

LEXINGTON PLANNING COMMISSION

December 14, 2023 - 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 November 9, 2023*
4. **CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA**
5. **NEW BUSINESS**
 - A. EC 2023-06: An application by James Larner for a Certificate of Appropriateness for exterior improvements at 449 & 453 E. Nelson Street and new signage at 449 E. Nelson Street (Tax Map #30-1-9), owned by James Larner.
 - 1) Staff Report*
 - 2) Applicant Statement
 - 3) Public Comment
 - 4) Commission Discussion & Recommendation
 - B. CUP 2024-01: an application by Hugh Latimer of Washington & Lee University for approval of a Conditional Use Permit to allow a student health center to be located on East Denny Circle, on a portion of the 103 acre parcel (Tax Map #NM 19) owned by Washington & Lee University.
 - 1) Staff Report*
 - 2) Application Statement
 - 3) Public Comment
 - 4) Commission Discussion & Recommendation
 - C. Review of draft Planning Commission Annual Report*
6. **OTHER BUSINESS**
 - A. Zoning and Planning Report – If applicable
 - B. Key Annual PC Milestones: Ongoing. Remaining items:
 - 1) Zoning Text Amendments: Ongoing. Remaining items:
 - a. Cottage Housing
 - b. What else, if any?

- 2) Comp Plan Review: Review of the Land Use Chapter of the Comprehensive Plan*
(continued from Nov. 9)
- 3) Major Project Update

7. CITY COUNCIL REPORT

8. ADJOURN

*indicates attachment

MINUTES

**The Lexington Planning Commission
Thursday, November 9, 2023 – 5:00 p.m.
Rockbridge County Administrative Offices – First Floor Meeting Room
150 South Main Street, Lexington, VA 24450**

Planning Commission:

Presiding: Pat Bradley, Chair
Present: Jon Eastwood
Mary Stuart Harlow
Gladys Hopkins
Shannon Spencer, Vice-Chair
Leslie Straughan, Council Liaison

City Staff:

Arne Glaeser, Planning Director
Kate Beard, Administrative Assistant

Absent: John Driscoll

CALL TO ORDER

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

AGENDA

The agenda was unanimously approved as presented. (S. Spencer / L. Straughan)

MINUTES

The minutes from the October 26, 2023 meeting were unanimously approved as presented. (L. Straughan / G. Hopkins)

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA

None

NEW BUSINESS

A. PUD 2023-02: An application by MaxMark Homes and Weatherburn Holdings, LLC to amend the Planned Unit Development for the Weatherburn subdivision located at the intersection of Thornhill Road and Chamberlain Loop.

- 1) Staff Report – This was a request to restore Lot 21 on the PUD plan and return the PUD lot configuration to the platted and legally recorded lot configuration that existed prior to August 23, 2023. Director Glaeser explained the amendment approved by City Council in August had been requested by the applicant who had intended to split Lot 21 so that it could be purchased by the adjacent property owners, but that since August, the arrangement between the parties had fallen through and the amended subdivision plat was never recorded. This amendment would restore the boundary lines for Lots 20, 21 and 22 on the PUD plan to their legally described configuration, and relocate the open space “wedge” to be between Lots 20 and 21. If approved, the PUD plan would be exactly the same as it was prior to the August 23rd amendment and would be consistent with the subdivision plat legally recorded in the land records of the Circuit Court.

Responding to a question from L. Straughan, A. Glaeser said that each iteration of the Weatherburn PUD plan specified only the number of lots and not the number of dwellings, thus there was no requirement that Lot 21 be built upon. He addressed questions from G. Hopkins and S. Spencer by confirming that Lot 21 would be a buildable lot, and that the retaining wall existing on a portion of the parcel should not be considered an obstacle to approving the amendment being proposed. Noting L. Straughan's observation that the approval of the original site plan included Chamberlain Loop as a one-way street, he remarked the appropriate signage could have been installed some time ago and said he was engaged in ongoing communication with the developer and HOA president about that issue. L. Straughan asked if the Planning Commission could include the installation of the signage needed to effectuate one-way traffic as a condition of approval, and A. Glaeser affirmed the Commission had that discretion. He added that Chamberlain Loop was a private road, and therefore the responsibility for its maintenance and signage fell upon the parties involved in the subdivision.

- 2) Applicant Statement – Pierson Hotchkiss, of Perkins & Orrison and representing the applicant, stated he had no knowledge of his client's intentions as to the one-way traffic issue and he did not foresee the existing retaining wall as presenting an issue for the sale of the parcel. He said the intent of the application was to correct the fact that the PUD plan no longer aligned with the legally recorded subdivision plat. S. Spencer expressed concern about the location of the open space "wedge" and how a potential sale of Lot 21 to the owner of Lot 20 would affect the other subdivision property owners' perception of their access to and use of that space. Noting that the configuration was one that had been previously approved, Director Glaeser suggested that issue would be better addressed by the HOA than by the City. There was then additional discussion about the one-way traffic requirement for Chamberlain Loop, its built conditions, and the responsibility for its past, immediate, and future maintenance.
- 3) Public Comment – None
- 4) Commission Discussion & Decision – **L. Straughan moved to approve an amendment to the Weatherburn Planned Unit Development application PUD 2023-02, as presented by the applicant, and with the one applicant proffered condition, contingent upon all of the requirements of the plan being met, including making Chamberlain Loop one-way and the installation of all appropriate signage. G. Hopkins provided the second and the motion passed unanimously. (6-0)**

OTHER BUSINESS

- A. Review of the Land Use Chapter of the Comprehensive Plan – A. Glaeser prefaced the discussion by reminding the Planning Commission of the four items it had agreed, during the last meeting, to prioritize for 2024. He suggested that as additional priorities were being considered the Commissioners keep in mind the Planning Commission's assigned duties of: 1) administration of the Subdivision Ordinance, 2) administration of the Zoning Ordinance, and 3) maintenance of the Comprehensive Plan. Noting that the Commission's duties do not include implementation of the Comprehensive Plan and any assignments to staff would need

the review and endorsement of the City Manager, he cautioned that he would need to be careful during the discussion not to overcommit to any additional priorities.

Addressing the document submitted by Commissioner Driscoll earlier in the week, S. Spencer explained how the document was formatted and J. Driscoll's suggestion that the Commission consider whether to use it as a template for the review of other chapters of the Comp Plan. She noted the intent was to identify implementation accomplishments and to consider possible next steps. Following discussion, there was agreement to add the major accomplishments identified in the document, along with the implementation matrix, as an addendum to the Planning Commission's annual report to Council. P. Bradley said this would be a good start to the review process and would also provide some accountability to the public. S. Spencer suggested the Commissioners could share responsibility for subsequent, similar reviews of other chapters.

P. Bradley asked if any of the items listed in the "for consideration" sections of the document stood out as priorities. Given the upcoming development of the VDOT property and Habitat site in the South Main Street area, S. Spencer recommended consideration of Gateway development planning. P. Bradley suggested the Commission consider whether the existing Entrance Corridor regulations would provide adequate control to insure that the area develops in an orderly, uniform, and attractive way. Recognizing that a full set of design guidelines would be costly and time consuming, he asked if there was a mechanism for the Planning Commission to create citizen engagement to identify goals for the opportunity areas (LU 4.2). Following extended discussion that included: 1) increased design controls for signs, landscaping, buildings, parking, etc., 2) issues of connectivity and the implementation of the bike/ped plan, and 3) the utility or lack thereof of a S. Main Street small area plan and traffic and utility studies, there appeared to be agreement that the most realistic goal would be developing more robust Entrance Corridor design standards. There was consensus for adding continued discussion of this item to the December 14th agenda.

A. Glaeser summarized staff's tasks moving forward. He said staff would draft an annual report with the Land Use implementation matrix and major accomplishments included. Review of the draft annual report and additional discussion of the Land Use Chapter would be added to the next meeting's agenda. Staff would continue work on the items prioritized during the last meeting and would provide a comprehensive package of the "housekeeping" batch of zoning amendments for the Planning Commission's first meeting in January. This was met by general approval from the Planning Commission.

