling station” during the next zoning ordinance update).

APPLICABLE SIGNAGE REGULATIONS

Section 420-13.2 of the sign regulations requires a sign permit before a sign may be erected, constructed, posted, painted, altered, or relocated. A sign at the entrance of Sheetz advertising the Tesla vehicle charging station is not proposed. The only signage proposed are four enabled “10 minute general parking” signs and four dedicated “Tesla vehicle charging only” signs. These eight signs are 1 square foot in display area each and are considered “minor” signs. The Tesla logo on the charging posts, while containing a commercial message, is not counted as signage, similar to the way messages on gas pumps are currently not counted as signage.

According to the Zoning Ordinance, minor signs are wall or freestanding signs not exceeding one square foot in area, nor exceeding four feet in height, and not illuminated. Examples include no trespassing signs, displays of building address, security warning signs, on-site directions signs, and the like. Minor signs not exceeding three total signs per street frontage per parcel are exempt from the permitting requirements per Section 420-13.3.C of the Zoning Ordinance. Minor signs in excess of three per street frontage will therefore require a sign permit and a sign permit will be issued with the approval of this EC COA request.

Section 420-13.6 of the sign regulations allows any business located within a C-2 zoning district to display no greater than 100 square feet of signage per building street frontage and individual signs are limited in their size and placement according to the table included in Section 420-13.6. Staff admittedly did not tally up all of the signage on the subject parcel to ensure the total does not exceed 200 square feet of display area because it is highly unlikely the 8 additional square feet of display area proposed will exceed the 200 square feet allowed for the subject parcel. (Staff recommends a future zoning text amendment to consider a greater allowance of minor signs for parking spaces to address the potential need for additional electric vehicle parking signage and additional handicapped vehicle parking signage.)

Section 420-13.9 requires illuminated signs to be illuminated in such a way that light does not shine into on-coming traffic, affect highway safety, or shine directly into a residential dwelling unit zoned R-1, R-2, or R-M. The only illuminated commercial messages are the Tesla logos on the charging posts and the limited illumination from each charging post will not affect highway safety and will not shine directly into a residential dwelling unit.

APPLICABLE ENTRANCE CORRIDOR REGULATIONS

Section 420-6.6.A requires a Certificate of Appropriateness be approved by the Planning Commission prior to 1) building permit issuance for exterior building modifications, 2) site plan approval, and 3) exterior color changes to a building or to a sign.

Staff Report & Recommendation
Entrance Corridor Certificate of Appropriateness
EC COA 2022-01 – 600 East Nelson Street Tesla Charging Station

Section 420-6.7.B allows the Planning Commission to consider any architectural feature which influences appearance, such as, but not limited to, motif and style, color, texture and materials, configuration, orientation, mass, shape, height and location of buildings, location and configuration of parking areas, landscaping and buffering.

Section 420-6.8 states all applications for entrance corridor certificates of appropriateness must satisfy the design standards for landscaping, signage, architecture, site planning, and lighting. Staff is of the opinion the landscaping design standards are not applicable in this case because the existing landscaping that is adjacent to the proposed electric vehicle charging stations will temporarily be removed and then replaced at the conclusion of construction. The signage design standards are applicable because of the additional signage that is proposed. The architecture design standards are applicable because of the proposed wall to screen the associated electrical equipment which will match, in construction and detail, the adjacent wall used to screen the existing dumpster. The site planning design standards are applicable and the minor site amendments proposed will not violate the listed standards. The lighting standards are also applicable and easily met since the two parking lot light posts will be relocated only a few feet each.

A. Landscaping.

1. Landscaping shall be used to soften the visual impact of development and enhance the appearance of the area.
2. Landscaping shall be sufficient to soften the visual effects of parking lots, reduce the effective visual mass of large buildings and provide screening between development, the street and surrounding lots.
3. Landscape buffers shall be provided adjacent to public streets of sufficient size to permit street trees and plantings to be installed to reduce the visibility into parking lots.
4. Landscaping shall be compatible with landscaping on adjacent properties.

B. Signage.

1. Each parcel shall have an overall sign plan which reflects a consistent style and specifies the size and color scheme for proposed signage.
2. Materials used in signs and their support structures should reflect the building served by the sign.
3. Sign colors should be harmonious with the building which they serve.

C. Architecture.

1. Materials, colors and general style of buildings within a development should be coordinated.
2. Heating and air-conditioning units, ventilation units, and mechanical equipment shall be screened from view from public streets.
3. Loading docks, trash containers and mechanical equipment shall be screened from view from public streets.
4. The effective visual mass of large buildings should be reduced by variations in roofline, building angles, dimensional relief, color, architectural detailing and landscaping.
5. Architectural styles, building and roofing materials, and colors shall be reflective of the traditional architecture of Lexington. This may be accomplished through building scale,

Staff Report & Recommendation
Entrance Corridor Certificate of Appropriateness
EC COA 2022-01 – 600 East Nelson Street Tesla Charging Station

materials and forms, all of which may be embodied in architecture which is contemporary as well as traditional.

6. Trademark buildings and related features shall be modified to meet these design standards.

D. Site planning.

1. Parking lot layouts shall respond to the topographic characteristics of the site.
2. The number of access points to parking lots from a street will be minimized and shall relate to other existing curb cuts whenever possible.
3. Parking lots will be interconnected on adjacent parcels whenever possible.
4. Small, landscaped and interconnected parking lots, rather than large, central parking lots, shall be encouraged.
5. Parking lots shall not dominate the image of a site.
6. Pedestrian access from the sidewalk into individual project sites, as well as within sites and between sites, shall be provided.

E. Lighting.

1. Lighting should be of uniform style for each project site.
2. Lighting should be contained within the site and designed to limit spillover and minimize the amount of light that is directed to the sky.
3. Light poles shall not exceed 24 feet in height.

STAFF RECOMMENDATION

While the subject parcel is highly visible from E. Nelson Street, the location for the proposed electric vehicle charging station is only visible from the Bypass off-ramp. The proposed improvements do not appear to be in conflict with the Entrance Corridor design standards and staff recommends approval of the proposed installation of the Tesla electronic vehicle charging station at 600 East Nelson Street. The proposed charging station also meets a Comprehensive Plan strategy (TR 2.3) to support the development and siting of e-vehicle charging stations and facilities to assist with the transition to lower emission vehicle use.

SUGGESTED MOTION

I move to approve/deny the Entrance Corridor Certificate of Appropriateness application EC 2022-01 for the installation of a Tesla electric vehicle charging station with eight charging posts and associated equipment and signage at 600 East Nelson Street as proposed by the applicant.



www.lexingtonva.gov

Planning & Development Department
300 East Washington Street
Lexington, Virginia 24450
Phone: (540) 462-3704 Fax: (540) 463-5310

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS – ENTRANCE CORRIDOR OVERLAY DISTRICT

Applicant¹

Name: Lloyd McCarthy Phone: (919) 539-4338

Company: Dewberry Engineers, Inc. for Tesla, Inc. Fax: _____

Address: 2610 Wycliff Road, Suite 410, Raleigh, NC 27607 Email: lmccarthy@Dewberry.com

Applicant's Signature: *LDMcCarthy* Date: 5/7/2022

Property Owner

Name: East Nelson Street LLC Phone: _____

Address: 5700 Sixth Avenue Altoona, PA 16602 Email: *david.talebium@gmail.com*

Owner's Signature: *[Signature]* Date: *5/7/22*

Architect/Designer

Name: David Revette Phone: 973-576-9639

Company: Dewberry Engineers, Inc Fax: _____

Address: 600 Parsippany Blvd, Ste. 301 Parsippany, NJ 07054 Email: drevette@dewberry.com

Administration

Application is hereby made to the Lexington Planning Commission for a Certificate of Appropriateness (COA) to make repairs, alterations, or improvements in the Entrance Corridor in accordance with Chapter 28, Article XV of the Lexington City Code.

This document shall constitute a valid COA upon its completion and execution by the Chairperson or Acting Chairperson of the Planning Commission. The recipient of a COA is responsible for obtaining any and all other certificates and permits required by the Code of the City of Lexington through the Office of the Planning and Development Administrator.

1. Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.



www.lexingtonva.gov

Planning & Development Department
 300 East Washington Street
 Lexington, Virginia 24450
 Phone: (540) 462-3704 Fax: (540) 463-5310

Proposal Information² (attach list of properties if request includes multiple properties)

Address (or location description): 600 East Nelson Street

Tax Map: 30-1-12B Deed Book and Page #: 120003316 Pg. 0019

Acreage: 3.14 AC Zoning (attach any existing conditions or proffers): _____

Property Doing Business As: Sheetz

2. Any application deemed incomplete by staff will not be accepted.

Alteration Description (complete a City Sign Permit Application for sign alterations)

I. Please check action(s) for which this COA is requested:

- Remodeling or renovation of the exterior of a building
- Total restoration of the exterior of a building
- Removal of any architectural element
- Painting of any building exterior
- Cleaning of wall surfaces or architectural elements
- Repair of all surfaces or architectural elements
- Any removal, alternation, repair, or construction of amenities such as fences or walls
- Demolition of part or all of an existing building
- Moving a building (complete Part III)
- Construction of a new building (complete Part III)
- Construction of any addition to an existing building (complete Part III)

II. For **ALL** projects, please attach the following:

- Photographs or drawings from the site showing adjoining structures, streets, and sidewalks
- Scale drawings of the improvements
- Detailed drawings of significant decorative or architectural elements
- Indication of exterior lighting adequate to determine its character and impact on the public and adjoining properties
- Samples of exterior materials and paint colors to be used
- Any other documentation or visual aid necessary to determine compliance with § 420-141 of the Lexington City Code

III. For **NEW CONSTRUCTION**, please provide the above attachments in addition to the following:

- Dimensions, orientation, and acreage of each lot or plot to be built upon
- Layout of the project and its relation to surrounding structures
- Location of points of entry and exit for motor vehicles and internal vehicular circulation pattern and parking facilities
- The size, shape, and location of existing and proposed construction on the parcel
- Location of walls, fences, and railings, and the indication of their height and the materials of their construction



www.lexingtonva.gov

Planning & Development Department
300 East Washington Street
Lexington, Virginia 24450
Phone: (540) 462-3704 Fax: (540) 463-5310

THIS SECTION TO BE COMPLETED BY STAFF ONLY

Application Fee: \$100 – Sign Permit Application Fee: \$50 Amount Paid: _____

Case Number: EC-COA-_____ - _____

Date Received: _____ Received By: _____

Staff Review

- Applicant's project would meet all district requirements.
Applicant fails to meet the district requirements.

Comments: _____

Planning and Development Director _____ Date _____

Action by Planning Commission

- Approved
Denied

Comments: _____

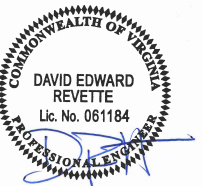
Chairperson, Planning Commission _____ Date _____



3500 DEER CREEK ROAD
PALO ALTO, CA 94304
(650) 681-5000



Dewberry Engineers Inc.
600 PARSIPPANY ROAD
SUITE 301
PARSIPPANY, NJ 07054
PHONE: 973.739.9400
FAX: 973.739.9710



DAVID EDWARD REVETTE
VA P.E. LICENSE 0402061184

DRAWN BY: BJR

CHECKED BY: SES

APPROVED BY: DER

PROJECT #: 50123704

JOB #: 50138571

SUBMITTALS

REV.	DATE	DESCRIPTION
1	06/03/22	ISSUED FOR PERMITS
0	04/05/22	ISSUED FOR PERMITS
A	04/05/22	ISSUED FOR 100% REVIEW

SITE NAME:

SHEETZ # 514 -
LEXINGTON, VA
TRT ID: 18840

SITE ADDRESS:

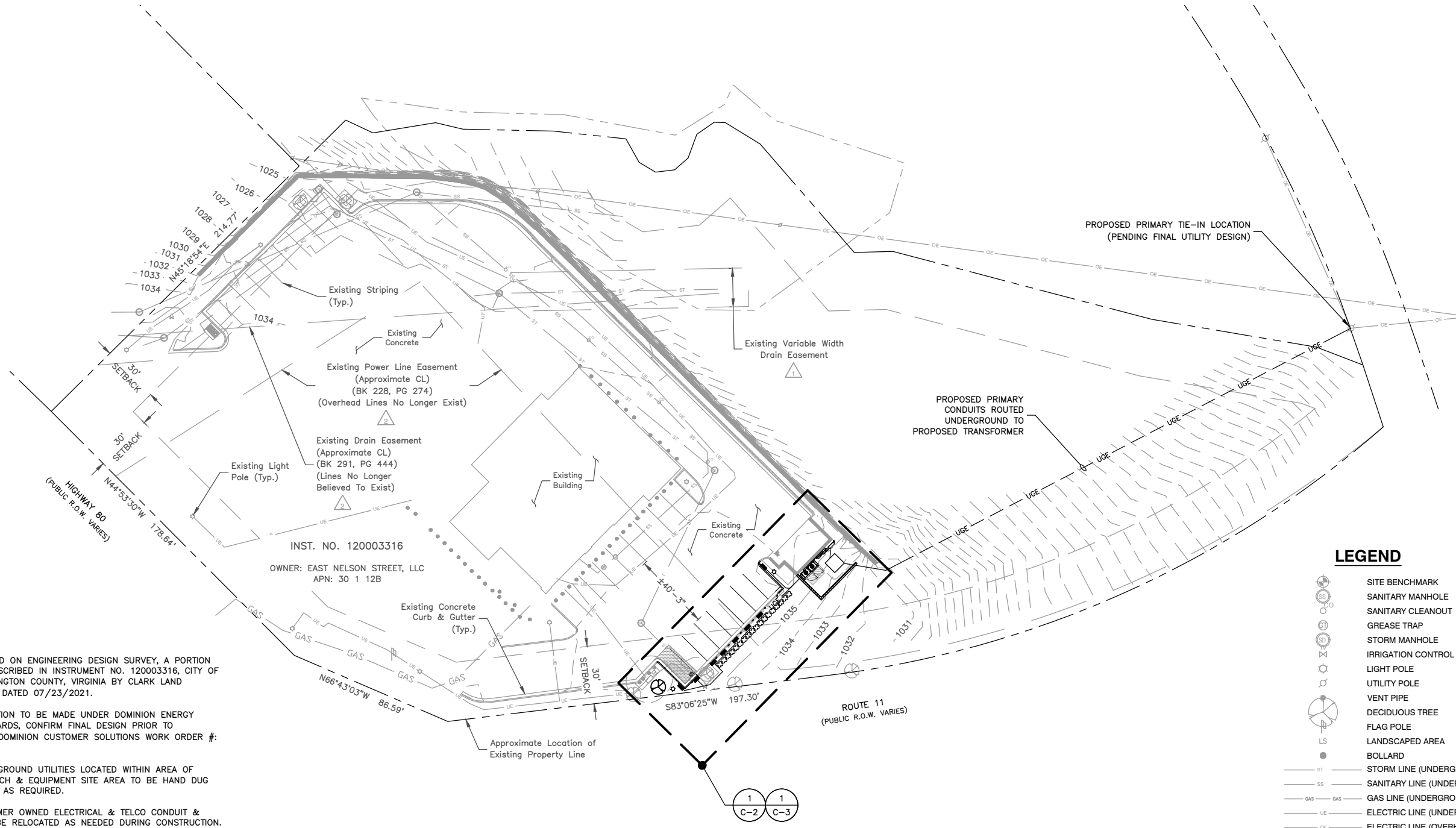
600 E NELSON ST
LEXINGTON, VA 24450

SHEET TITLE

SITE PLAN

SHEET NUMBER

C-1

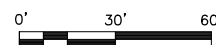


LEGEND

- SITE BENCHMARK
- SANITARY MANHOLE
- SANITARY CLEANOUT
- GREASE TRAP
- STORM MANHOLE
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- UTILITY POLE
- VENT PIPE
- DECIDUOUS TREE
- FLAG POLE
- LANDSCAPED AREA
- BOLLARD
- STORM LINE (UNDERGROUND)
- SANITARY LINE (UNDERGROUND)
- GAS LINE (UNDERGROUND)
- ELECTRIC LINE (UNDERGROUND)
- ELECTRIC LINE (OVERHEAD)
- TELEPHONE LINE (UNDERGROUND)
- GUARD RAIL
- PROPERTY LINE
- CONCRETE AREA
- EXCEPTION NUMBER

SITE PLAN

SCALE: 1"=60' FOR 11"x17"
1"=30' FOR 22"x34"



NOTES:

1. SITE PLAN BASED ON ENGINEERING DESIGN SURVEY, A PORTION OF LAND AS DESCRIBED IN INSTRUMENT NO. 120003316, CITY OF LEXINGTON, LEXINGTON COUNTY, VIRGINIA BY CLARK LAND SURVEYING INC. DATED 07/23/2021.
2. UTILITY CONNECTION TO BE MADE UNDER DOMINION ENERGY UTILITIES STANDARDS, CONFIRM FINAL DESIGN PRIOR TO CONSTRUCTION, DOMINION CUSTOMER SOLUTIONS WORK ORDER #: 10459376.
3. EXISTING UNDERGROUND UTILITIES LOCATED WITHIN AREA OF PROPOSED TRENCH & EQUIPMENT SITE AREA TO BE HAND DUG AND RELOCATED AS REQUIRED.
4. EXISTING CUSTOMER OWNED ELECTRICAL & TELCO CONDUIT & EQUIPMENT TO BE RELOCATED AS NEEDED DURING CONSTRUCTION.
5. ELECTRICAL PRIMARY TIE-IN LOCATION AND SCOPE TO BE CONFIRMED W/UTILITY PRIOR TO CONSTRUCTION.
6. EXISTING STORM DRAIN INLETS TO BE COVERED WITH SILT BAG DURING CONSTRUCTION.
7. MINIMUM 10 FOOT CLEARANCE TO BE KEPT FROM EDGE OF PROPANE STORAGE.
8. CONTRACTOR TO SUBMIT SITE SPECIFIC STORM WATER DROP INLET DRAWING FROM PRE-CAST MANUFACTURER TO ENGINEER FOR REVIEW/APPROVAL TO ORDER.

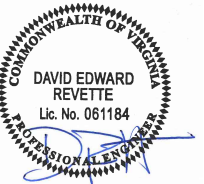
APPROVED PRE-CAST MANUFACTURERS:
- OLDCASTLE INFRASTRUCTURE
- CONCRETE PIPE AND PRECAST
- CPS PRECAST
- EQUAL SUPPLIERS MAY BE CONSIDERED. SUBMIT QUALIFICATIONS TO ENGINEER FOR REVIEW/APPROVAL.
9. CONTRACTOR TO REFERENCE DRAINAGE ANALYSIS DATED 03/04/22 BY DEWBERRY ENGINEERS.
10. PROJECT TO MEET ALL VIRGINIA STORMWATER REQUIREMENTS.



3500 DEER CREEK ROAD
PALO ALTO, CA 94304
(650) 681-5000



Dewberry Engineers Inc.
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PARSIPPANY, NJ 07054
PHONE: 973.739.9400
FAX: 973.739.9710



DAVID EDWARD REVETTE
VA P.E. LICENSE 0402061184

DRAWN BY: BJR

CHECKED BY: SES

APPROVED BY: DER

PROJECT #: 50123704

JOB #: 50138571

SUBMITTALS

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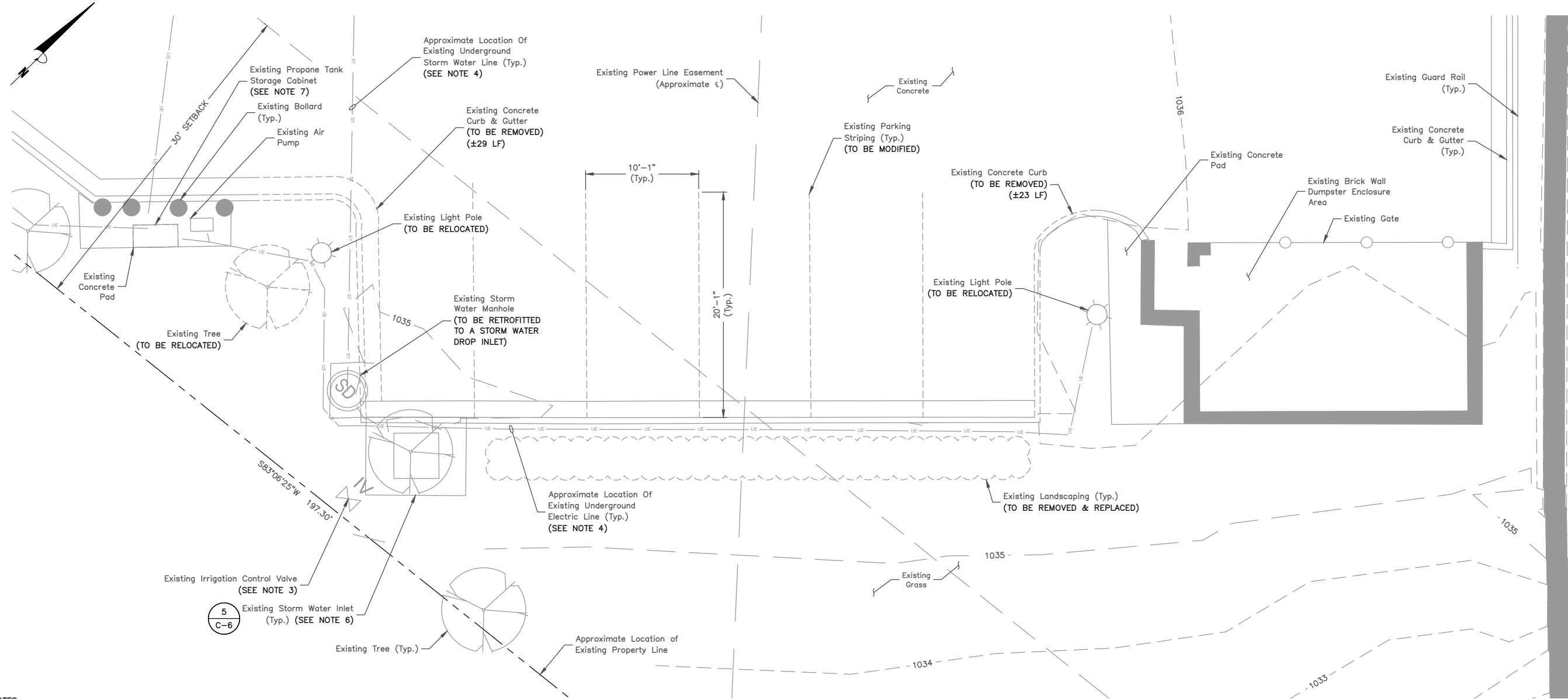
600 E NELSON ST
LEXINGTON, VA 24450

SHEET TITLE

EXISTING
CONDITIONS PLAN

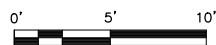
SHEET NUMBER

C-2



EXISTING CONDITIONS PLAN

SCALE: 1"=10' FOR 11"x17"
1"=5' FOR 22"x34"



NOTES:

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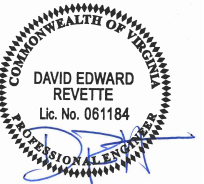
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- CONCRETE PIPE AND PRECAST
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SUITE 301
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PHONE: 973.739.9400
FAX: 973.739.9710



DAVID EDWARD REVETTE
VA P.E. LICENSE 0402061184

DRAWN BY:	BJR
CHECKED BY:	SES
APPROVED BY:	DER
PROJECT #:	50123704
JOB #:	50138571

SUBMITTALS

REV.	DATE	DESCRIPTION
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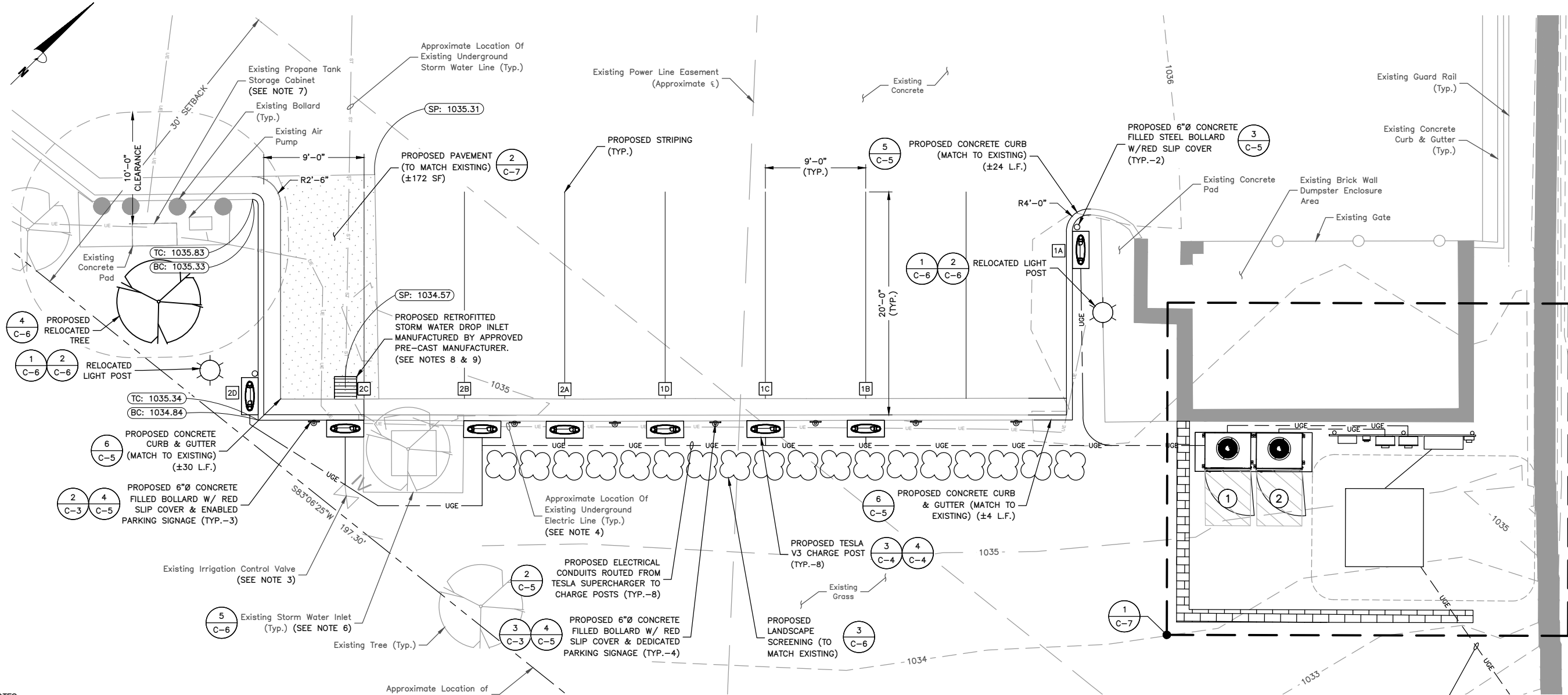
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SHEET TITLE

EQUIPMENT/
PARKING PLAN

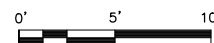
SHEET NUMBER

C-3



EQUIPMENT/PARKING PLAN 1

SCALE: 1"=10' FOR 11"x17"
1"=5' FOR 22"x34"



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CHARGING POST CIRCUIT SCHEDULE

SUPERCHARGER	CHARGE POST	DEDICATED/ENABLED
①	1A	DEDICATED
	1B	DEDICATED
	1C	DEDICATED
	1D	DEDICATED
②	2A	ENABLED
	2B	ENABLED
	2C	ENABLED
	2D	ENABLED

PROPOSED STALL SCHEDULE

DESCRIPTION	QUANTITY
PROPOSED TELSAs	8
TOTAL STALL SCHEDULE	
DESCRIPTION	QUANTITY
EXISTING STALL COUNT	43
PROPOSED STALL COUNT	45
NET STALL LOSS	+2

LEGEND

①	SUPERCHARGER #
1A	CHARGE POST

Project Name	Tesla Electric Vehicle Charging Station Installation
Property Location	600 East Nelson Street (Sheetz)
Zoning	C-2 (General Commerce) Commercial Zoning District
Owner/Applicant	East Nelson Street LLC/Lloyd McCarthy

Background

This is a request for the installation of a Tesla electric vehicle charging station at the Sheetz location at 600 East Nelson Street, and site plan review and approval is required prior to the issuance of a building permit. The applicant proposes the installation of 8 Tesla charging posts, 2 Tesla V3 supercharger cabinets, 2 600A electrical disconnects, 1 utility transformer, CT cabinet and meter, and 1 Tesla site controller and electrical disconnect along the eastern edge of the existing paved parking lot outlined in yellow on the location map below.

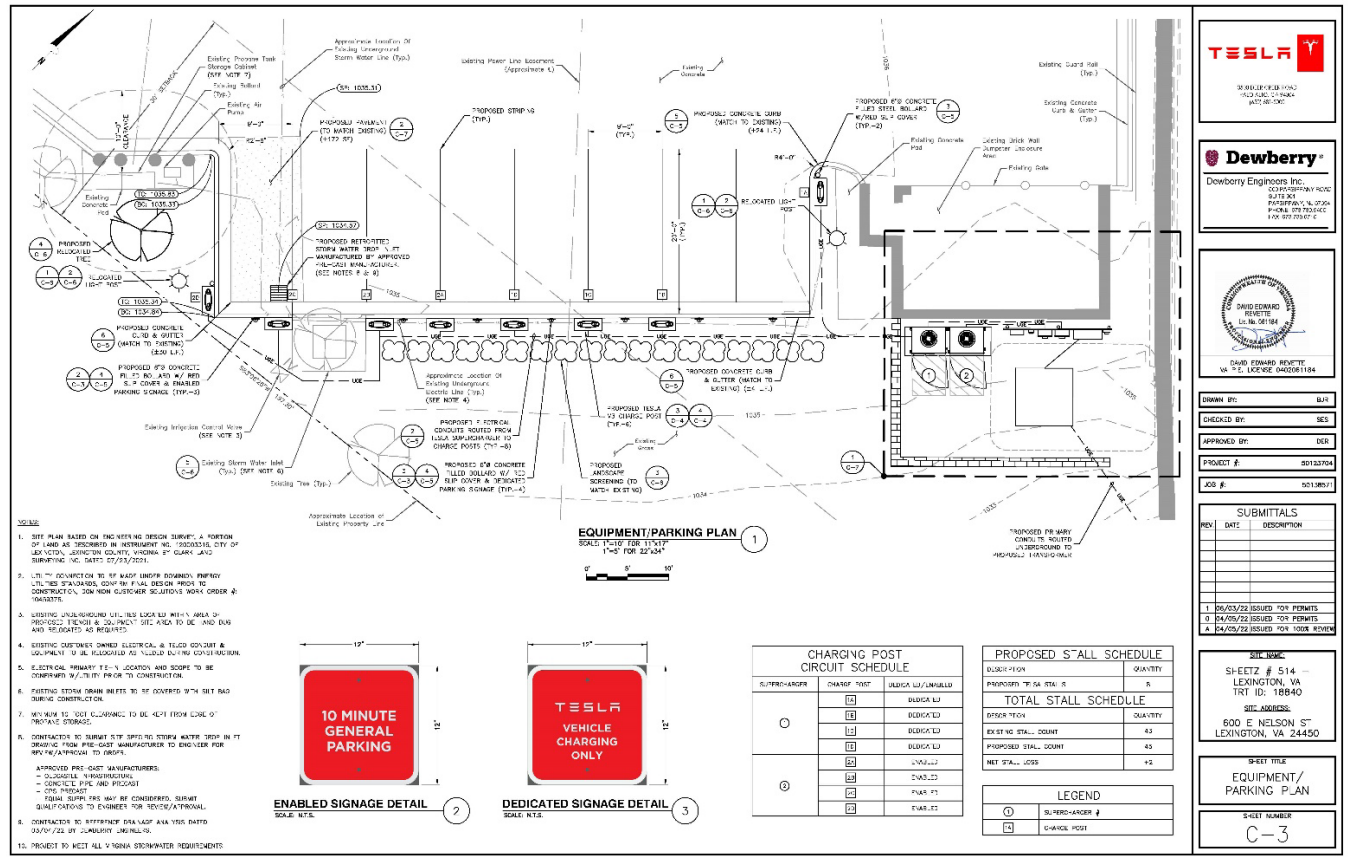
Six parking spaces are located between the existing dumpster and the air pump/propane gas storage cabinet location. The proposal includes widening the area to create a total of 8 parking spaces, while leaving in place the existing dumpster, as well as the air pump and propane gas storage cabinet. Two lamp posts will be relocated slightly to allow the widening of the curbs to accommodate the two extra parking spaces, and the landscaping will be temporarily removed and then replaced. Eight charging posts will be installed, one for each of the eight parking spaces, and the associated electrical equipment will be installed in a corral attached to the rear of the existing dumpster. A concrete block wall with a brick façade is to be constructed to screen the required electrical equipment, and the brick façade will match the brick on the wall that currently screens the dumpster. Four “10 minute general parking” signs and four “Tesla vehicle charging only” signs will be installed and each of these signs is 12” by 12” in size.