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

- He attended a public meeting held by Main Street Lexington having to do with the enhancement of Courthouse Square.
- The last zoning report mentioned an incomplete Entrance Corridor COA application for two storefronts in the Rockbridge Square shopping center. A complete application has been submitted and will be on the next meeting's agenda.
- Preliminary site work for the demolition of the structure at 201 N. Randolph Street was ongoing.

CITY COUNCIL REPORT -

L. Straughan said City Council met on November 2nd but there were no major items to report.

ADJOURN

The meeting was adjourned at 6:16 p.m. with unanimous approval. (S. Spencer / L. Straughan)

P. Bradley, Chair, Planning Commission

Project Name	Exterior Improvements and New Signage at Rockbridge Square Shopping Center
Property Location	449 & 453 E. Nelson Walker Street
Zoning	Entrance Corridor Overlay District (EC), Commercial Shopping Centers (C-2) zoning district
Owner/Applicant	James Larner / James Larner

OVERVIEW OF REQUEST

This is a request for a Certificate of Appropriateness for a new sign at 449 E. Nelson Street and for exterior improvements at 453 and 449 E. Nelson Street, located in the Rockbridge Square Shopping Center. The parcel is located in the Commercial General Commerce (C-2) zoning district and in the Entrance Corridor Overlay District (EC). The request is for approval of exterior improvements made to the building's façade without permits, as well for a new wall sign for the Pack & Mail business. The applicant has removed the angled, wooden siding, which had begun to rot, to expose the original brick façade. The brick has been painted a charcoal color (Sherwin Williams Iron Ore) with a light gray stripe (Sherwin Williams Online) spanning the top portion of the building's face.

The applicant is also requesting to expand the light gray stripe to 39 inches in height to accommodate the placement of a 90" x 30" x .08" aluminum wall sign to the brick façade, centered in the stripe above the Pack & Mail storefront. The sign will feature the Pack & Mail logo in Peacock Blue, Light Blue and Pale Red – Perfect Match Red, on a white background with a black border. It will not be illuminated. Additional sign details are included in the application.

location map (Rockbridge Square Shopping Center)



photograph of existing storefront



APPLICABLE ZONING DISTRICT SECTIONS

Section 420-3 of the zoning ordinance lists general office as a permitted use by-right in the C-2 zoning district.

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. The proposed new wall sign therefore requires review and approval.

Section 420-13.6 of the sign regulations allows any business located within a C-2 zoning district to display 1 wall sign per street frontage with an allowable area of 1 square foot per lineal foot of building frontage; with a 32 square feet minimum and 100 square feet maximum. The proposed wall sign is 18.75 square feet in area which is less than the minimum 32 square feet allowed.

The proposed sign will not be illuminated.

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.

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 an entrance corridor certificates of appropriateness must satisfy the design standards for landscaping, signage, architecture, site planning, and lighting. Only the signage and architecture design standards are applicable to this certificate of appropriateness request and the remaining standards are not applicable.

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, 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.

STAFF RECOMMENDATION

Staff finds the proposed improvements meet the zoning criteria.

SUGGESTED MOTION

I move to approve/deny the Entrance Corridor Certificate of Appropriateness application EC COA 2023-06 for a wall sign for the Pack & Mail business at 449 East Nelson Street and for exterior improvements at 449 and 453 East Nelson Street as proposed by the applicant.



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: JAMES HARNER Phone: 434 825 0321
 Company: Andorra Properties Fax: _____
 Address: 449 E. Nelson St. Email: James@LARNER.COM
 Applicant's Signature: [Signature] Date: 8/7/13

Property Owner
 Name: SAME AS ABOVE Phone: _____
 Address: _____ Email: _____
 Owner's Signature: _____ Date: _____

Architect/Designer
 Name: SAME AS ABOVE Phone: _____
 Company: _____ Fax: _____
 Address: _____ Email: _____

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.



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

www.lexingtonva.gov

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

Address (or location description): 449 E Nelson St Lexington VA

Tax Map: _____ Deed Book and Page #: _____

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

Property Doing Business As: Prize + Mail

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)

Remove Rotten Siding.
Paint existing Brick Charcoal color with grey stripes

See Attached image

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:

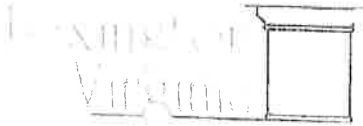
- Dimensions, orientation, and acreage of each lot or plot to be built upon
- Layout of the project and its relation to surrounding structures
- Location of points of entry and exit for motor vehicles and internal vehicular circulation pattern and parking facilities
- The size, shape, and location of 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

Application for new façade at Ugly Doug's and Pack and Mail

Description of Work:

Remove rotten angled siding and restore original brick façade.

Brick to be painted with Sherwin Williams Iron Ore (Charcoal color) with light gray stripe (Sherwin Williams Online). Width of stripe to be increased to 39 inches, Colors were chosen to have an historic flavor. Iron ore color creates symmetry with charcoal colored roof of adjacent Valley Pawn shop.



www.lexingtonva.gov

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

SIGN PERMIT APPLICATION

Applicant¹	
Name: <u>James LARNER</u>	Phone: <u>434 825 0321</u>
Company: <u>Audorra Properties</u>	Fax: _____
Address: <u>449 E. Nelson St</u>	Email: <u>JAMES LARNER</u>
Applicant's Signature: <u>[Signature]</u>	Date: <u>8/7/23</u>
Property Owner	
Name: <u>Same As Above</u>	Phone: _____
Address: _____	Email: _____
Owner's Signature: _____	Date: _____
Sign Contractor	
Name: <u>Same As Above</u>	Phone: _____
Company: _____	Fax: _____
Address: _____	Email: _____
Proposal Information²	
Address (or location description): <u>449 E. Nelson St.</u>	
Tax Map: _____	Deed Book and Page #: _____
Acreage: _____ Zoning (attach any existing conditions or proffers): _____	
Property Doing Business As: _____	
Overlay District:	
<input type="checkbox"/> Historic (requires Architectural Review Board review and approval)	
<input checked="" type="checkbox"/> Entrance Corridor (requires Planning Commission review and approval)	
<input type="checkbox"/> None (requires Planning and Development Department review and approval only)	
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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 300 East Washington Street
 Lexington, Virginia 24450
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Sign Information

	<u>Sign Type</u>	<u>Square Feet</u>	<u>Width</u>	<u>Height</u>
Sign 1	<u>ALUM, W/M</u>	<u>18.75</u>	<u>90"</u>	<u>30"</u>
Sign 2	<u>See Attached Quote For details</u>			
Sign 3	_____	_____	_____	_____

Street Frontage (width) of business space in feet _____

Street Frontage (width) of building in feet _____

Are other signs currently displayed on the same building? Yes No

If "Yes", please provide the size of each existing building sign that is to remain.

Width _____ Height _____

Width _____ Height _____

If a projecting sign, clearance from sidewalk: _____ feet

What materials will be used? _____

Will the sign be illuminated? Yes No

Please attach a sketch of sign(s) and samples showing the following:

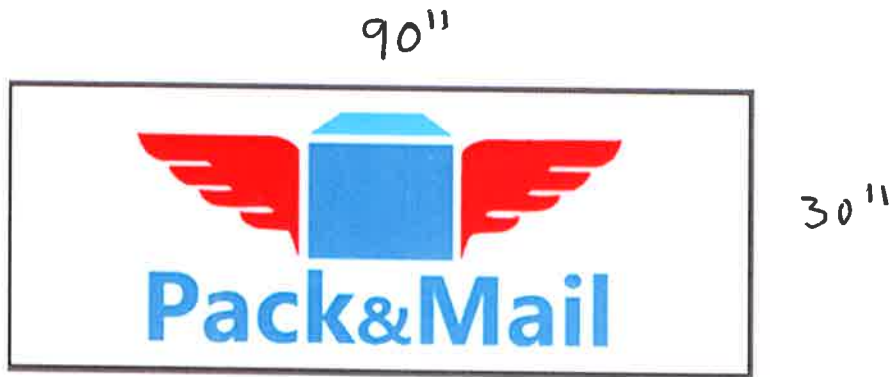
- Dimensions of sign
- Lettering style and size
- How colors will be used
- Photo showing building and adjoining structures
- Exact wording layout of sign
- Paint samples
- Style of bracket, stand, and/or awning

Proposed Sign details:

See Attached quote from High-tech signs for further details

Colors for proposed Pack and Mail sign (red and blue) are similar to AC sign colors.