Location map



Request for Site Plan Approval¹⁹ SP 2022-01 600 E. Nelson Street Tesla Charging Station Staff Report

Proposed site plan



Zoning Authority and Requirements

The Planning Commission has the authority and responsibility to review all site plans required by the zoning ordinance. Site plans are required and shall be submitted for all new structures, all renovated structures and all additions to existing structures.

Proposed Site Design

As mentioned on the previous page, six parking spaces are proposed to be expanded to accommodate 8 charging posts and a corral is proposed to screen the associated electrical equipment (see proposed site plan above and in the attached application).

Yard Setbacks

A 30 foot side yard setback is required in the C-2 zoning district if the parcel abuts a residential zoning district. In this case there is no side yard setback requirement because the subject parcel does not abut residential zoning. The proposed charging posts and associated equipment therefore meet minimum yard setback requirements.

Parking

Two additional off-street parking spaces are included in the site plan. The proposed EV charging station will not generate a need for additional parking.

Screening

Ground-based utility equipment with size in excess of 12 cubic feet shall be concealed from both on-site and off-site views and shall be screened using an appropriate combination of landscape plants, fencing, or masonry walls. A six foot tall masonry wall with a brick façade is proposed to screen the associated electrical equipment and the brick will match the brick on the wall that currently screens the adjacent dumpster.

Public Works

No comments.

Building Official

No comments.

Fire Protection

No comments.

Police

No comments.

Section 420-2.7.B of the Lexington Zoning Ordinance

The site plan shall be approved by the Planning Commission if it is found to be adequate with respect to:

- (1) Locations and design of vehicular entrances and exits in relation to streets giving access to the site and in relation to pedestrian traffic.
- (2) Locations and adequacy of automobile parking areas.
- (3) Adequate provision for traffic circulation and control within the site and provision for access to adjoining property.
- (4) Compliance with the requirements for setback and screening.
- (5) Adequacy of drainage, water supply, fire protection and sanitary sewer facilities.
- (6) Compliance with applicable established design criteria, construction standards and specifications for all improvements.
- (7) Approval by the City Health Officer or his agents if septic tank and other sewage disposal facilities other than sanitary sewers are involved.
- (8) Adequacy of proposed landscaping for softening the harsh visual effects of parking lots and for providing screening between the development and the street and surrounding lots.

Staff Conclusions and Recommendations

The proposed site plan complies with all zoning requirements pertaining to site design and use, and staff recommends approval of the site plan for the Tesla electric vehicle charging station.

Suggested Motion

I move to approve/deny Site Plan number SP 2022-01 and find the submitted site plan to be in compliance with the zoning ordinance.



www.lexingtonva.gov

Planning & Development Department
300 East Washington Street
Lexington, Virginia 24450
Phone: (540) 462-3704 Fax: (540) 463-5310

SITE PLAN APPLICATION AND CHECKLIST

Applicant¹

Name: Lloyd McCarthy Phone: (919) 539-4338

Company: Dewberry Engineers, Inc for Tesla, Inc. Fax: _____

Address: 2610 Wycliff Road, Suite 410, Raleigh, NC 27607-3073 Email: lmccarthy@Dewberry.com

Applicant's Signature: *LDMcCarthy* Date: 5/7/2022

Site Plan Preparer

Name: David Revette Phone: 973-576-9639

Company: Dewberry Engineers, Inc Fax: _____

Address: 600 Parsippany Rd, Ste. 301 Parsippany, NJ 07054 Email: drevette@dewberry.com

Property Owner

Name: East Nelson Street LLC Phone: _____

Address: 5700 Sixth Ave. Altoona, PA 16602 Email: David.Talebian@gmail.com

Owner's Signature: *[Signature]* Date: 5/7/22

Proposal Information² (attach list of properties if request includes multiple properties)

Address (or location description): 600 East Nelson Street

Tax Map: 30-1-12B Deed Book and Page #: 120003316 Pg. 0019

Acreage: 3.14 AC Zoning (attach any existing zoning conditions or proffers): C-2

1. Prior to submitting an application, the applicant is required to meet with staff for a pre-application meeting.
2. Any application deemed incomplete by staff will not be accepted.



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Notice to Adjacent Property Owners

Per § 420-222-B(1) of the Lexington City Code, the City shall give written notice to those persons who own property any portion of which abuts the subject property and all property which is across the street from any portion of the subject property as determined by the City's real property tax records. This notice shall give the date, time and place of the Planning Commission meeting at which the site plan is being reviewed, identify the property which is the subject of the application and give a brief description of the proposed action. This notice shall be mailed a minimum of 10 days prior to the date of the meeting of the Planning Commission at which the site plan is first considered.

Posting of the Property

Per § 420-222-B(2) of the Lexington City Code, the City will place a sign provided on the subject property which indicates that an action is pending. The sign will be located to be clearly visible from the street.

THIS SECTION TO BE COMPLETED BY STAFF ONLY

Application Fee: \$300+\$25/acre

Amount Paid: _____

Case Number: SP- _____ - _____

Date Received: _____ Received By: _____

Staff Review

Planning: _____ Public Works: _____

Police: _____ Fire/Rescue: _____

Approvals

Planning Commission

Administrator

Adj. Property Notifications: _____ Action: _____

Meeting Date: _____ Action Date: _____

Action: _____ Signature: _____

Application fee is nonrefundable



Site Plan Checklist

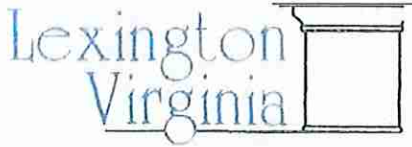
Contents

Every site plan prepared and submitted in accordance with Article XXII of the Lexington City Code shall contain the following information:

- A boundary survey of the tract.
- A certificate, signed by the surveyor or engineer, setting forth the source of title of the owner of the tract and the place of record of the last instrument in the chain of title.
- All existing and proposed streets and easements, their names, numbers and widths, existing and proposed utilities, owners, zoning and present use of adjoining property.
- Location, type and size of vehicular entrances to the site.
- Locations, types, sizes and heights of fencing, retaining walls and screen planting where required.
- All off-street parking, loading spaces and walkways, indicating type of surfacing, size, angle of stalls, width of aisles and a specific schedule showing the number of parking spaces provided and the number required in accordance with Article XX.
- Number of floors, floor area, height and location of each building and proposed general use for each building. If a multifamily residential building, the number, size and type of dwelling units.
- All existing and proposed water and sanitary sewer facilities, indicating all pipe sizes, types and grades and where connection is to be made.
- Provisions for the adequate disposition of natural and storm water, indicating locations, sizes, types and grades of ditches, catch basins and pipes and connections to existing drainage system.
- Existing topography, with a maximum of two-foot contour intervals. Where existing ground is on a slope of less than 2%, either one-foot contours or spot elevations where necessary, but not more than 50 feet apart in both directions.
- Proposed finished grading by contours, supplemented where necessary by spot elevations.
- A landscape buffering and screening plan if requested by the City Manager, his authorized agent or the Planning Commission.

Preparation and Submission

- Site plans, or any portion thereof, involving engineering, architecture, landscape architecture or land surveying shall be prepared and certified respectively by an engineer, architect, landscape architect or land surveyor duly authorized by the state to practice as such.
- Site plans shall be prepared on a scale of one inch equals 50 feet or larger.



Planning & Development Department
 300 East Washington Street
 Lexington, Virginia 24450
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www.lexingtonva.gov

- A clear, legible, blue or black line copy of the site plan shall be submitted to the Zoning Administrator. The Zoning Administrator shall be responsible for checking the site plan for general completeness and compliance with such administrative requirements as may be established prior to routing copies thereof for review.

Planning Commission Review

All site plans which are appropriately submitted and conform to the standards and requirements set forth in Article XXII of the Lexington City Code shall be forwarded to the Planning Commission for approval.

The site plan shall be approved by the Planning Commission if it is found to be adequate with respect to:

- Locations and design of vehicular entrances and exits in relation to streets giving access to the site and in relation to pedestrian traffic.
- Locations and adequacy of automobile parking areas.
- Adequate provision for traffic circulation and control within the site and provision for access to adjoining property.
- Compliance with the requirements for setback and screening.
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- Compliance with applicable established design criteria, construction standards, and specifications for all improvements.
- Approval by the City Health Officer or his agents if septic tank and other sewage disposal facilities other than sanitary sewers are involved.
- Adequacy of proposed landscaping for softening the harsh visual effects of parking lots and for providing screening between the development and the street and surrounding lots.

Required Improvements

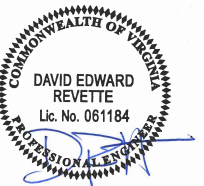
- Screening, fences, walls, curbs and gutters as required.
- Easements of rights-of-way for all facilities to be publicly maintained. Such easements shall be clearly defined for the purpose intended.
- Curbs and gutters for travel lanes or driveways that provide vehicular travel to and from adjacent parking areas or adjacent property for the purpose of separating such areas or property from parking areas and walkways.
- Adequate "no parking" signs along such travel lanes or driveways to prohibit parking on such.
- An adequate drainage system for the disposition of storm and natural waters.
- Landscaping sufficient to soften the visual effects of parking lots and to provide screening between the development, the street and surrounding lots.



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DAVID EDWARD REVETTE
VA P.E. LICENSE 0402061184

DRAWN BY: BJR

CHECKED BY: SES

APPROVED BY: DER

PROJECT #: 50123704

JOB #: 50138571

SUBMITTALS

REV.	DATE	DESCRIPTION
1	06/03/22	ISSUED FOR PERMITS
0	04/05/22	ISSUED FOR PERMITS
A	04/05/22	ISSUED FOR 100% REVIEW

SITE NAME:

SHEETZ # 514 -
LEXINGTON, VA
TRT ID: 18840

SITE ADDRESS:

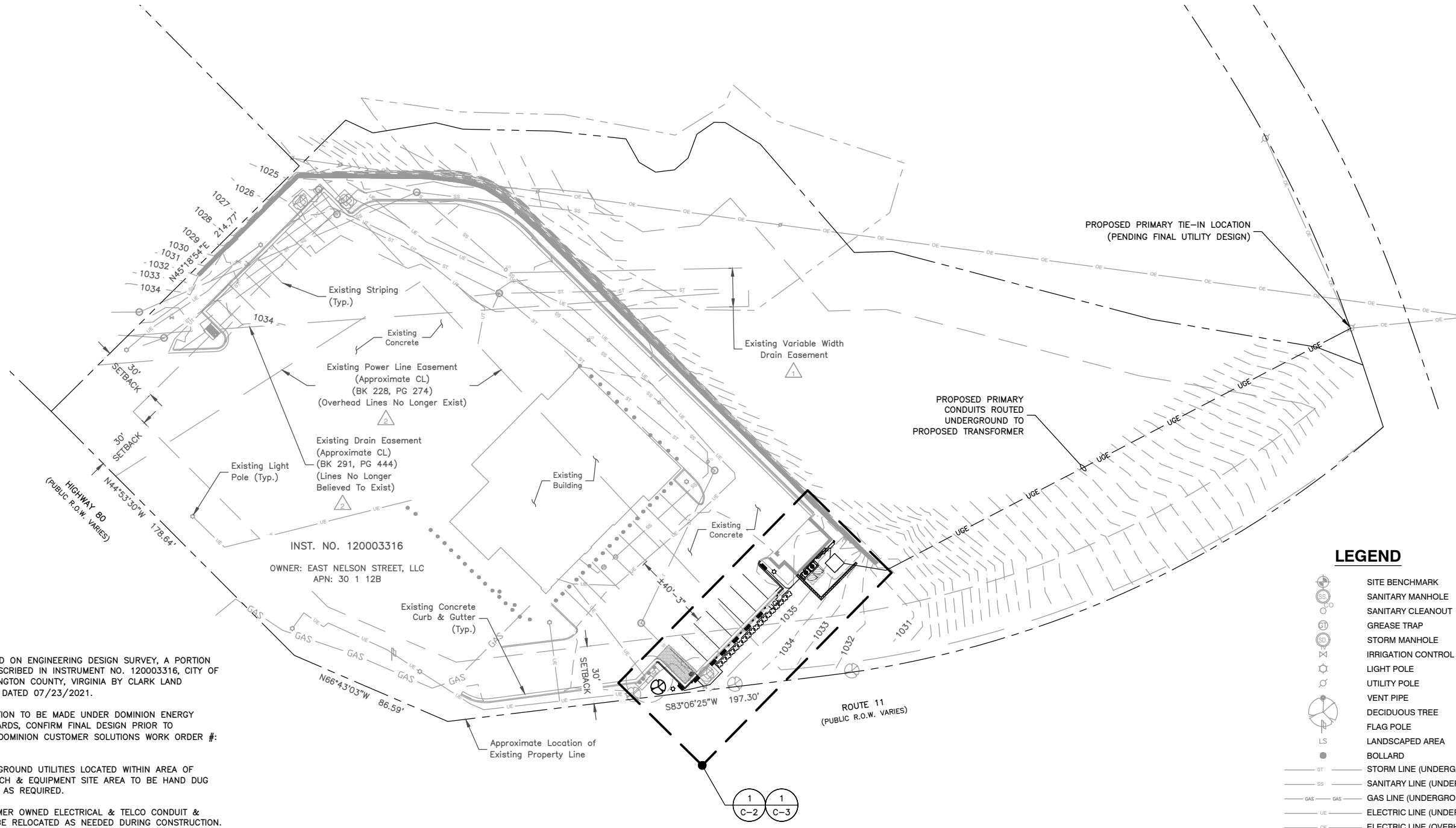
600 E NELSON ST
LEXINGTON, VA 24450

SHEET TITLE

SITE PLAN

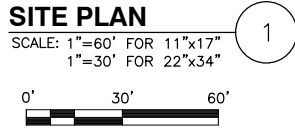
SHEET NUMBER

C-1



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LEGEND

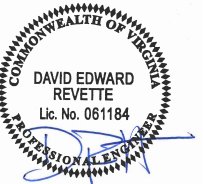
	SITE BENCHMARK
	SANITARY MANHOLE
	SANITARY CLEANOUT
	GREASE TRAP
	STORM MANHOLE
	IRRIGATION CONTROL VALVE
	LIGHT POLE
	UTILITY POLE
	VENT PIPE
	DECIDUOUS TREE
	FLAG POLE
	LANDSCAPED AREA
	BOLLARD
	STORM LINE (UNDERGROUND)
	SANITARY LINE (UNDERGROUND)
	GAS LINE (UNDERGROUND)
	ELECTRIC LINE (UNDERGROUND)
	ELECTRIC LINE (OVERHEAD)
	TELEPHONE LINE (UNDERGROUND)
	GUARD RAIL
	PROPERTY LINE
	CONCRETE AREA
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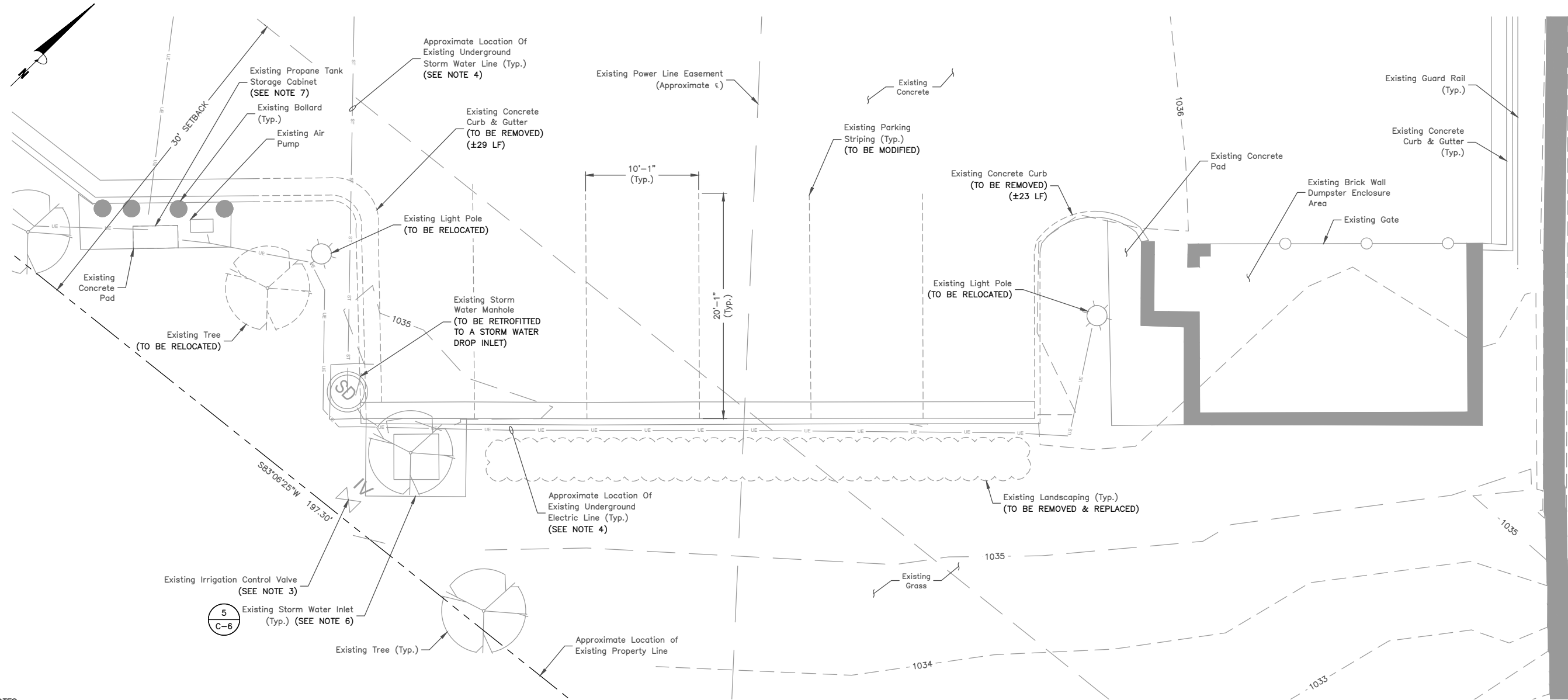
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EXISTING
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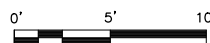
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EXISTING CONDITIONS PLAN 1

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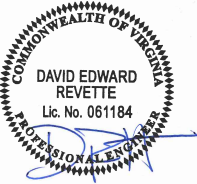
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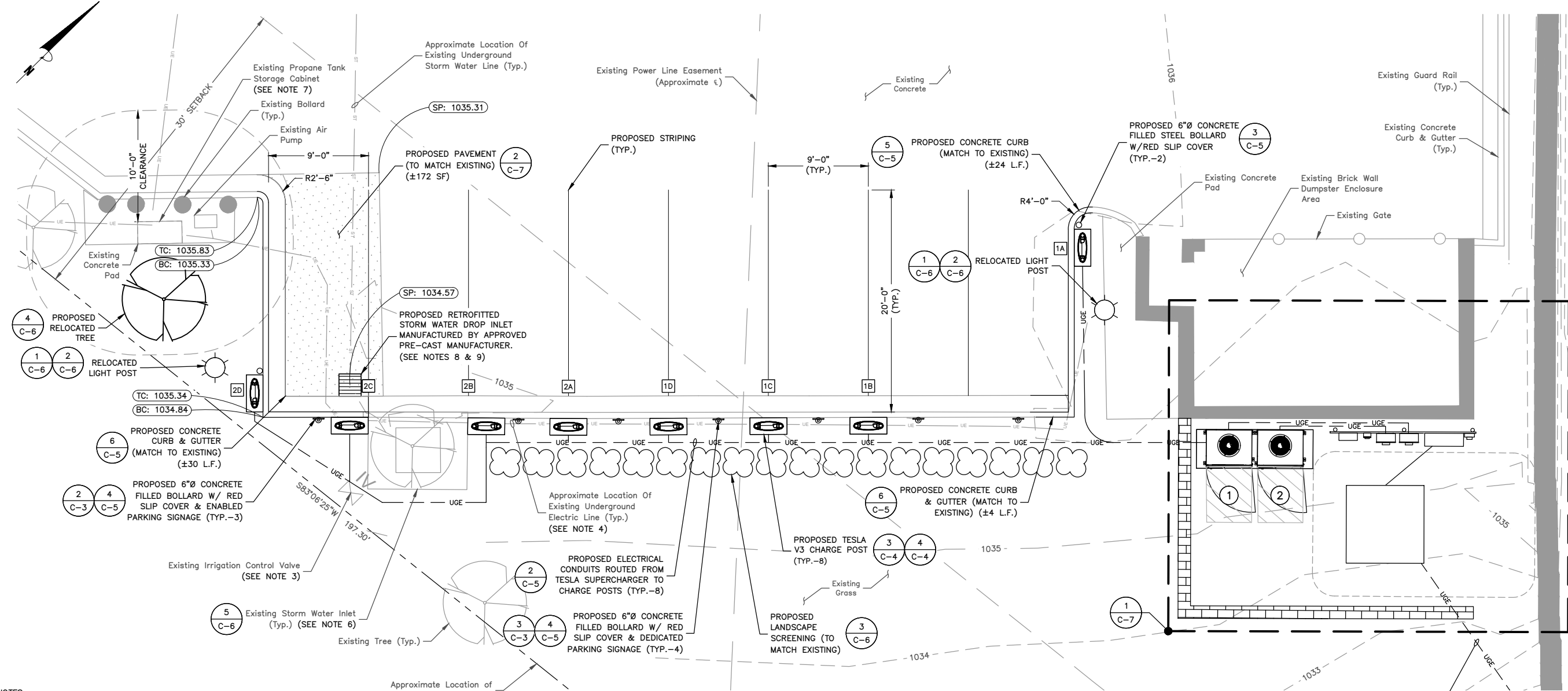
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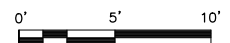


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- EQUAL SUPPLIERS MAY BE CONSIDERED. SUBMIT QUALIFICATIONS TO ENGINEER FOR REVIEW/APPROVAL.
 - CONTRACTOR TO REFERENCE DRAINAGE ANALYSIS DATED 03/04/22 BY DEWBERRY ENGINEERS.
 - PROJECT TO MEET ALL VIRGINIA STORMWATER REQUIREMENTS.

EQUIPMENT/PARKING PLAN 1

SCALE: 1"=10' FOR 11"x17"
1"=5' FOR 22"x34"



CHARGING POST CIRCUIT SCHEDULE		
SUPERCHARGER	CHARGE POST	DEDICATED/ENABLED
①	1A	DEDICATED
	1B	DEDICATED
	1C	DEDICATED
	1D	DEDICATED
②	2A	ENABLED
	2B	ENABLED
	2C	ENABLED
	2D	ENABLED

PROPOSED STALL SCHEDULE	
DESCRIPTION	QUANTITY
PROPOSED TELSAs	8
TOTAL STALL SCHEDULE	
DESCRIPTION	QUANTITY
EXISTING STALL COUNT	43
PROPOSED STALL COUNT	45
NET STALL LOSS	+2

LEGEND	
①	SUPERCHARGER #
1A	CHARGE POST

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 Development – Mixed Use District (PD-MU) 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 intended to be established in areas suitable for redevelopment such and identified within the Comprehensive Plan as the Opportunity Areas identified within the Comprehensive Plan located in the C-2 zoning districts, 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. (This sentence was amended to clarify the PD-MU will only be permitted in the Opportunity Areas located in the C-2 zoning district. The italics represents additions to the previously provided language). Development proposals should incorporate high quality architectural design and provide gradual transitions to surrounding land uses. (This sentence was added to incorporate language from the Comp Plan's design principles for opportunity areas as desired by Commissioner Driscoll). Vertical integration combination 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-Mixed Use~~ District is to encourage a development form and character that is aesthetically pleasing ~~enhances the community's sense of place and character~~ and is different from conventional suburban development by providing ~~many of~~ the following characteristics: *(This sentence was amended ((see italics)) to incorporate language from the Comprehensive Plan as desired by Commissioner Driscoll).*

- 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~~ appropriately screened parking;
- H. Electric vehicle and bicycle parking;
- I. Mixture of uses and use types;
- J. Mixture of housing types and affordability;
- K. Environmentally sensitive design, such as energy efficiency of buildings, low impact development measures for stormwater, encouragement of public accessibility to parks and open spaces in any new development; and
- L. Clear boundaries with any surrounding rural areas.

An application is not necessarily required to possess every characteristic of the planned unit development ~~– mixed use~~ district as delineated in ~~§420-5.1~~ in this subsection 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. *(P.C. requested staff double check the reference to §420-*

5.1 and this is the correct reference when the PUD section was significantly revised in 2017. The reference can/should be changed since we are now proposing a rewrite of the §420-5.1 that includes fewer characteristics in that section. An alternative is the shown in green above. This alternative was agreed to by the P.C. during a previous meeting.)

§420-5.3. Permitted uses- generally.

In the Planned Unit Development – Mixed Use 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 – Mixed Use District, if documented in the PD-MU master plan. Any use desired but not documented in the approved PD-MU master plan requires an application to amend the PD-MU 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, goals and strategies 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 – Mixed Use District.

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

Additional area may be added to an established Planned Unit Development – Mixed Use 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 Mixed Use 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 PD-Mus shall include the following, in keeping with the Comprehensive Plan:

- ~~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, public access and shared use of open space is strongly encouraged;

- 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 as set forth in §420-5.1.

§420-5.9. Setback regulations.

Within the Planned Unit Development – Mixed Use District, minimum setback ranges shall be specifically established during the review and approval of the ~~concept~~ PD-MU master 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 PD-MU 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 – Mixed Use 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 – Mixed Use 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. Off-street parking should not be located between the street and the front building façade, and preferably sited to the rear of buildings. (This sentence was pulled from the Harrisonburg example and added per the request of Commissioner Driscoll.)

§420-5.12. Utilities.

All new utility lines, electric, telephone and other telecommunication lines, 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~~ differences from the underlying zoning 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. PD-MU Master Plan

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

- i. Proposed layout of the Planned Unit Development – Mixed Use District including the general location of uses, types of uses, and density range of uses;
 - ii. Building heights; *(added at the request of staff)*
 - iii. Methods of access from existing state-maintained roads to proposed areas of development;
 - iv. General road alignments;
 - v. General alignments of sidewalks, bicycle and pedestrian facilities;
 - vi. 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.);
 - vii. A general sanitary sewer layout indicating the size and location of primary lines, and the location of pump stations; and
 - viii. 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~~ may also be 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 PD-MU master plan for the proposed Planned Unit Development – Mixed Use 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 PD-MU 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 and narrative approved by the City Council shall constitute the final PD-MU master plan for the Planned Unit Development – Mixed Use District.

(1) The Planning Commission shall approve the master plan when it finds, after reviewing a report from the Zoning Administrator and after holding a public hearing thereon, that the development shown on the master plan is in compliance with the requirements of the Institutional District I-1 and other applicable provisions of this chapter; that such development will not be detrimental to the public health, safety and welfare or unduly injurious to property values or improvements in the neighborhood and will not be in conflict with the policies and principles of the City's adopted Comprehensive Plan; and that adequate public services are or reasonably will be available. Otherwise, the Commission shall disapprove the plan.

(2) The action of the Commission shall be based upon a finding of fact, which shall be reduced to writing and preserved among its records. The Commission shall submit to the Council a copy of its finding and a copy of the master plan, together with its recommendations.

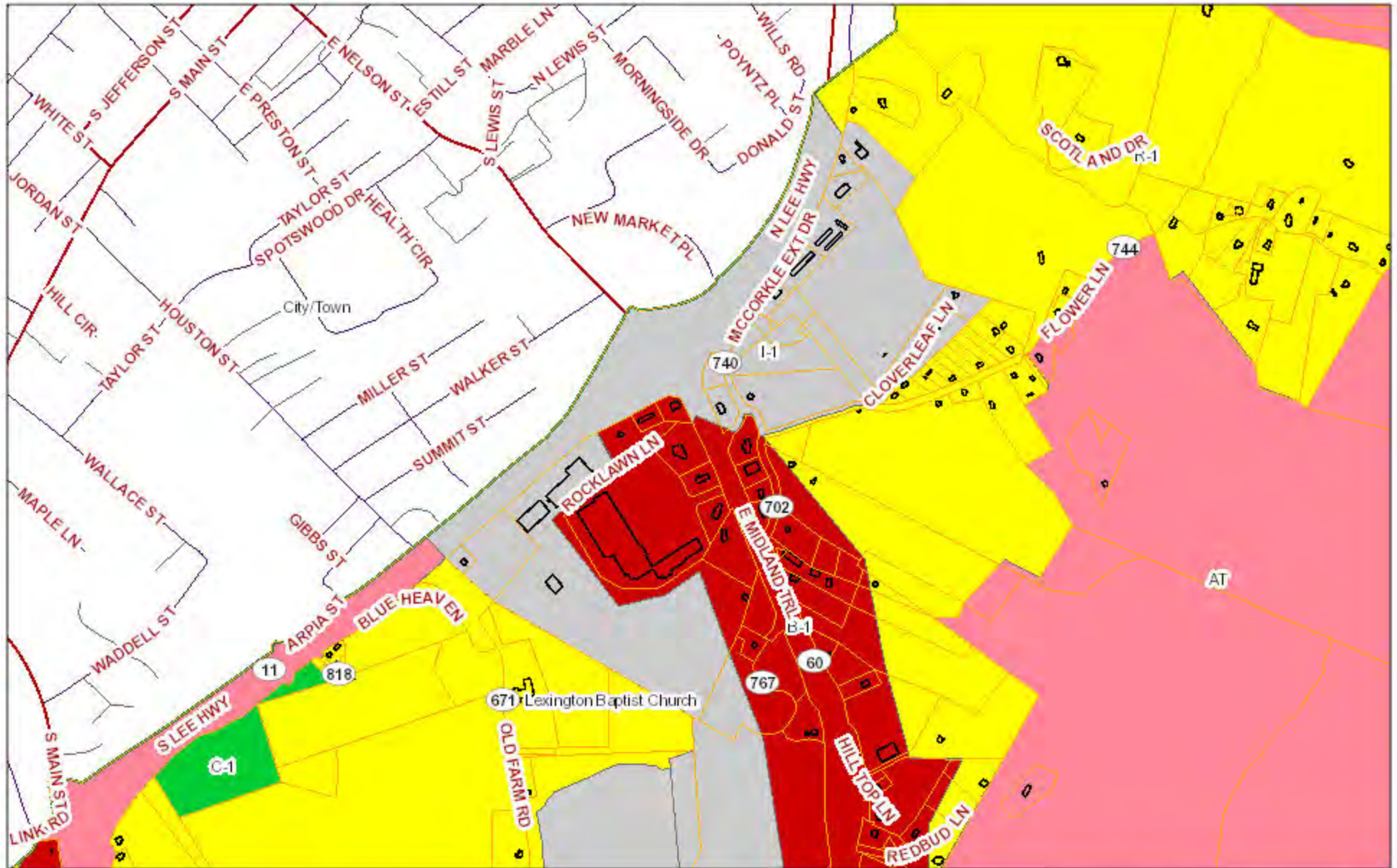
(3) Amendments to the master plan may be accomplished by the same procedure as for an original application. (PC requested considerational criteria. The above language in red is from Article VII. Institutional District I-1 of Zoning Ordinance)

- E. Once the City Council has approved the final PD-MU 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 PD-MU master plan. Such final site plan may include one or more sections of the overall Planned Unit Development – Mixed Use District, and shall meet all applicable federal, state, and City regulations.

§420-5.14. ~~Waivers and Modifications~~ Amendments to the PD-MU master plan.

Where sections of the Zoning or Subdivision Ordinance are deemed to be in conflict with the goals of the final PD-MU master plan, the rezoning application shall be considered a waiver or modification to these sections if specified in the final PD-MU master plan. Otherwise, the applicant must provide a clear explanation as to why certain regulations are in conflict with the final PD-MU 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. Amendments to the master plan

may be accomplished by the same procedure as for an original application. (This sentence was added at the request of the P.C. and staff notes it's similarity to §420-5.13. D.3 above).



March 22, 2022

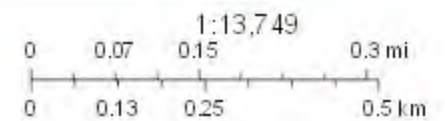


TABLE 1. AREA AND SETBACK REQUIREMENTS

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)

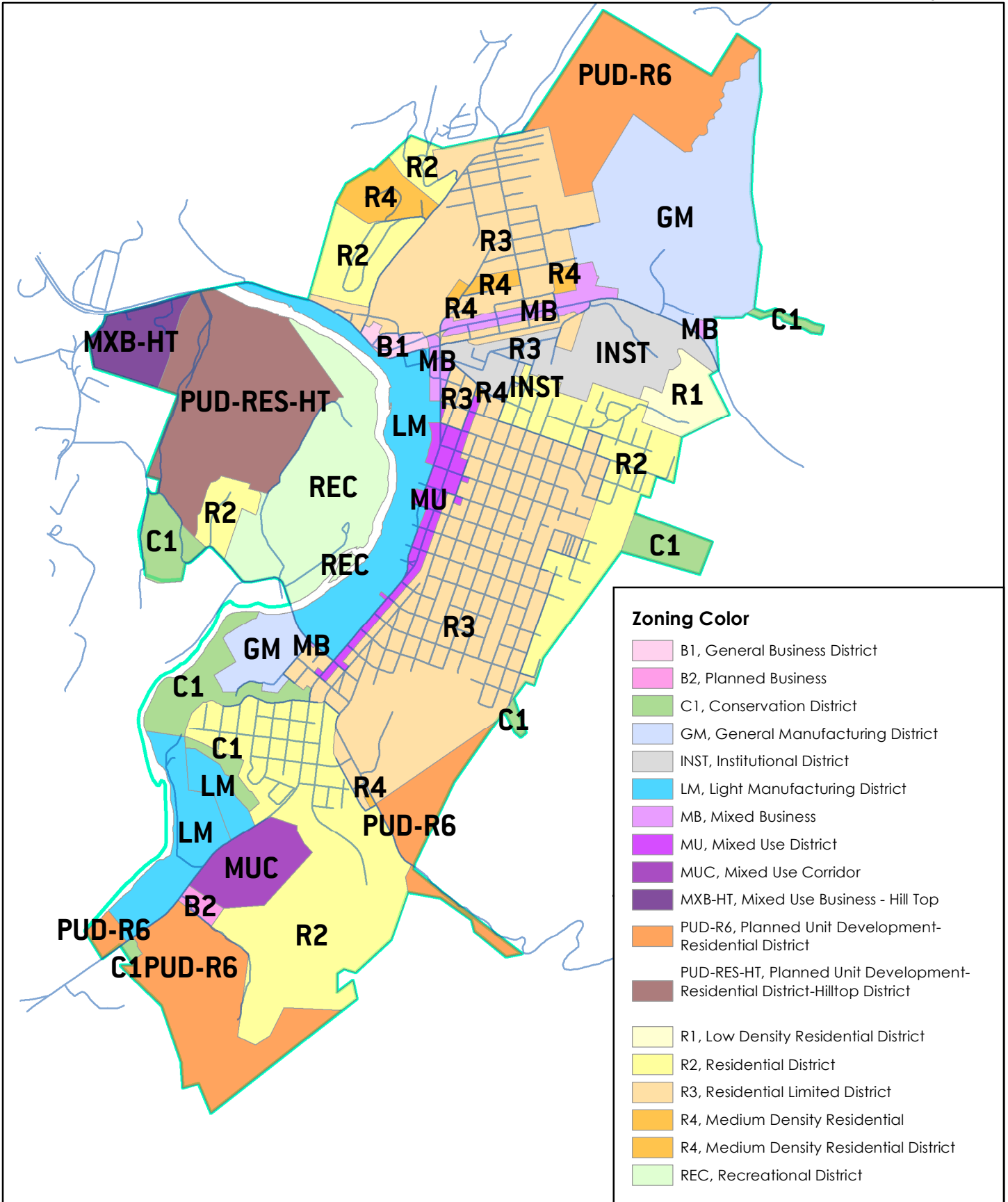
7. Decks, ramps, landings, garages and other structures attached to the primary structure shall meet the setbacks applicable to the primary structure except for the ordinary projection of steps, sills, cornices, buttresses, ornamental features, chimneys, flues, and eaves, provided such projections are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

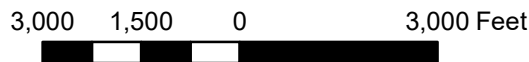
(Note 8 Added by Ord. of 4-14-08; Note 8 Amended by Ord. of 5-27-08)

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)



Any determination of topography or contours, or any depiction of physical improvements, property lines or boundaries is for general information only and shall not be used for the design, modification, or construction of improvements to real property or for flood plain determination.



Zoning Map - July 2020 City of Buena Vista

Buena Vista

Sec. 616.00. - Mixed business district (MB) – business district, wide variety and intensity of uses (including residential)

616.15-1 Buildings shall be limited to three stories in height or one story greater than contiguous buildings, up to a maximum height of 40 feet, unless a conditional use for additional height is granted.

Sec. 614.00. - Mixed Use District (MU) – business and residential district, wide variety and intensity of uses

614.11-1 Buildings shall be limited to three stories in height or one story greater than contiguous buildings, up to a maximum height of 40 feet, unless a conditional use for additional height is granted.

Sec. 619.00. - Mixed Use Corridor (MUC) - range of commercial and residential uses appropriate to a major arterial corridor. It also encourages mixed-use planned developments that create walkable neighborhoods and expand the urban development pattern of the city

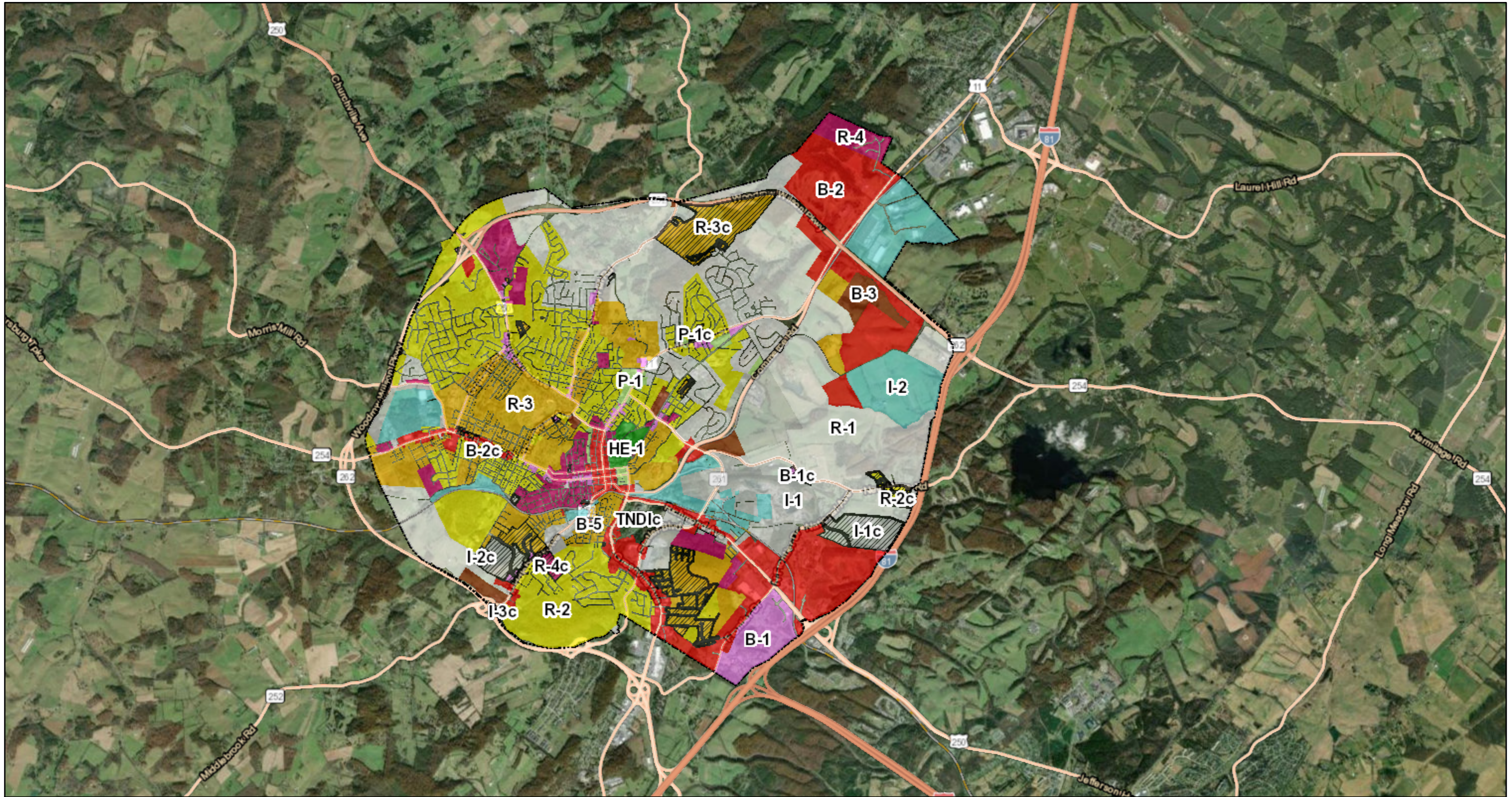
619.05-4 *Height*. Buildings may be no more than three (3) stories tall, unless a conditional use permit is obtained. The maximum distance between the floor and finished ceiling of any story of any building shall be 20 feet.

618.54. Mixed Use Business – Hill Top (MXB-HT). The primary land uses in this subdistrict are commercial in scale and character, including many auto-oriented uses that typically found along high-volume thoroughfares including retail, restaurant and office uses. (Single family, two family, multi-family and townhouse are permitted by right)

Commercial building maximum height: Three stories (42 feet)

Civic buildings: 42 feet (church spires, belfries, cupolas, etc. are exempt to 60 feet)

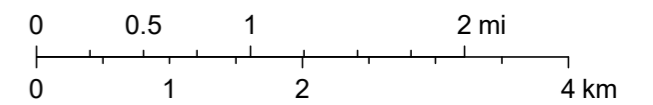
Zoning Map



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Zoning Map	B-2(conditional)	I-1	I-3(conditional)	R-2	R-4
B-1	B-3	I-1(conditional)	P-1	R-2(conditional)	R-4(conditional)
B-1(conditional)	B-5 outline	I-2	P-1(conditional)	R-3	City Limits
B-2	HE-1	I-2(conditional)	R-1	R-3(conditional)	



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Staunton:

B-5 Mixed-Use Business District

Height regulations in the B-5 district shall be as follows:

(1) Maximum Height in General. No building shall exceed four stories in height; provided, that where an existing building on the same lot or on an adjacent lot along the same street frontage is greater than four stories in height, no building shall exceed the number of stories contained in such existing building.

(2) Maximum Height in Special Cases.

(a) Where greater than 50 percent of the lineal block frontage is comprised of lots occupied by existing buildings of greater than four stories in height, the average number of stories (rounded to the nearest whole number) contained in such existing buildings shall be the maximum permitted number of stories.

(b) Where there are no buildings existing on an entire block at the time of development, or where there are existing buildings to be retained and vacant land to be developed on an entire block, and where the entire block is to be developed under the same ownership or control pursuant to an overall development plan, the maximum permitted height shall be five stories.

(3) Minimum Height. Every main building hereinafter constructed shall have a minimum height of not less than two stories, except that porches, porticos and similar structures attached to a main building may be of lesser height. (Ord. 2021-25).

B-3 Planned Business District

In this district the area regulations, maximum lot coverage, height regulations, and off-street parking shall comply with the requirements of the B-1 district. There shall be a 25-foot setback from all streets and all adjoining residential property.

B-2 General Business District

(1) Except as provided hereinafter in Chapter [18.115](#) SCC, no building or structure shall exceed six stories or 75 feet in height, whichever is less.

(2) Notwithstanding the foregoing, however, a greater height may be allowed on review by the planning commission and city council in accordance with the provisions of Chapter [18.210](#) SCC. (Zoning ordinance Art. 4, § 9).

B-1 Local Business District

No building shall exceed two and one-half stories, or 35 feet in height, except as provided in Chapter [18.115](#) SCC. (Zoning ordinance Art. 4, § 8).

Covington

OFFICE AND INSTITUTIONAL DISTRICT C-1

- **Section 5. - Height regulations.**

(5-1) No building shall be erected to contain more than 3½ stories, not to exceed 45 feet in height from grade.

(5-2) Churches, schools, hospitals, sanitariums, and other public and semipublic buildings may be built to a height of 55 feet, or four stories if the minimum depth of front and rear yards and the minimum width of side yards required in the district are increased one foot for each foot by which the height of such public or semipublic structure exceeds the height limit in feet prescribed for other structures in the district.