Size of sign will be 90 inches by 30 inches Sign will be centered in light gray stripe with approx. 3-4 inches of light gray exposed superiorly and inferiorly. Inferior aspect of sign will be approx. 150 inches above ground and superior aspect of sign will be approx. 180 inches above grade Sign will have a black border. Sign will be centered with respect to the front façade of Pack and Mail space



Font: Humanist BLACK.

Colors: PALE
Red - Perfect Match Red,

Light BLUE

Peacock BLUE

All colors ARE FROM 3M Commercial SOLUTIONS.

Sign will have Black Border AS SHOWN.

Sign will be Attached to MORTAR with pre-punctured holes AND ANCHOR BOLTS.

Hightech Signs
 2165 Seminole Trail
 Charlottesville, VA, 22901-2901 USA
 Phone: (434)-974-7900 Fax: (434)-974-6898
 www.htsva.com
 info@htsva.com

PROPOSAL



GREENBR005
 James Larner
 Greenbrier Theater LLC
 1305 Garth Gate Ln.
 Charlottesville, VA 22901- USA

Quote Number: **109156**
 Quote Date: 8/8/2023
 Sales Rep: cquinn

Phone (434) 825-0321
 Fax
 Email jml2p@icloud.com

30" 90"

Quantity	Product Description	Unit Price	Total
1	Aluminum Sign .080" thick; digital print Height: 30 In Length: 90 In; SIDES: 1 High performance cast vinyl, solvent inkjet COPY: Pack and Mail ENHANCEMENTS: 1. Holes punched or drilled, per hole 2. Gloss overlamine - 2.5 mil vinyl	\$691.76	\$691.76
0.5	Art/Design Time to set up production file and rendering	\$80.00	\$40.00

We appreciate your business.

Freight: \$0.00
 Fuel Surcharge: \$0.00
 Taxable: \$691.76
 Nontaxable: \$40.00
 Sales Tax: \$36.66
OrderTotal: \$768.42

For: HIGHTECH SIGNS
 Date: _____

For: Greenbrier Theater LLC
 Date: _____

1. Hightech Signs (HTS) hereby sells and the Customer hereby purchases the items and services listed at the prices specified. Unless credit terms have been agreed, payment is due upon completion . HTS will assess a service charge of 2% per month on all past due amounts (APR 24%).
 2. This contract , signed above by authorized representatives of both parties constitutes the entire agreement. It may be canceled only by written consent of both parties.

IF ADDITIONAL TERMS AND CONDITIONS APPLY, PLEASE INITIAL AND RETURN TO HIGHTECH SIGNS WITH THE SIGNED PROPOSAL.

This Quote is good for 30 days from receipt.

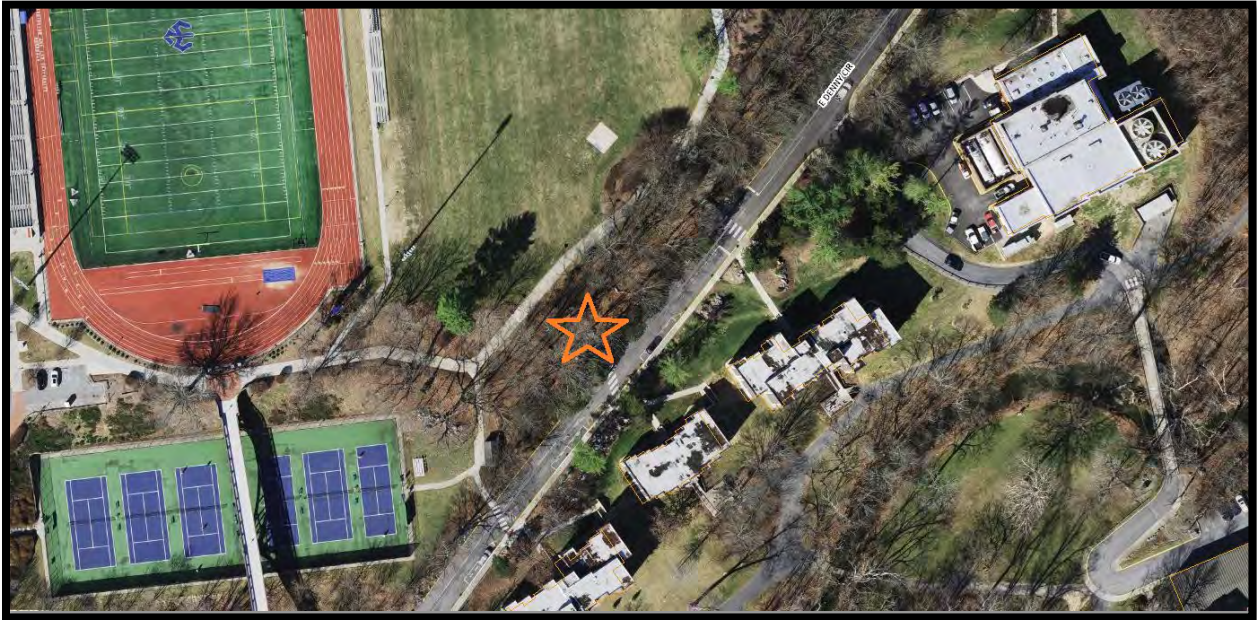
Project Name	New Lindley Center for Student Wellness
Property Location	204 W. Washington Street / Tax Map #: NM 19
Zoning	R-1 (General Residential District) / I-1 (Institutional Overlay)
Owner/Applicant	Washington & Lee University / Hugh Latimer
Applicant's Intent	Develop a new W&L Health & Counseling Center on E. Denny Circle across from the Woods Creek Apartments

PLANNING COMMISSION RECOMMENDATION: Pending
STAFF RECOMMENDATION: Approval

OVERVIEW OF REQUEST AND BACKGROUND

The site selected for the proposed Lindley Center for Student Wellness is currently an undeveloped area on the W&L campus on the west side of E. Denny Circle across from the Woods Creek Apartments. Medically related facilities such as the proposed Lindley Center for Student Wellness are a permitted use in the Institutional District, and permitted uses that have not been approved as part of a master plan require a conditional use permit. The proposed Lindley Center for Student Wellness was not included on the W&L Campus Master Plan approved June 16, 2022, and the applicant therefore requests a conditional use permit to allow a medically related facility along E. Denny Circle.

Location Maps





Photograph of proposed site along E. Denny Circle



With this application the City is requested to evaluate the proposed medically related use along E. Denny Circle in accordance with the following zoning criteria, and the next step in the approval process will be the Planning Commission’s review of a site plan to evaluate specific site related details.

APPLICABLE ZONING ORDINANCE SECTIONS

Article VII. Institutional District I-1

§420-7.3. Permitted uses.

A building and/or land shall be used for the following purposes:

- A. Insofar as uses are generally consistent with the base district, public and private schools, colleges, universities, medical campuses and other educational or research institutions which have been approved as part of a master plan as set forth herein below, and including hospitals and other medically related facilities, dormitory or other student housing, university-administered fraternity and sorority houses, other fraternity and sorority houses with conditional use permits, staff and faculty housing, classroom, library, religious, administrative, recreational, athletic, alumni, parking and service facilities, signs and other accessory uses owned by or operated under the control of such institution.
- B. Facilities such as those set forth in Subsection A of this section, but which have not been approved as a part of a master plan as set forth below, shall require a conditional use permit.