NEIGHBORHOOD BUSINESS DISTRICT C-2

Height regulations shall conform to the provisions established in article VIII, section 5. (above)

GENERAL BUSINESS DISTRICT C-3

Height regulations shall conform to the provisions established in article VIII, section 5. (above)

§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

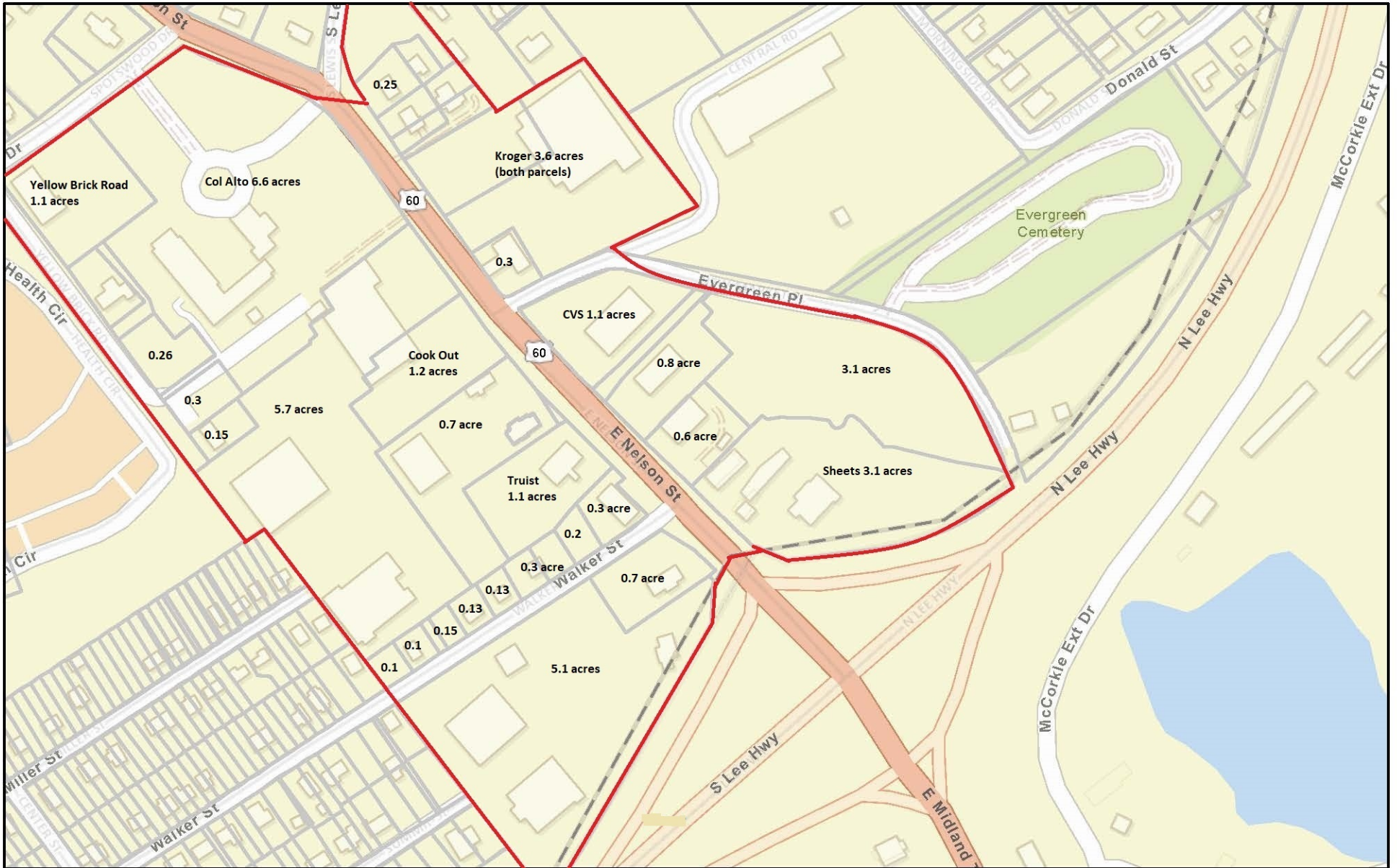
While the Comprehensive Plan provides guidance for future land use in Lexington, the City's primary tool for shaping and regulating land use is the City's Zoning Ordinance. The Zoning Ordinance is a legal requirement that divides the City into eight zones and specifies allowed uses and dimensional requirements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

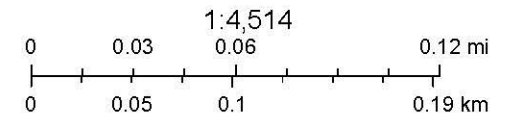
Table 8.2 illustrates the relationship between the Future Planning Framework Map and Lexington's existing zoning categories.

Table 8.2 Future Land Use and Zoning

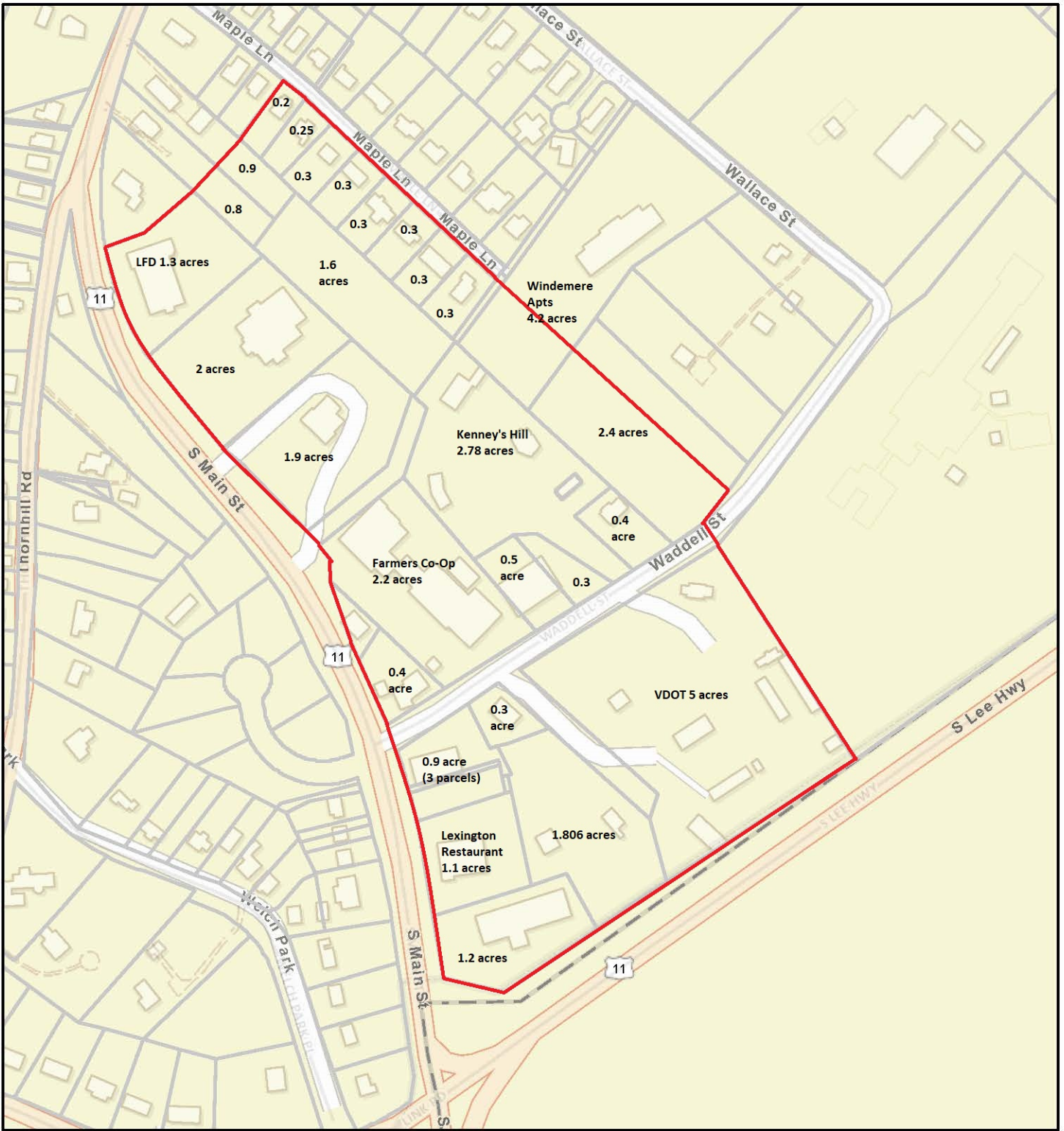
Future Land Use Pattern Area	Zoning Districts								COMMUNITY MIXED USE DISTRICT (CMU)	
	General Residential District (R-1)	Suburban Residential District (R-2)	Multifamily Residential District (R-M)	Residential Light Commercial (R-LC)	Central Business District (C-1)	General Commercial District (C-2)	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			



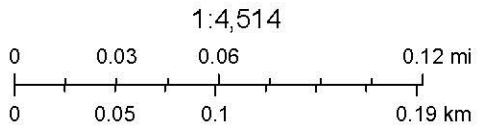
March 23, 2022



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



March 23, 2022



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Sample PUD Regulations with a Residential Requirement

Harrisonburg: ARTICLE L.3. MX-U MIXED USE PLANNED COMMUNITY DISTRICT

Sec. 10-3-58.5. Area, density and dimensional regulations.

[The following area, density and dimensional regulations apply:]

- (1) Minimum district size: Three (3) contiguous acres, which may include properties located directly across public or private street or alley rights-of-way from one another, unless adjacent to an established MX-U District.

Note: Properties that are not three (3) contiguous acres shall meet all regulations of the MX-U District.

- (2) Maximum density: On average twenty (20) dwelling units per acre.
- (3) Minimum common open space or park: Fifteen (15) percent of the total original tract must be maintained in common open space or parkland. Each individual parcel on the original plan need not meet this requirement. Any tract that may be added to the original tract subsequent to the original zoning approval must have fifteen (15) percent of that particular tract in common open space or park.
- (4) Maximum building height, lot area, lot width, lot depth and yards for all uses: Requirements as set by the approved master development plan.
- (5) Unless otherwise specified within the master development plan, the provisions of Article T, and the regulations in article CC for wireless telecommunications facilities, shall apply to the MX-U zoning district.
 - (a) Unless modified or superseded by other ordinances which directly apply to the general health, safety and welfare of the public, all accessory storage of products to be processed or being processed, and supplies and waste materials resulting from such work, shall be completely enclosed within structures of permanent and durable construction. In addition, all on-site refuse containers or refuse storage facilities shall be located within a designated area, screened, and meet the requirements for accessory buildings per section 10-3-114.
- (6) Building floorplates: Building floorplates shall not exceed twenty thousand (20,000) square feet, except as approved in the master development plan and subject to the standards in section 10-3-58.6(g).

Sec. 10-3-58.6. Other regulations.

- (a) Attached or detached private radio and television antennas, including dish antennas, shall not exceed the maximum height otherwise permitted in this district and shall not be permitted in front yards.

Exception: Private amateur radio antennas intended for public service and emergency use may exceed the height otherwise established so long as the height is justified for proper radio communications.
- (b) Off-street parking shall be proposed and shown for all buildings and uses.
 - (1) Off-street parking shall not be located between the street and the front building facade, and preferably sited to the rear of buildings. Off-street parking shall be screened to have minimal impact on the streetscape.
 - (2) Bicycle racks shall be included at appropriate locations and provided at a minimum of one (1) bicycle rack accommodating a minimum of four bicycles for every one hundred (100) off-street parking spaces.
 - (3) Bus shelters shall be provided at designated transit stop locations as specified by the transportation department.
- (c) There shall be adequate area within the site to accommodate buildings, roads and parking areas with minimal impact on steep slopes and floodplains.
- (d) *Mix of uses*: The MX-U planned community shall provide a mix of uses meeting the following minimums and maximums:

Land Uses	% of Net Development Area	
	Minimum	Maximum
(1) Parks, common open space (10-3-58.3(16) & (17))	15%	None specified
(2) Retail, service (10-3-58.3(7), (9), (14) & (15))	5%	30%
(3) Employment, office (10-3-58.3(8))	No minimum	30%
(4) Residential (10-3-58.3(1), (2), (3), (4) & (6))	No less than 50%	80%
(5) Other permitted uses	None specified	None specified

- (e) At least two (2) types of residential housing types (single-family detached of varying lot sizes/configurations, single-family attached, multiple-family) shall be provided and no one (1) housing or lot size/configuration type may exceed a total of seventy (70) percent of all the residential units in the community.
- (f) Mixed use buildings comprised of retail, office and/or multiple-family dwellings are permitted. The land devoted to such mixed use buildings and the streets, parking and landscape areas serving such buildings, shall be counted toward the maximum area permitted for either retail-service and/or employment-office uses. The multiple-family dwelling units within mixed use buildings shall be included in the total number of dwelling units in the development and therefore in the calculation of the density for the development.
- (g) Buildings having a floor plate larger than twenty thousand (20,000) square feet, but no more than sixty thousand (60,000) square feet, may be approved as part of a master development plan for a MX-U planned community if the applicant demonstrates that the proposed building's design is compatible with adjacent development (contiguous or across the street). Compatibility may be achieved through architectural design, site planning, landscaping and/or other measures that ensure that views from adjacent residential development and public streets are not dominated by the building, mechanical/electrical and utility equipment, service/refuse functions or associated parking lots or garages.
- (h) Applicants for the MX-U zoning district shall submit at rezoning a master development plan, showing and describing in map and text form:
- (1) General layout of roads, housing areas, open space, parks, pedestrian and bicycle trails.
 - (2) General location and number of community building, school, day care, church and public use sites proposed.
 - (3) Description of housing types/lot configurations to be used with lot areas, minimum widths and depths, minimum yards defined.
 - (4) Description of all other uses proposed for the MX-U development.
 - (5) Indication on the master development plan of the general location of housing types/lot configurations and other uses proposed.
 - (6) Environmentally sensitive areas: slopes exceeding fifteen (15) percent, streams and 100-year floodplains.
 - (7) Proposed active recreation areas and recreation facilities.
 - (8) Proposed general landscape plan (landscape areas, plant materials and general specifications).

- (9) Description of how design principles of the district are to be met and other details, if any, to implement the principles.
- (i) Ownership and maintenance of common open space and other common facilities.
- (1) Unless all real property within the district is owned by a single entity, the following general requirements apply:
- a. *Organization:* A property owners' association shall be established to provide for the ownership, care and maintenance of all common open space areas and other common facilities and improvements.
 - b. *Ownership:* All common open space, facilities and improvements shall be dedicated to the property owners' association. No land within privately owned lots shall be considered common open space.
 - c. *Covenants:* All property owners' associations shall be created by covenants and restrictions recorded among the land records of the City of Harrisonburg. All such covenants shall include provisions for the maintenance of common open space, facilities and improvements.
- (2) Maintenance requirements:
- a. *Responsibility:* The property owners' association shall be responsible for the maintenance of all common open space, facilities and improvements in a reasonable condition.
 - b. *Condition:* All open space areas shall be landscaped as shown on the adopted master development plan and shall be kept in a clean, attractive and safe condition. All open space areas shall be kept open to and available for use by the residents of the planned community.
- (j) The approved master development plan shall govern development on the site and shall be used as a basis for subdivision and site plan approval and zoning code enforcement.
- (k) The master development plan may be amended after the initial rezoning to MX-U. Such amendment is considered an amendment to this ordinance and shall be processed according the regulations under Article U.
- (l) The master development plan may be amended solely for a parcel(s) upon application by that parcel's owner, through a zoning map amendment process, subject to determination by the city council that the proposed use and development plan meets all of the requirements of the original master development plan to an equivalent degree in terms of meeting the purposes of the district and protecting the public health, safety, and welfare.
- (m) For the purposes of provisions subsections 10-3-58.6(h) and (i) the ground dimension of any feature (length, width or area) shown on the master development plan, may vary up to five (5) percent of the scaled dimension provided that a written explanation of the variation, as well as a revised drawing of the master development plan reflecting and designating the refinement is submitted to the zoning administrator by the owner or applicant. Once the zoning administrator determines in writing that the variation conforms to this requirement, the variation becomes part of the approved master development plan. The zoning administrator must make a determination within twenty-one (21) calendar days of receiving the explanation from the applicant or owner.

City of Manassas, VA - Sec. 130-308. PMD planned mixed use development.

- (c) *Minimum zoning district size.* None.
- (d) *Proposed residential land area ratio.* The development ratio of non-residential to residential shall be based on a residential land area ratio (RLAR) of the site. No less than 30 percent but not more than 60 percent of the land area shall be developed for non-residential uses.
- In determining the RLAR, the calculation shall be made as follows:
- (1) The generalized development plan (GDP) shall delineate and designate specific areas as either residential uses or non-residential uses. Streets, common interior travelways, and walkways that are designed for both uses shall be excluded from the total site area.

(2) Structures containing mixed non-residential and residential uses within the same structures shall be calculated as residential if the residential element exceeds 75 percent of the gross floor area. In this event, the structure and all areas for required parking shall also be considered as part of the residential use.

(e) *Development standards and guidelines:*

- (1) A GDP for the proposed development shall be submitted with the application. It shall include the following either in map or narrative format:
 - a. Total site area.
 - b. Proposed land uses and location in each category.
 - c. Proposed lot or condominium arrangements, building locations, setbacks, building heights, gross density, building square footage of non-residential structures, and number of dwelling units.
 - d. Proposed schedule of development.
 - e. Proposed landscaping and screening.
 - f. Existing significant natural features and how they will be protected and accommodated in the plan, or provide written justification for removal.
 - g. Proposed methods of internal circulation, ingress and egress, vehicle trip generation estimates, and traffic splits.
 - h. Existing topography at two-foot minimum contour intervals.
 - i. Proposed public improvements within adjacent and nearby public rights-of-way.
 - j. Proposed locations and dimensions of pedestrian walkways and bicycle trails.
 - k. Proposed utilities, including sewer, water, and stormwater.
 - l. Proposed location and area of common and public open spaces.
 - m. 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.

Blacksburg: DIVISION 28. MIXED USE DEVELOPMENT DISTRICT

Sec. 3302 Site development standards.

- (a) *Minimum lot size:* None.
- (b) *Minimum street frontage:* Thirty (30) feet.
- (c) No setbacks are required for structures with elevations facing inward to another use or common area within the same MXD Development. Setbacks for structures with elevations facing an abutting public road (excluding alleys) shall be as follows:
 - (1) Existing or Designated Local Street
 - a. *Front:* None
 - b. *Side:* None

- c. *Rear: None*
- (2) Existing or Designated Collector Street
 - a. *Front: Ten (10) feet*
 - b. *Side: None; provided that with corner lots, a side yard facing the street shall be five (5) feet*
 - c. *Rear: None*
- (3) Existing or Designated Arterial Street
 - a. *Front: Ten (10) feet*
 - b. *Side: None; provided that with corner lots, a side yard facing the street shall be five (5) feet*
 - c. *Rear: None*
- (d) *Maximum Residential Density: Forty-eight (48) bedrooms per acre in the MXD Development. This density shall be calculated by multiplying the total MXD Development area (encompassed by the project boundaries exclusive of any public rights-of-way existing at the time the site development plan is submitted) by the number of bedrooms permitted per acre.*
- (e) *Maximum Lot Coverage: None.*
- (f) *Maximum MXD Development Coverage: Eighty-five (85) percent of the total MXD Development area.*
- (g) *Maximum Structure Height: Sixty (60) feet; provided that when a building abuts a RR1, RR2, R-4, R-5, OTR, RM-27, RM-48 or a PR zoning district boundary, its height shall not exceed the base maximum height permitted in the abutted zoning district by more than ten (10) feet for any part of a structure within one hundred (100) feet of the abutted district. When a public right-of-way abuts a MXD Development area, one half of the width of this right-of-way shall be included in the one hundred (100) foot dimension when calculating maximum building height for the area abutting the right-of-way.*
- (h) *Automobile/vehicle entrances shall be minimized and placed in such a way as to maximize safety, maximize efficient traffic circulation, and minimize the impact on the surrounding area. A maximum of two (2) curb cuts shall be allowed per street frontage of any lot. Factors including the number of existing curb cuts in the area, the potential for increased traffic hazards and congestion, and the number of travel lanes of the street that serves the site shall be used to determine the number of curb cuts permitted.*
- (i) *All utility lines (electric, telephone, cable television lines, etc.) shall be placed underground.*
- (j) *The gross residential floor area in any MXD Development shall be no less than a minimum of ten (10) percent and no greater than a maximum of seventy-five (75) percent of gross floor area within the MXD Development.*
- (k) *The maximum dwelling unit occupancy shall be a family, plus two (2) persons unrelated to the family; or no more than four (4) unrelated persons.*
- (l) *If the MXD Development is to be implemented in phases, each phase shall have adequate provision for access, parking, storm water management, utilities, and other public improvements to serve that phase of development. Each phase shall be provided with temporary and/or permanent transitional features, buffers, or protective areas to prevent adverse impact on completed phases, future phases, and adjoining property. Open space areas shall be reasonably proportioned in each phase of the project. Provision of recreational area and construction of any recreation facilities shall be required to meet the residential component of each phase. Each site plan or subdivision phase shall incorporate a statistical record of requirements of the overall MXD Development, as provided in prior approved phases, and provided within the subject phase. Such statistical information shall address the following:*
 - (1) Open space;
 - (2) Parking;
 - (3) Recreation space;

- (4) Landscaping; and
 - (5) Lot coverage
-

Fredericksburg: 72-33.3. Planned Development-Mixed-Use District.

- C. Site size requirements. The site size requirements in a PD-MU District are as follows:
- (1) Minimum district size. The minimum district size for any PD-MU District is two acres. However, the minimum district size in the Princess Anne Street and Lafayette Boulevard Corridor Overlay Districts is 22,000 square feet.
 - (2) Minimum site size.
 - (a) The minimum site and yard requirements, including site size requirements for residential and nonresidential uses, the number of single-family attached units per building, the setback of dwelling units from site boundaries and private drives, parking areas and walkways, separation between townhouse buildings (dwelling groups), and common areas shall be as shown on the approved General Development Plan (GDP). In the event such requirements are not depicted on the approved GDP, the requirements set forth in § 72-31.4, Residential (R-8) District, shall apply to single-family detached and attached dwellings, and the requirements in § 72-31.5, Residential (R-12) District, shall apply to multifamily dwellings.
 - (b) The location and arrangement of structures shall not be detrimental to existing or prospective adjacent dwellings or to existing or prospective development of the neighborhood.
 - (c) No single-family detached or attached dwelling or accessory structure shall be erected closer than 15 feet to any public street right-of-way unless a reduced setback is shown on the approved GDP.
- D. Bulk regulations. Bulk shall be depicted on the approved GDP and shall comply with the following provisions:
- (1) Building height.
 - (a) In buildings not containing ground floor retail, building heights shall be no more than 80 feet. The maximum height in the Princess Anne Street and Lafayette Boulevard Corridor Districts is 40 feet.
 - (b) In buildings containing ground floor retail, the maximum building height shall be 85 feet.
 - (c) Structures exceeding 40 feet in height shall be set back from any single-family residential district a distance equal to a distance not less than one foot for each one foot of height in excess of 40 feet.
 - (2) Maximum floor area ratio. The maximum floor area ratio for nonresidential uses shall be two. Additional intensity may be approved by the City Council, as a special use, up to a maximum

three.

(3) Residential density.

- (a) The calculation of maximum density shall be based upon the gross land area of the district minus any portion of the gross land area to be devoted to nonresidential uses. Maximum residential densities shall be as follows:

[1] Single-family detached: up to 16 units per acre.

[2] Single-family attached: up to 16 units per acre.

[3] Multifamily: up to 30 units per acre.

[4] Student housing: up to 60 units per acre when no other residential units are proposed.

- (b) Any combination of mix of the residential unit types may be used to achieve the permitted density and as shown on the GDP. The unit mix in a phased development may vary due to the prevailing market conditions, provided that the total number of units developed shall not exceed the total number of units shown on the approved GDP.

- (c) Notwithstanding any other provisions of this section the City Council may approve an increase in density levels upon finding such increase achieves the purpose and intent of the district.

E. Open space. The minimum landscaped open space shall be 15% of the total gross area.

F. Conflict. Where regulations within this district conflict with other provisions within this chapter, these district regulations shall govern.

G. Additional regulations. A PD-MU District shall comply with the following standards:

(1) Commercial uses.

(a) At least 40% and no more than 65% of the gross land area of the district shall be used to determine or compute the permitted floor area ratio in accordance with § 72-33.3, Maximum floor area ratio

(b) In the case of vertically mixed use buildings, the commercial use on the ground floor shall be used to calculate this percentage.

(2) Vertical mix. At least 20% of the buildings containing commercial uses within the district shall contain uses from at least two of the following different use categories:

(a) Professional office;

(b) Retail; and

(c) Multifamily dwelling units above the first floor.

(3) Use mixing.

- (a) The PD-MU District requires a mix of uses based on the number of residential units as set forth in § 72.33.3D(3) and commercial use expressed as a percentage as set forth in § 72-33.3G(1). The percentage shall mean the percentage of the total gross land area of the district subject to the rezoning application. The mix of uses shall be calculated in accordance with the following rules:
- [1] The vertical stacking of residential uses in the same building as nonresidential uses is permitted.
 - [2] Phasing of the development may be approved at the time of rezoning. Each phase of development shall contain a tabulation of the site by use category, the accumulated total FAR, the total number of residential units, and the percentage of open space to demonstrate that the development is in conformance with the GDP. Individual phases of the development may have densities that exceed the maximum or minimum requirements so long as such densities for the number of residential units or percentage of commercial use as shown on the GDP comply with the PD-MU District.
- (b) Notwithstanding any other provisions of this subsection, an applicant may propose, and the City Council may approve different percentage ratios for those uses set forth within Subsection G(1) and (2) above upon a finding that the alternate percentage will better serve the purposes of this chapter, and of the proposed district, due to market conditions, land use demand, or other factors determined appropriate by the City Council.

Wednesday, June 22, 2022

Dear Arne and fellow Planning Commissioners,

I thought it would be helpful to write down my comments on the PUD zoning text before our Thursday meeting. Although I missed our last session due to my turn with covid, the minutes helped capture the discussion and progress made to amend the text, thanks as always to Kate.

Some observations.

1. The time frame for a Planned Development – Mixed Use District is long-term; once the PC and the City Council agree and enact the revised zoning, it has the potential to guide the character of Development in Lexington for many years to come. Therefore, while in the shorter term, the PD-MU could be used, for example, in the VDOT property, we should keep the longer-term view in crafting the zoning.
2. Location, location, location. Let's beware of writing one PUD for all the opportunity areas. The C2 opportunity areas, South Lexington and 60 East, are contextually very different than the opportunity areas of Mclaughlin Street (RLC) and East Lexington (R-1). I suggest we write two different ones as other nearby municipalities have done. In the current code, all uses are allowed by right, so we could, for example, have a 60-foot bank, office building, or hotel in all the opportunity zones. There are other advantages of customizing including not needing to amend the C2 zoning as noted in the minutes.
3. Given that we are writing an update to the 2017 zoning and the Comprehensive Plan was adopted in 2020, the zoning update should reflect the Comprehensive Plan as a starting point. Staff and the Planning Commission, together with the Berkely Group, worked diligently to elaborate guidance and Design Principles to evaluate development proposals, in brief:
 - The Land Use Chapter provides *Land Use Objectives* for Opportunity Areas and the Mixed Neighborhood-Use pattern area.
 - The Land Use Chapter includes *Design Principles* for Opportunity Areas and Mixed-Use Neighborhoods.

I highly recommend revisiting these objectives and principles as we update the code to achieve consistency between the Comprehensive Plan and the code. If it is in the code, it must be considered whereas only referencing the Comp Plan is much weaker. Please see a more detailed summary at the end of this note.

4. Affordable housing. In our Threshold meeting with the State housing department, we were told of successful mixed-use projects that included affordable housing. We now have an opportunity to encourage affordable and workforce housing in the code. Increasing affordable housing in Lexington will require multiple methods, and this could be one.
5. While the flexibility of the PUD has advantages, as I noted last year, current planning practice raises the question of staff capacity and time to enter lengthy negotiations with unpredictable outcomes, even where there are larger planning departments.
6. I have other concerns which I will mention in our meeting, in brief:
 - a. The intent and Purpose clause should bring in language from the Comp Plan and keep some of the existing language.

- b. The character of Development. Again, reference the comp plan for example, "maintaining Lexington's historic development forms while allowing for additional infill and redevelopment where appropriate" and 'mixed-use designs that enhance the community's sense of place and character.' Also, strengthen the Environmentally sensitive design based on our comp plan.
- c. Densities, as noted in the minutes, reviewing density options to establish a reasonable maximum is essential. Based on my experience in other cities, leaving it open and allowing a City Council too much latitude can result in inappropriate projects, including towers in residential neighborhoods. Predictability helps the developer, staff, and the community.
- d. We should carefully consider section D, the review and approval process, considering the master plan approval process. Are there any lessons learned from our most recent experience that should be included in the PUD zoning, given that it is similar to the Master Plan process?
- e. I am still unclear about how the Mixed-use District will be incorporated into the zoning map. Are we saying that Mixed-use will be allowed in all opportunity areas? The examples shown in our packet have distinct zones for mixed-use.

Thank you for your consideration.

John

Introduction

As noted in the Implementation Chapter of the comprehensive plan, “the Planning Commission and City Council should refer to the Comprehensive Plan and consider its vision prior to making recommendations and decisions. The Virginia Code related to the Comprehensive Plan describes the role of the plan by noting that it “shall control the general or approximate location, character, and extent of each feature shown in the plan. Consistently measuring each land use application and budgetary decision to the long-range vision of the Comprehensive Plan ensures proper implementation.”

Staff and the Planning Commission, together with the Berkely Group, worked diligently to elaborate guidance, strategies, and design principles, in brief:

- The Land Use Chapter provides *Land Use Objectives* for Opportunity Areas and the Mixed Neighborhood-Use pattern area.
- The Land Use Chapter includes *Design Principles* for both Opportunity Areas and Mixed-Use Neighborhoods.
- The Land Use Chapter strategy LU 5.1 notes, “Evaluate land use applications and capital improvements against the applicable Future Planning Framework design principles and planning objectives.”
- A review of the Housing Chapter and the Green Infrastructure Chapter also provides development guidance.

Below are the relevant sections from the Chapters excerpted from the Comprehensive Plan.

Land Use Chapter

“Recognizing that land-use patterns in the City are largely set, the policies in this chapter focus largely on *the form, connectivity, and character of development*.

Planning Context

“Many are small multi-family buildings rather than large apartment complexes and are well-integrated into single-family residential neighborhoods.

“With so few sites available, it is important that these sites be considered carefully and are developed to meet the City’s goals, including higher-density housing and valuable additions to the tax base.

Future Land Use Plan

Planning Objectives

Table 8.1 Future Planning Framework—Planning Objectives provides guidance on the development of opportunity areas and the pattern area for mixed-use neighborhoods, for example:

- Design for pedestrian and bicycle-friendly community
- Connect neighborhoods through a network of green infrastructure
- Encourage mixed-use
- Improve Streetscaping and landscaping
- Enhanced design and development standards
- Enhance and protect natural resources and open spaces
- Build on and promote local character and identity
- Foster the development of a variety of housing types, including affordable housing
- Incorporate sustainable development standards

Design Principles

Opportunity areas

“New development, infill, and redevelopment are expected to be focused within Opportunity Areas. Each Opportunity Area is unique and must be considered in light of the underlying pattern area and surrounding uses.

“Development proposals should incorporate high-quality architectural design and provide gradual transitions to surrounding land uses using design features, such as setbacks, height step downs, and landscaping. These areas also offer the opportunity to improve sidewalk and pedestrian access and add green infrastructure.

“The planning process should begin with a community discussion to identify specific development goals for each area and assess the need for additional guidance on planning, design, and investment. The small area planning process will be most appropriate for those areas where significant revitalization or development may impact surrounding neighborhoods or vary from the underlying pattern area principles.

Mixed-Use Neighborhood

“Good design should be varied using materials and geometry that divide large buildings into smaller visual pieces. Commercial and residential uses may be located in adjacent separate structures or in single structures that include both use types in a coordinated building plan. New buildings should be oriented toward the street to create comfortable pedestrian environment.