§420-7.5. Area and bulk regulations.

For uses, buildings and structures approved as a part of an institutional master plan, the approved conditions shall control all matters covered by the plan, including lot area, lot width, street frontage, setback, height, yards, parking and signs. Uses, buildings and structures not within the area of or not a part of an approved institutional master plan shall be subject to regulations for lot area, lot width, street frontage, setback, height, yards, parking and signs applicable in the district where they are located.

CONDITIONS OF ISSUANCE OF A CONDITIONAL USE PERMIT

Section 420-1.11., *Conditional use permits*, in part

C. Conditions of Issuance

- (1) Conditional use permits may be issued for any of the uses for which a conditional use permit is required by the provisions of this chapter, provided that the governing body, upon a recommendation by the Planning Commission, shall find that:
 - (a) The proposed use will not affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use. *The proposed site is centered on campus and at least 1100 feet from W. Nelson Street which is the nearest property boundary in the City of Lexington. It is also doubtful that a health and counseling center will adversely affect the health and safety of students residing in the Woods Creek Apartments or working in the Law School.*

- (b) The proposed use will not be detrimental to the public welfare or unduly injurious to property values or improvements in the neighborhood. *The addition of a health and counseling center along E. Denny Circle is not expected to impact the public welfare or affect property values.*
 - (c) The proposed use will not be in conflict with the policies and principles of the City's adopted Comprehensive Plan. *The proposed health and counseling center at the center of the W&L campus is not an expansion of the University boundary and is not in conflict with the Comprehensive Plan.*
 - (d) Adequate public services, including streets and other trafficways, utilities, police and fire protection, are or reasonably will be available to support the proposed use. *Adequate public services are available to support the proposed use. The proposed site is adjacent to E. Denny Circle and a water line exists along E. Denny Circle.*
- (3) In granting any conditional use permit, the governing body shall give due consideration to factors relevant to the findings required by Subsection C (1) and (2), as well as to any other reasonable land use and zoning considerations as may be required by the nature of the proposed use or as may be otherwise appropriate to effectuate the intent of this chapter, and the governing body shall designate such conditions as it deems necessary to carry out the intent of this chapter. The application for such conditional use permit shall be accompanied by such written and graphic material as may be necessary to enable the Planning Commission and the governing body to make the recommendation and findings set forth above.

Staff notes that if any conditions are deemed necessary in the public interest, those conditions must be reasonably and proportionally related to the impacts resulting from the proposed medically related facilities use.

STAFF RECOMMENDATION

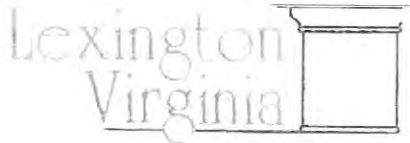
Based on the aforementioned findings and opinions, the Staff recommends the proposed Conditional Use Permit be **APPROVED**:

PLANNING COMMISSION RECOMMENDATION

Pending

SUGGESTED MOTION:

I move to approve/deny Conditional Use Permit number CUP 2024-01 to allow a health and counseling center on the west side of E. Denny Circle across from the Woods Creek Apartments.



www.lexingtonva.gov

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

APPLICATION FOR CONDITIONAL USE PERMIT

Applicant¹

Name: Hugh Latimer Phone: 540 458-8959
 Company: Washington and Lee University Fax: _____
 Address: 204 W. Washington St. Email: hlatimer@wlu.edu
 Applicant's Signature: [Signature] Date: 11/20/23

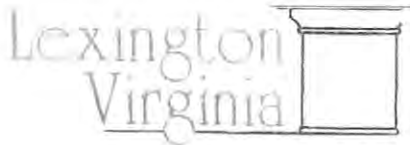
Property Owner

Name: Washington and Lee University Phone: 540 458-8959
 Address: 204 W. Washington St. Email: hlatimer@wlu.edu
 Owner's Signature: [Signature] Date: 11/20/23

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

Address (or location description): east Denny Circle across Woods Creek West Apts.
 Tax Map: NM 19 Deed Book and Page #: N/A
 Acreage: _____ Zoning (attach any existing zoning conditions or proffers): BASE R-1 I-1 Overlay
 Description of Proposal³: see attachment

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.
3. Please refer to page 3 of this application for the conditions of issuance for all conditional use permit applications. Submitting a sketch plan or other visual detail of your request is highly encouraged.



www.lexingtonva.gov

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

Notice to Adjacent Property Owners

The City will give notice of public hearings to be held on the application to those persons who own property, any portion of which abuts the subject property, and all property which is directly across the street from any portion of the subject property, as determined by the City's real property tax records. This notice will give the date, time and place of the hearing, identify the property which is the subject of the application and give a brief description of the proposed action. Notices will be mailed a minimum of ten (10) days prior to the date of the scheduled public hearings.

Posting of the Property

The City will place a sign 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: \$450 Amount Paid: Case Number: CUP-

Date Received: Received By:

Staff Review

Planning: Public Works:

Police: Fire/Rescue:

Public Hearings

Planning Commission

City Council

Legal Ad Dates: Legal Ad Dates:

Adj. Property Notifications: Adj. Property Notifications:

Public Hearing Date: Public Hearing Date:

Action: Action:



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 300 East Washington Street
 Lexington, Virginia 24450
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Conditions of Issuance

§ 420-11.C of the City of Lexington Zoning Ordinance outlines the conditions under which a conditional use permit may be issued. These conditions are as follows:

- 1) Conditional use permits may be issued for any of the uses for which a conditional use permit is required by the provisions of the zoning ordinance, provided that the governing body, upon a recommendation by the Planning Commission, shall find that:
 - a. The proposed use will not affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use.
 - b. The proposed use will not be detrimental to the public welfare or unduly injurious to property values or improvements in the neighborhood.
 - c. The proposed use will not be in conflict with the policies and principles of the City's adopted Comprehensive Plan.
 - d. Adequate public services, including streets and other trafficways, utilities, police and fire protection, are or reasonably will be available to support the proposed use.
- 2) Where the provisions of this chapter require conditional use permits for certain parking lots and drive-in facilities in the Commercial District (Central Business) C-1, due consideration shall be given in general to the purposes of the C-1 District and specifically to the effect of such parking lot or drive-in facility on the historic pattern of buildings and, in particular, on the maintenance of a compact, efficient and attractive retail facade and arrangement of buildings; on the use of off-street circulation ways, including use of alleys; on the location of access points and relationship to traffic and pedestrian flow; and on the adequacy of off-street waiting area at drive-in facilities.
- 3) In granting any conditional use permit, the governing body shall give due consideration to factors relevant to the findings required by Subsection C(1) and (2), as well as to any other reasonable land use and zoning considerations as may be required by the nature of the proposed use or as may be otherwise appropriate to effectuate the intent of this chapter, and the governing body shall designate such conditions as it deems necessary to carry out the intent of this chapter. The application for such conditional use permit shall be accompanied by such written and graphic material as may be necessary to enable the Planning Commission and the governing body to make the recommendation and findings set forth above.

This project is to construct a new two story, 14,290 gross square foot building* housing the university Health Center and university Counseling Center, named the Lindley Center. The existing university Health Center is housed temporarily in the old Development Building at 200 General's Way and the existing Counseling Center is housed in the south end of the Early Fielding Building. After moving to the Lindley Center the 200 General's Way building is expected to serve as an administrative office swing space facility until it is demolished in the future to make way for a new pedestrian bridge over Woods Creek (see university 2021 Campus Master Plan). The Counseling Center will move to the Lindley Center upon construction completion. The existing counseling offices in Early Fielding will become overflow offices for administrative departments in Early Fielding.

The Health Center will occupy the Second Floor of the Lindley Center and the Counseling Center will occupy the First Floor of the Center. A public lobby with elevator will link the two floors.

The university intends to move both the university Health Center and the Counseling Center into the completed Lindley Center in late 2025.

The East Denny Circle site just west of the Denny Circle tennis courts and across Denny Circle from Woods Creek East residence hall. The current site is undeveloped with the exception of a small restroom hut that will be demolished. The site will include off-street parking spaces for 5 vehicles and a loading dock yard serving deliveries and trash collection, as well as an off-street dedicated space for rescue vehicle loading/unloading. The two-story building will be nestled into a sloping hillside with the main First Floor lobby entry off East Denny Circle and a secondary Second Floor lobby entry off the Lewis Hall Lawn.

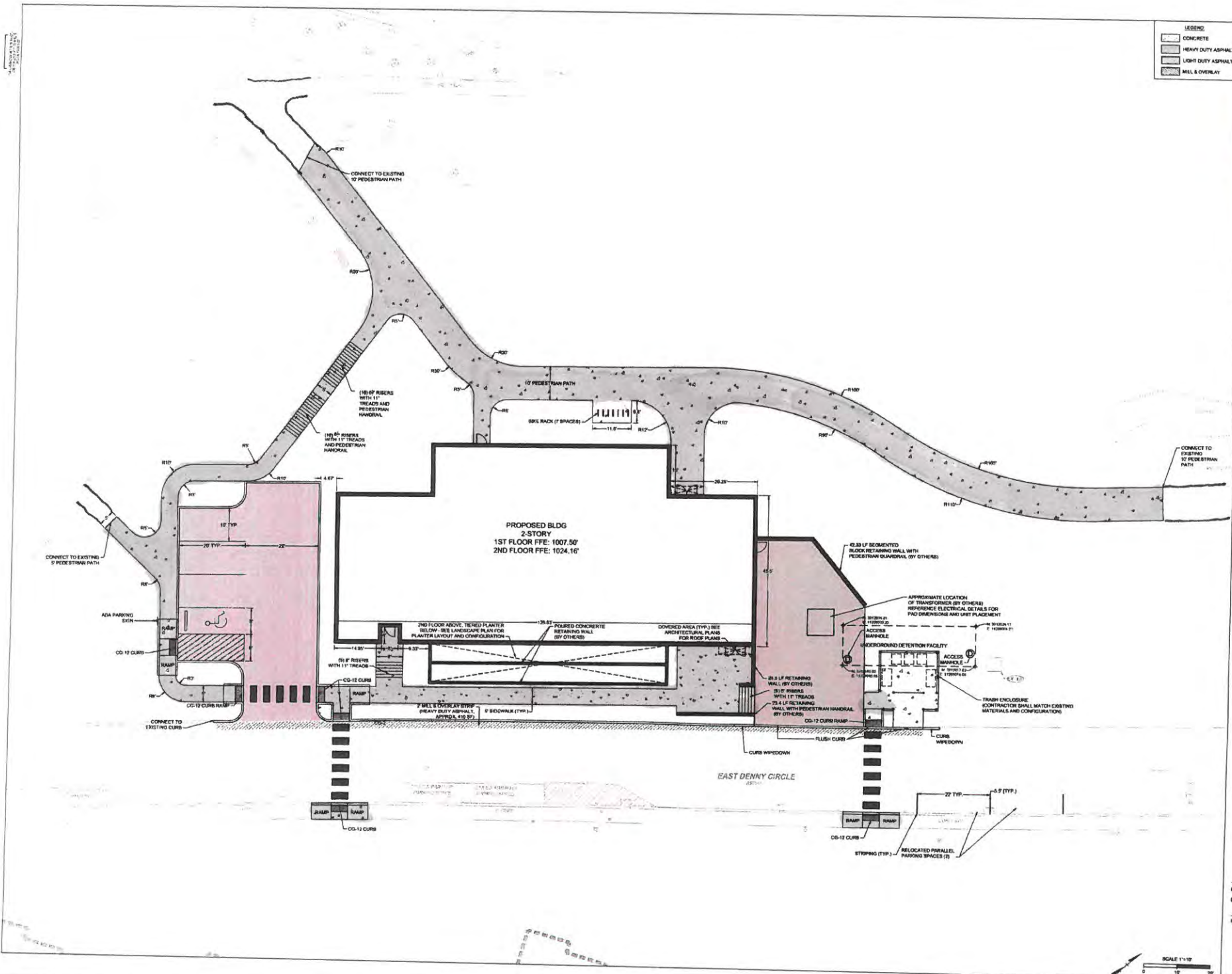
The Denny Circle screened trash receptacle enclosure across the Woods Creek Center residence hall will be removed and relocated to the new loading dock yard with a similar screen enclosure.

The First Floor Counseling Center floor level is elevated about two feet above the Denny Circle new sidewalk to provide visual screening of the Counseling Center offices from the sidewalk and to construct the elevation of the rear Second Floor Health Center near the elevation of the Law School Lawn. The height of the building (to top of roof gable ridge) is to be under 45 feet, the R-1 zoning limit of 45 feet for buildings without property line constraints.

* The First Floor totals 6,120 Gross Square Feet and the Second Floor totals 8,170 Gross Square Feet. The First Floor is significantly smaller as the building is nestled into a sloping hillside.

FOOTPRINT





LEGEND

[Pattern]	CONCRETE
[Pattern]	HEAVY DUTY ASPHALT
[Pattern]	LIGHT DUTY ASPHALT
[Pattern]	MILL & OVERLAY

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FOR HEALTH
ARCHITECTURE

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Alexandria, VA 22304
703.746.1000
www.e4h.com

W&L

TIMMONS GROUP
PROJECT MANAGEMENT

WASHINGTON & LEE UNIVERSITY
LINDLEY CENTER FOR STUDENT WELLNESS
EAST DENNY CIRCLE
WASHINGTON & LEE UNIVERSITY
LEXINGTON, VA 24450

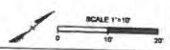
PROJECT: 1020701.00

DATE	DESCRIPTION
11/18/2021	10% PERMITS
05/05/2021	30% PERMITS
05/05/2021	60% PERMITS
05/05/2021	90% PERMITS
05/05/2021	FINAL PERMITS



ORIG SUBMISSION: 05/05/2021
CURRENT: 11/18/2021
SITE PLAN SUBMITTAL

C4.1
LAYOUT PLAN



Perspective from Southwest



Perspective from Northeast



2023 Planning Commission Annual Report

Message from the Chair

Patrick Bradley

This report contains a summary of the accomplishments of the Lexington Planning Commission including a listing of the Commission's actions in 2023 and a look ahead for 2024.

In 2023, the Planning Commission held 21 regular meetings and a joint work session with City Council. In addition to the 20 applications listed in the attached table, a significant focus for the Planning Commission over the past year was the discussion and development of use and design standards for accessory dwelling units, particularly in detached structures. After 10 months of careful deliberation, a Planning Commission public hearing was held on October 12th, with the Commission voting to recommend the adoption of a zoning text amendment for accessory dwelling units.

In March, during its joint work session with City Council, the Planning Commission lent its support to the Green Infrastructure Working Group's final report and recommendations for how Lexington can achieve the goals, objectives and strategies established in the Green Infrastructure Chapter of the Comprehensive Plan. The Commission also recommended amendments to its By-laws for conflicts of interest in May and began a review of the Land Use Chapter of the Comprehensive Plan in November.

In 2024 the Commission will begin discussion of additional zoning amendments, including the consideration of new use and design standards for cottage housing to create new infill housing opportunities in Lexington, and updated Entrance Corridor design standards to provide increased control of future development. The Commission will also discuss possible amendments to the Comprehensive Plan to correct the boundary of the South Main Street Opportunity Area, and to the Subdivision Ordinance to streamline approvals for simple boundary line adjustments. These discussions are expected to continue well into 2024 and will provide ample opportunities for public input and research on best practices.