“Surface parking and delivery areas should be located to the rear of the structures and appropriately sited and buffered so as not to disrupt pedestrian circulation and adjacent residences. Lighting and signage should be limited in quantity, scale, and intensity to reduce over-lighting and negative impacts on neighborhoods. While uses transition between residential and commercial, building design should likewise transition between typical residential design and the appearance of Lexington’s historic downtown.

Future Land Use Plan

Future Land Use and Zoning

“To determine the appropriate use and development form for a specific parcel, property owners should refer to the Future Land Use 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.

Needs Assessment

“Maintaining Lexington’s historic development forms while allowing for additional infill and redevelopment, where appropriate.

“Encouraging participation in development decisions that affect residents.

Goals, Objectives, Strategies

“LU 3.1, Facilitate creative residential, commercial, and mixed-use development designs that enhance the community’s sense of place and character.

“LU 4.2 Engage the community to identify development goals for Opportunity Areas and assess the need for small area plans for these areas.

“LU 5.1 Evaluate land use applications and capital improvements against the applicable Future Planning Framework design principles and planning objectives.

Housing Chapter

“HO 2.1 Encourage energy efficiency and other green principles in the planning, design, construction, and rehabilitation of Lexington housing to reduce long-term ownership costs for residents.

Green Infrastructure Chapter

See Concept Map, “Incorporate green development, innovative stormwater management, and open space into the redevelopment of the Spotswood Drive Opportunity site. (Note that at the time of writing, the site was 3 acres.

▷ Future Land Use Plan

Future Planning Framework - Land Use Types

The Future Planning Framework establishes the following land use areas for the community, based on the significant planning objectives (See **Table 8.1**) for each area:



Gateways

Gateways are key places where the regional road network enters the City. These gateways serve as the community's front door, establishing first impressions and reinforcing perceptions of the City. Planning strategies should prioritize improving the image and attractiveness of these gateways.



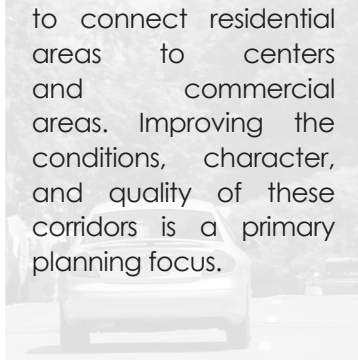
Centers

Centers are community focus areas – bridges between the transportation networks and surrounding neighborhoods. Centers are anchors of the community where services and amenities for the surrounding neighborhoods may be clustered. Focusing growth and investments in Centers encourages more compact and walkable development and encourages efficiency in new infrastructure investments.



Corridors

Corridors are important local and regional travel routes and commercial destinations. These areas strongly influence the City's accessibility, attractiveness, and economic vitality. Civic corridors are intended to be regional connectors, while neighborhood corridors are intended to connect residential areas to centers and commercial areas. Improving the conditions, character, and quality of these corridors is a primary planning focus.



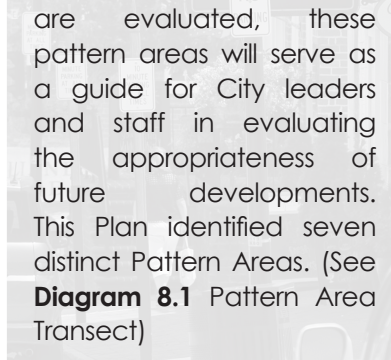
Opportunity Areas

Opportunity Areas represent key areas of focus for revitalization, infill, redevelopment, or development. Opportunity Areas are locations for change in which Lexington has the opportunity to create organized and attractive development, add density that supports the economy and tax base, and create unique neighborhoods that attract investment and tourism.

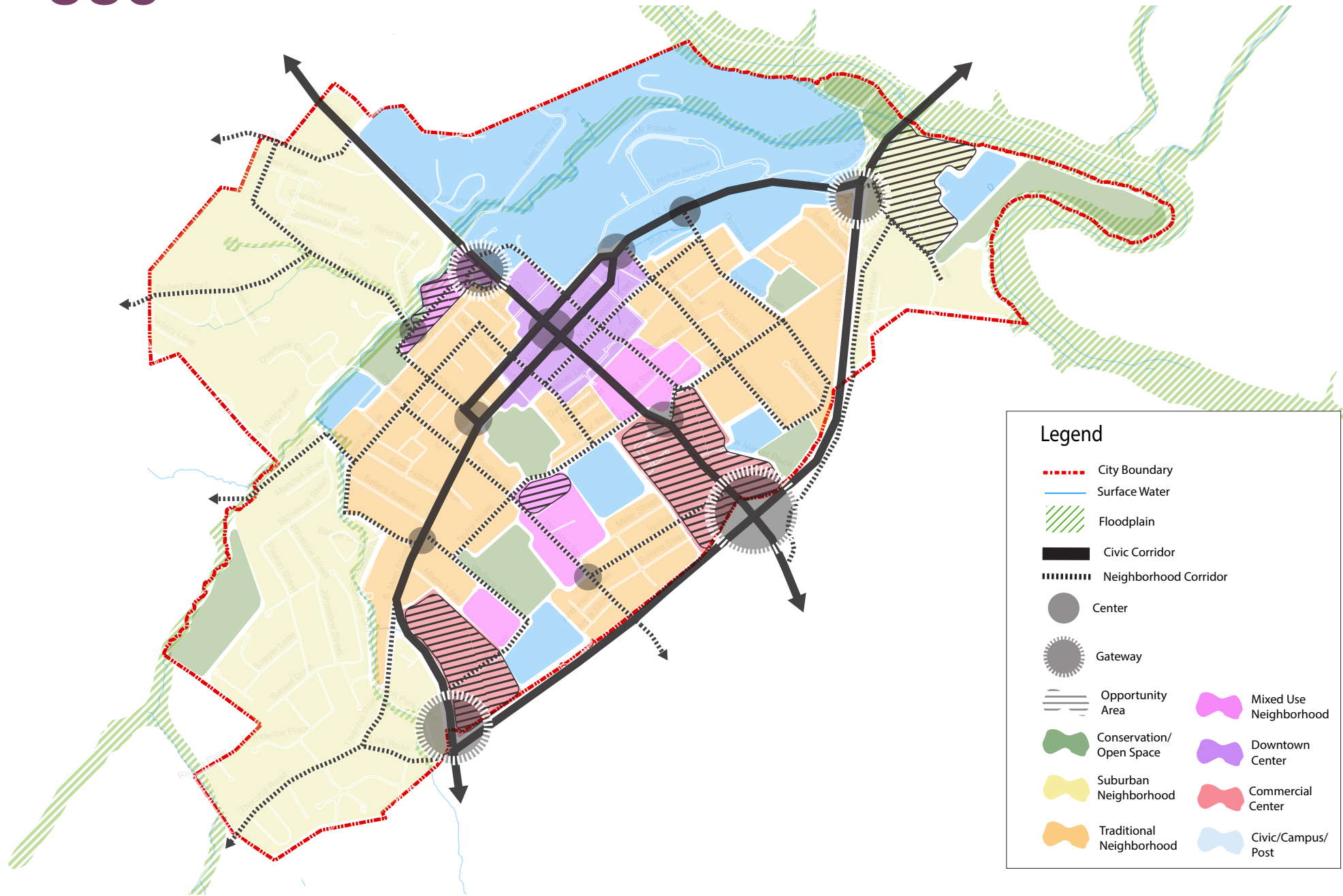


Pattern Areas

Pattern Areas are areas of the City that share distinct characteristics by virtue of geographic location, built form, and/or types of use. As a planning tool, these areas reflect the intended form, character, and planning objectives of future development and redevelopment. As development applications are evaluated, these pattern areas will serve as a guide for City leaders and staff in evaluating the appropriateness of future developments. This Plan identified seven distinct Pattern Areas. (See **Diagram 8.1** Pattern Area Transect)



Map 8.1 Future Planning Framework Map



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

Table 8.1 Future Planning Framework- Planning Objectives

▷ **Future Land Use Plan**
Planning Objectives










	Focus on infill or redevelopment	Implement traffic calming measures	Design for pedestrian & bicycle friendly community	Enhance and protect cultural resources	Connect neighborhoods through a network of green infrastructure	Encourage mixed use development	Improved streetscaping & landscaping	Enhanced design & development standards	Enhance & protect natural resources and open space	Improved wayfinding measures	Build on and promote local character and identity	Foster the development a variety of housing types, including affordable housing	Incorporate sustainable development standards	Promote coordination of regional development and land use decisions
Gateways		X	X				X	X		X	X			X
Centers			X	X		X	X	X		X	X		X	
Civic Corridors	X	X	X				X	X		X				X
Neighborhood Corridors	X	X	X		X		X	X		X				
Opportunity Areas	X		X		X	X	X	X	X		X	X	X	

Table 8.1 Future Planning Framework- Planning Objectives

▷ **Planning Objectives**

Focus on infill or redevelopment	Implement traffic calming measures	Design for pedestrian & bicycle friendly community	Enhance and protect cultural resources	Connect neighborhoods through a network of green infrastructure	Encourage mixed use development	Improved streetscaping & landscaping	Enhanced design & development standards	Enhance & protect natural resources and open space	Improved wayfinding measures	Build on and promote local character and identity	Foster the development a variety of housing types, including affordable housing	Incorporate sustainable development standards	Promote coordination of regional development and land use decisions
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Pattern Areas

 Conservation / Open Space					X				X				
 Suburban Neighborhood	X	X	X		X				X		X	X	
 Traditional Neighborhood	X	X	X	X	X			X	X		X	X	X
 Mixed Use Neighborhood	X	X	X		X	X	X	X			X	X	X
 Downtown Center	X		X	X	X	X	X	X		X	X	X	X
 Commercial Center	X		X		X	X	X	X		X	X		X
 Civic/Campus/Post			X	X	X					X			X

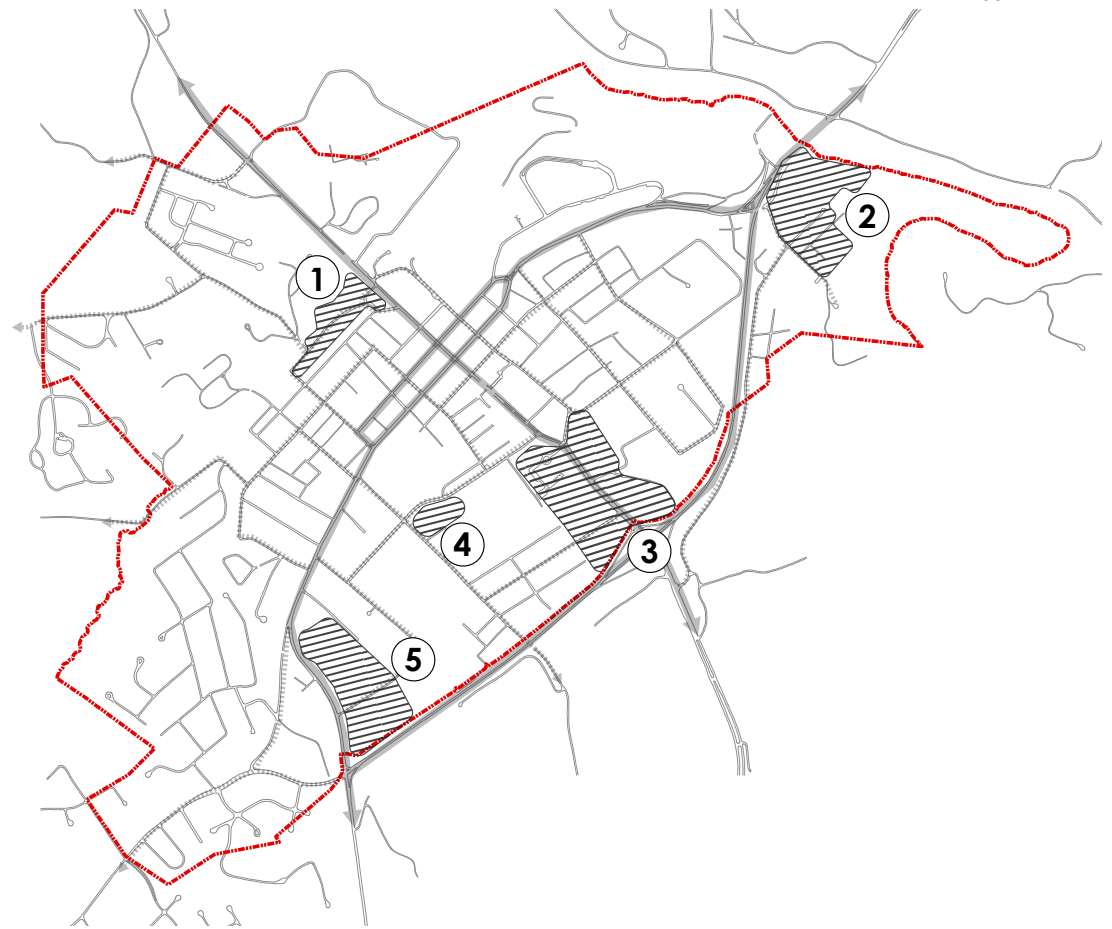
Land Use

▷ Design Principles

Opportunity Areas

New development, infill, and redevelopment are expected to be focused within Opportunity Areas. Each Opportunity Area is unique and must be considered in light of the underlying pattern area and surrounding uses. For example, the suburban-style commercial areas offer opportunities to increase density through redevelopment or infill outparcel development, while the McLaughlin Street area is poised to create a unique live-work arts district as an expansion of downtown. Development proposals should incorporate high quality architectural design and provide gradual transitions to surrounding land uses using design features, such as setbacks, height step downs, and landscaping. These areas also offer the opportunity to improve sidewalk and pedestrian access and add green infrastructure.

The unique planning, design, and investment prospects within Opportunity Areas may warrant additional study through the development of small area plans in the coming years. The planning process should begin with a community discussion to identify specific development goals for each area and assess the need for additional guidance on planning, design, and investment. The small area planning process will be most appropriate for those areas where significant revitalization or development may impact surrounding neighborhoods or vary from the underlying pattern area principles. The small area planning process will examine these areas holistically with full engagement of the public, elected and appointed officials, and planning professionals. The small area planning process may also qualify such areas for exemption from certain conditional rezoning proffer restrictions under Virginia Code Section 15.2-2303.4(F), allowing Lexington more flexibility to achieve its development goals.



- 1 McLaughlin Street
- 2 East Lexington
- 3 E. Nelson Street
- 4 Spotswood Drive
- 5 S. Main and Waddell Streets

▷ Design Principles

Mixed Use Neighborhood

Mixed Use Neighborhoods are intended to be a transitional zone between downtown commercial areas and other areas. Because these sites are adjacent to other land uses and not isolated, the siting and architecture of infill development must meet the context of nearby buildings in design, density, and character.

Mixed Use Neighborhoods are appropriate for higher density residential uses, such as apartments and townhomes, and also for light commercial uses, such as offices, financial institutions, and boutique retail. Commercial uses should focus on service functions that can serve neighborhood residents while fitting in with the character of nearby neighborhoods. Motor vehicle-related uses and other high intensity or highly active businesses are not appropriate for these areas.

Good design should be varied using materials and geometry that divide large buildings into smaller visual pieces. Commercial and residential uses may be located in adjacent separate structures or in single structures that include both use types in a coordinated building plan. New buildings should be oriented toward the street to create comfortable pedestrian environment. Commercial uses should occupy ground floors, street corners, or other logical spaces with exclusive entrances. Surface parking and delivery areas should be located to the rear of the structures and appropriately sited and buffered so as not to disrupt pedestrian circulation and adjacent residences. Lighting and signage should be limited in quantity, scale, and intensity to reduce over-lighting and negative impacts on neighborhoods. While uses transition between residential and commercial, building design should likewise transition between typical residential design and the appearance of Lexington's historic downtown.