The Commission would like to thank the City Council, our current Council-liaison Leslie Straughan, past Commission Chair Blake Shester, past Commission Chair and Vice-Chair Matt Tuchler, and the citizens of Lexington for allocating time and resources to plan its future. The Commission also welcomes new members Shannon Spencer, Gladys Hopkins, Jon Eastwood and Mary Stuart Harlow. We encourage Lexington's residents and businesses to engage in the planning process as their participation enables us to represent the collective vision of the City's residents more accurately. We would also like to thank the City's hard working Planning Staff for their professional and outstanding leadership.

Planning Commissioners

Patrick Bradley

(Chair)

Term: 2020-2024

Shannon Spencer

(Vice Chair)

Term: 2023-2026

John Driscoll

Term: 2021-2025

Jon Eastwood

Term: 2023-2027

Mary Stuart Harlow

Term: 2023-2027

Gladys Hopkins

Term: 2023-2024

Leslie Straughan

(Council Liaison)

Planning Staff

Arne Glaeser

Zoning Administrator

Kate Beard

Administrative Assistant



Planning Commission Responsibilities

As the official body planning for the future growth and development of Lexington, the local planning commission shall, among other things:

- 1) Make recommendations to the City Council on revisions, updates and adoption of the Comprehensive Plan as required by state law;
- 2) Make recommendations and reports to City Council on applications for conditional use permits, entrance corridor permits, zoning changes and preliminary subdivisions;
- 3) Advise City Council on proposed amendments to the zoning and subdivision ordinances of the City Code or other City Code sections; and
- 4) Submit an annual report to the City Council.

Owner/Applicant Name/Address	Request	Application #	Approval Yes/No
SITE PLAN			
Trunet LLC/Charles Potter 534 E. Nelson Street	To allow an exterior fenced enclosure for a walk-in cooler, walk-in freezer and smoker	SP 2023-01	Yes
City of Lexington/Chad Coffey 198 Wallace Street	New timber frame pavilion and storage building and relocation of batting cage at Brewbaker/Fox Fields	SP 2023-02	Yes
Washington & Lee University/ Hugh Latimer 216 W. Washington Street	Construction of the new Williams School extension building	SP 2023-03	Yes
CONDITIONAL USE PERMIT			
City of Lexington/Edwin Gaskin 406 Spotswood Drive	To allow a multifamily community of up to 62 apartments	CUP 2023-01	Yes, with conditions
Sarah Dudley/Tenacious Properties LLC 221 S. Main Street	To allow a dwelling unit on the first floor	CUP 2023-03	Yes, with 1 condition
ENTRANCE CORRIDOR			
Trunet LLC/Charles Potter 534 E. Nelson Street	Sign and exterior improvements	EC 2023-01	Yes
Summit Square Business Partners/ Red Dowdell 150 Walker Street	New signs	EC 2023-02	Yes, with 1 condition
Washington & Lee University/ Hugh Latimer 216 W. Washington Street	New Williams School extension building	EC 2023-03	Yes
H + C Rental, Inc./ Kimberly Hostetter 637 A Waddell Street	New signage	EC 2023-04	Yes
John Adamson/Gia Delgato 539 E. Nelson Street	New signs	EC 2023-05	Yes
James Larner/James Larner 449 E. Nelson Street	Exterior improvements and new sign	EC 2023-06	Yes

SUBDIVISION REVIEW			
William F. & Jean D. Kirchner - 505 Pickett Street/Pierson Hotchkiss	Boundary line adjustment between 2 parcels owned by the Kirchners	PS 2023-01	Yes
Bernard Brown & Antonia Albano - 317 Massie Street & Sonia Watts - 23 Marble Lane / Chris Pappas	Boundary line adjustment and boundary line vacations	PS 2023-02	Yes
Margaret Haskett - 111 Rebel Ridge Road/Pierson Hotchkiss	Boundary line vacation and boundary line adjustment	PS 2023-03	Yes
MaxMark Homes & Weatherburn Holdings/Pierson Hotchkiss/Weatherburn Subdivion	Vacate Lot 21 and adjust boundary lines of adjacent parcels and open space	PS 2023-04	Yes
City of Lexington/ 108 & 140 Evergreen Place	Boundary line adjustment to expand Evergreen Cemetery	PS 2023-05	Yes
PLANNED UNIT DEVELOPMENT AMENDMENT			
MaxMark Homes & Weatherburn Holdings/ Pierson Hotchkiss/ Weatherburn Subdivion	Revise boundary lines for 3 home sites	PUD 2023-01	Yes
MaxMark Homes & Weatherburn Holdings/ Pierson Hotchkiss/ Weatherburn Subdivion	Restore PUD lot configuration as it existed prior to approval of PUD 2023-01	PUD 2023-02	Yes
CITY CODE AMENDMENTS			
City of Lexington	Amend lot width requirement for multi-family	ZOA 2023-02	Yes - Ordinance 2023-05
City of Lexington	Annual text amendment - accessory dwelling units	ZOA 2023-01	Yes

Lexington Comprehensive Plan Implementation Matrix – Land Use Strategies

ID	Strategies	Type of Implementation	Responsible Agency	Status
LU 1.1	Improve ADA, pedestrian, and bicycle access, safety, and connectivity along Neighborhood and Civic Corridors.	Capital Improvements	City of Lexington	<ul style="list-style-type: none"> • Improvements to city sidewalks with sidewalk extensions along South Main Street • Bike/Ped Plan completed in 2022 provides options for bike/ped improvements.
LU 1.2	Identify opportunities to connect neighborhoods through sidewalks, shared use paths, and trail improvements and require such connections in new development or redevelopment proposals.	Plans and Studies	City of Lexington	<ul style="list-style-type: none"> • Bike/Ped Plan provides options for bike/ped improvements • North Main Street bike/ped improvements to be implemented by VDOT
LU 2.1	Collaborate with the private sector to attract investments in Opportunity Areas that increase the City's tax base and offer unique residential, shopping, dining, lodging, and entertainment opportunities.	Partnerships	City of Lexington, Local Business Partners	<ul style="list-style-type: none"> • City Council agreements for selling Spotswood parcel for residential development and VDOT parcel for mixed use residential/commercial development. • 115 W. Nelson St.
LU 2.2	Promote the economic vitality of Commercial Centers through the coordination of public and private sector investment to enhance their function and attractiveness.	Partnerships	City of Lexington, Local Business Partners	Main Street Lexington engaging the public in the revitalization of Court House Square (2023).

LU 2.3	Strongly encourage W&L to program new construction within the present University boundaries to preclude any further loss of local business and industry, as well as the loss of limited taxable land.	Partnerships	City of Lexington, Regional and Institutional Partners	2022 W&L Master Plan process and approval emphasized the importance to maintain W&L's new construction and growth within campus boundary.
LU 3.1	Facilitate creative residential, commercial, and mixed-use development designs that enhance the community's sense of place and character.	Programs and Service	City of Lexington	Planned Development – Mixed Use zoning developed by the Planning Commission in 2022 and adopted by City Council in February 2023 offers considerable flexibility to encourage mixed-use development in the S. Main Street and E. Nelson St. commercial centers.
LU 3.2	Prioritize capital improvements such as wayfinding, streetscaping, and undergrounding utilities in designated Gateways, Corridors, and Centers.	Capital Improvements	City of Lexington	Pipe lining in Providence Hill, sewer and water rehabilitation in Diamond Hill, sidewalk improvements, and street repaving.
LU 3.3	Create an attractive Gateway along South Main Street near Lee Highway, including redevelopment of the former Virginia Department of Transportation parcel.	Capital Improvements	City of Lexington, Local Business Partners	VDOT parcel sale for development of 200 units of rental housing and ground floor retail
LU 3.4	Encourage attractive redevelopment along the Civic Corridor at Lee Highway and East Nelson Street, adding pedestrian and bike facilities to this automobile-focused area.	Capital Improvements	City of Lexington, Local Business Partners	

LU 3.5	Assess the implementation of the Downtown Enhancement Plan to create a more attractive, vibrant, walkable, and bikeable downtown.	Capital Improvements	City of Lexington	The Bike/Ped Plan completed in 2022 provides bike/ped options.
LU 4.1	Enhance the City's online GIS tools to incorporate the Future Planning Framework map and additional zoning information, such as land use conditions and proffers.	Programs and Service	City of Lexington	accomplished
LU 4.2	Engage the community to identify development goals for Opportunity Areas and assess the need for small area plans for these areas.	Community Education	City of Lexington, Citizens	Citizen engagement is encouraged in the PD-MU zoning
LU 5.1	Evaluate land use applications and capital improvements against the applicable Future Planning Framework design principles and planning objectives.	Ordinance Updates	City of Lexington	CUP for Spotwsood parcel
LU 5.2	Review the impact and implications of Future Planning Framework designations on existing zoning ordinances and procedures and recommend changes necessary to align the City's ordinances with the Plan's concepts.	Ordinance Updates	City of Lexington	
LU 5.3	Consider developing a Design and Construction Standards Manual to support implementation of the Future Planning Framework and ensure consistent and quality development throughout the City.	Community Education	City of Lexington	
LU 5.4	Explore the creation of a new Planned Unit Development zoning district focused on unique and flexible mixed residential development.	Ordinance Updates	City of Lexington	Planned Development – Mixed Use (PD-MU) zoning district developed and adopted.

LU 5.5	Continue communication and coordination between City and County planning staff and long-range plans to achieve regional land use goals.	Partnerships	City of Lexington, Regional and Institutional Partners	
LU 5.6	Continue regular communication and coordination with W&L and VMI leadership to maintain Lexington’s engagement in physical and programmatic additions to these institutions of higher learning.	Partnerships	City of Lexington, Regional and Institutional Partners	

Introduction

The objective of the Land Use Chapter from the [Lexington Comprehensive Plan](#) is to “plan for strategic, efficient, and quality development that increases the economic vitality of Lexington by building on local character and identity; protecting sensitive resources; and prioritizing connectivity between neighborhoods and services.”

In discussing and considering potential strategies that the Commission and Council can focus on in 2024, it is helpful to review the Land Use Chapter, pages 77 to page 101. The chapter includes the Future Land Use Plan, noting land use types, locations, and planning objectives. In addition, Design Principles are provided for each land use type.

Review of the Strategies

Within each chapter of the comprehensive plan, the strategies in the implementation matrix are organized by values: (1) Accessibility and Diversity, (2) Sustainable Economy, (3) Local Identity and Character, (4) Citizen Engagement, and (5) Management and Collaboration. Annex 1, *Lexington Comprehensive Plan Implementation Matrix--Land Use Strategies*, lists the strategies from the Land Use chapter and the value statements. Summarized below are the strategies by value, noting what has been accomplished and Considerations for action in 2024.

- 1) Accessibility and Diversity.** *Support development patterns that are interconnected and provide opportunities for all of Lexington's residents.*

LU 1.1	Improve ADA, pedestrian, and bicycle access, safety, and connectivity along Neighborhood and Civic Corridors.	Capital Improvements	City of Lexington	Bike/Ped Plan
LU 1.2	Identify opportunities to connect neighborhoods through sidewalks, shared-use paths, and trail improvements and require such connections in new development or redevelopment proposals.	Plans and Studies	City of Lexington	Bike/Ped Plan

Major Accomplishments

- **LU 1.1** Improvements to city sidewalks with sidewalk extensions & added crosswalks along South Main and streets (List)
- **LU 1.2** North Mainstreet bike/ped improvements with VDOT funding, implementation to start _____.
- **LU 1.2** Bike Ped Plan completed in ____ provides options for bike/ped improvements.
- Other related accomplishments?

For Consideration—

- Formalize an annual review by the CC and the PC of Bike/Ped plan priorities as part of the yearly update of the Capital Improvement Program. Set priorities by year. (see Bike-Ped Plan and Green Infrastructure Report).

2) Sustainable Economy- Implement land use and growth policies that minimize the burdens placed on the community and increase resiliency and adaptability.

LU 2.1	Collaborate with the private sector to attract investments in Opportunity Areas that increase the City's tax base and offer unique residential, shopping, dining, lodging, and entertainment opportunities.	Partnerships	City of Lexington, Local Business Partners	115 W. Nelson St.
LU 2.2	Promote the economic vitality of Commercial Centers through the coordination of public and private sector investment to enhance their function and attractiveness.	Partnerships	City of Lexington, Local Business Partners	
LU 2.3	Strongly encourage W&L to program new construction within the present University boundaries to preclude any further loss of local business and industry, as well as the loss of limited taxable land.	Partnerships	City of Lexington, Regional and Institutional Partners	2022 W&L Master Plan

Major Accomplishments

- **LU 2.1.** City Council agreements for selling Spotswood for residential development (62 rental units) and VDOT parcel to be designed to new PDMU mixed-use zoning for 200 rental and commercial/retail. (2023)
- **LU 2.2** Main Street Lexington engaging the public in the revitalization of Court House Square. (2023)
- **LU 2.3** —W&L Master Plan process and approval emphasized the importance of LU 2.3 to maintain W&L's new construction and growth within campus boundary. (2022)
- Other related accomplishments?

For Consideration

- **LU 2.2.** Plan for a Commercial Center along South Main St. in anticipation of the construction of a 200-unit mixed-use development in that area.
- **LU 2.2.** Focus on Gateway development to encourage the success of our Commercial Centers in gateway areas of the City.

3) Local Identity and Character. Encourage innovative development that respects, complements, and builds on Lexington's historic character.

LU 3.1	Facilitate creative residential, commercial, and mixed-use development designs that enhance the community's sense of place and character.	Programs and Service	City of Lexington	PD-MU drafted
LU 3.2	Prioritize capital improvements such as wayfinding, streetscaping, and undergrounding utilities in designated Gateways, Corridors, and Centers.	Capital Improvements	City of Lexington	Pipe Lining in Providence Hill
LU 3.3	Create an attractive Gateway along South Main Street near Lee Highway, including redevelopment of the former Virginia Department of Transportation parcel.	Capital Improvements	City of Lexington, Local Business Partners	purchased VDOT parcel
LU 3.4	Encourage attractive redevelopment along the Civic Corridor at Lee Highway and East Nelson Street, adding	Capital Improvements	City of Lexington, Local Business	

	pedestrian and bike facilities to this automobile-focused area.		Partners	
LU 3.5	Assess the implementation of the Downtown Enhancement Plan to create a more attractive, vibrant, walkable, and bikeable downtown.	Capital Improvements	City of Lexington	Bike/Ped Plan

Major Accomplishments

- **LU 3.1** PD-MU zoning developed by the Commission in [month year] and approved by Council in [month year] for South Lexington and East Nelson commercial centers/opportunity zones offer considerable flexibility to encourage mixed-use development.
- **LU 3.2** Pipelining in Providence Hill, sewer and water rehabilitation in Diamond Hill, sidewalk improvements, and street repaving.
- Other related accomplishments?
- **LU 3.3** VDOT parcel sale for development of 200 units of rental housing and ground floor retail.

For Consideration

- **LU 3.1.** To ensure that the character and sense of place of neighborhoods are not lost to corridor development and to support the Future Planning Framework of the Comprehensive Plan, identify and refine neighborhood corridors based on the different types of transportation most appropriate for each: walking/cycling/driving.
- **LU 3.2.** Determine strategies that will allow the City to encourage walking and biking from areas in South Lexington to address both LU 3.2 and the Green Infrastructure Plan.
- **LU 3.3** Based on the Future Land Use Map, discuss with the Council and Commission the feasibility of undertaking a funded planning study, under the direction of the Director of Planning, of the South Lexington Opportunity Zone, the South Main Street Civic Corridor, and the neighborhood corridor. The future development of South Lexington will be driven by private-sector investment and guided by public-sector investment in public goods such as sewer, water, and green infrastructure (including drainage), all forms of transportation, public and spaces, tree canopy, and regulatory frameworks such as zoning, land use, and planning regulations. VDOT, with the potential for 200 units and 400 persons (assuming a 2.0/HH average), will be a significant catalyst for the development of the area and will be reinforced by the development of the Habitat site. The commercial corridor will most likely see redevelopment in the future. Questions that a planning study under the direction of the Council or the Commission could address include:
 - What is the utility requirement/capacity when the South Lexington area is developed to its full residential and commercial potential under existing zoning?
 - What will be the traffic, transport, and parking demands for South Lexington under current zoning and (particularly considering currently) planned projects given mixed uses?
 - How can the City encourage non-auto alternatives for residents in South Lexington to reach downtown and East Nelson commercial districts? Walking at the moment is difficult.
 - How should Lexington apply the Design Principles for Gateways, Corridors, and Centers outlined in the Comprehensive Plan (page 90)? What lessons can be learned from previous East Nelson Street improvements and the development of the entrance corridor requirements?

- **LU 3.4**—What is the potential follow-up on the VDOT-funded East Nelson Study? Are any of the recommendations eligible for capital funding from VDOT? Revisit or revive discussions between the City and the County on potential cooperation to implement recommendations.

4) Citizen Engagement. Encourage participation in land use plans, policies, and decisions.

LU 4.1	Enhance the City’s online GIS tools to incorporate the Future Planning Framework map and additional zoning information, such as land use conditions and proffers.	Programs and Service	City of Lexington	accomplished
LU 4.2	Engage the community to identify development goals for Opportunity Areas and assess the need for small area plans for these areas.	Community Education	City of Lexington, Citizens	

Major Accomplishments

- In [year], the City’s online GIS tools incorporated the Future Planning Framework map and additional zoning information.
- Citizen engagement is encouraged in the PD-MU zoning.
- Other major accomplishments?

For Consideration

- **LU 4.2** Structure meaningful citizen engagement in developing the South Lexington and East Lexington Commercial Areas.

5) Management and Collaboration. Work with local and regional organizations, institutions, and groups to further Lexington's land use and development goals

LU 5.1	Evaluate land use applications and capital improvements against the applicable Future Planning Framework design principles and planning objectives.	Ordinance Updates	City of Lexington	CUP Spotswood parcel
LU 5.2	Review the impact and implications of Future Planning Framework designations on existing zoning ordinances and procedures and recommend changes necessary to align the City’s ordinances with the Plan's concepts.	Ordinance Updates	City of Lexington	
LU 5.3	Consider developing a Design and Construction Standards Manual to support the implementation of the Future Planning Framework and ensure consistent and quality development throughout the City.	Community Education	City of Lexington	
LU 5.4	Explore the creation of a new Planned Unit Development zoning district focused on unique and flexible mixed residential development.	Ordinance Updates	City of Lexington	Completed
LU 5.5	Continue communication and coordination between City and County planning staff and long-range plans to achieve regional land use goals.	Partnerships	City of Lexington, Regional and Institutional Partners	

LU 5.6	Continue regular communication and coordination with W&L and VMI leadership to maintain Lexington's engagement in physical and programmatic additions to these institutions of higher learning.	Partnerships	City of Lexington, Regional and Institutional Partners	Ongoing
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Major Accomplishments

- Drafting and adoption of the Planned Unit Development zoning.
- Other major accomplishments?

For Consideration

- **LU 5.3.** To begin work on a design & Construction Standards Manual to support the Future Planning Framework, identify and refine neighborhood corridors based on the different types of transportation that are most appropriate for each: walking/cycling/driving.

Annex 1-Lexington Comprehensive Plan Implementation Matrix--Land Use Strategies

Accessibility <i>Support development patterns that are interconnected and provide opportunities for all of Lexington's residents.</i>	LU 1.1	Improve ADA, pedestrian, and bicycle access, safety, and connectivity along Neighborhood and Civic Corridors.	Capital Improvements	City of Lexington	Bike/Ped Plan
	LU 1.2	Identify opportunities to connect neighborhoods through sidewalks, shared use paths, and trail improvements and require such connections in new development or redevelopment proposals.	Plans and Studies	City of Lexington	Bike/Ped Plan
Sustainable Economy. <i>Plan for strategic, efficient, and quality development that increases the economic vitality of Lexington by building on local character and identity; protecting sensitive resources; and prioritizing connectivity between neighborhoods and services.</i>	LU 2.1	Collaborate with the private sector to attract investments in Opportunity Areas that increase the City's tax base and offer unique residential, shopping, dining, lodging, and entertainment opportunities.	Partnerships	City of Lexington, Local Business Partners	115 W. Nelson St.
	LU 2.2	Promote the economic vitality of Commercial Centers through the coordination of public and private sector investment to enhance their function and attractiveness.	Partnerships	City of Lexington, Local Business Partners	
	LU 2.3	Strongly encourage W&L to program new construction within the present University boundaries to preclude any further loss of local business and industry, as well as the loss of limited taxable land.	Partnerships	City of Lexington, Regional and Institutional Partners	2022 W&L Master Plan
Local Identity and Character. <i>Encourage innovative development that respects, complements, and builds on Lexington's historic character.</i>	LU 3.1	Facilitate creative residential, commercial, and mixed-use development designs that enhance the community's sense of place and character.	Programs and Service	City of Lexington	PD-MU drafted
	LU 3.2	Prioritize capital improvements such as wayfinding, streetscaping, and undergrounding utilities in designated Gateways, Corridors, and Centers.	Capital Improvements	City of Lexington	Pipe Lining in Providence Hill
	LU 3.3	Create an attractive Gateway along South Main Street near Lee Highway, including redevelopment of the former Virginia Department of Transportation parcel.	Capital Improvements	City of Lexington, Local Business Partners	purchased VDOT parcel
	LU 3.4	Encourage attractive redevelopment along the Civic Corridor at Lee Highway and East Nelson Street, adding pedestrian and bike facilities to this automobile-focused area.	Capital Improvements	City of Lexington, Local Business Partners	

	LU 3.5	Assess the implementation of the Downtown Enhancement Plan to create a more attractive, vibrant, walkable, and bikeable downtown.	Capital Improvements	City of Lexington	Bike/Ped Plan
Citizen Engagement. <i>Encourage participation in land use plans, policies, and decisions.</i>	LU 4.1	Enhance the City's online GIS tools to incorporate the Future Planning Framework map and additional zoning information, such as land use conditions and proffers.	Programs and Service	City of Lexington	accomplished
	LU 4.2	Engage the community to identify development goals for Opportunity Areas and assess the need for small area plans for these areas.	Community Education	City of Lexington, Citizens	
Management and Collaboration. <i>Work with local and regional organizations, institutions, and groups to further Lexington's land use and development goals.</i>	LU 5.1	Evaluate land use applications and capital improvements against the applicable Future Planning Framework design principles and planning objectives.	Ordinance Updates	City of Lexington	CUP Spotwsood parcel
	LU 5.2	Review the impact and implications of Future Planning Framework designations on existing zoning ordinances and procedures and recommend changes necessary to align the City's ordinances with the Plan's concepts.	Ordinance Updates	City of Lexington	
	LU 5.3	Consider developing a Design and Construction Standards Manual to support implementation of the Future Planning Framework and ensure consistent and quality development throughout the City.	Community Education	City of Lexington	
	LU 5.4	Explore the creation of a new Planned Unit Development zoning district focused on unique and flexible mixed residential development.	Ordinance Updates	City of Lexington	Ongoing
	LU 5.5	Continue communication and coordination between City and County planning staff and long-range plans to achieve regional land use goals.	Partnerships	City of Lexington, Regional and Institutional Partners	
	LU 5.6	Continue regular communication and coordination with W&L and VMI leadership to maintain Lexington's engagement in physical and programmatic additions to these institutions of higher learning.	Partnerships	City of Lexington, Regional and Institutional Partners	Ongoing