

FRANKLIN COUNTY PLANNING COMMISSION
AGENDA
April 28, 2016 @ 6:00pm

- I. Call to Order
- II. Roll Call
- III. Work session
 - A. Renaissance Planning - Discussion of draft recommendations for Westlake Hales Ford and Zoning Ordinance
 - B. Other Matters
- IV. Adjourn

Franklin County Urban Development Area Project

**DRAFT Zoning Ordinance Recommendations to potentially implement
the:**

Proposed Westlake – Hales Ford Area Plan

DRAFT – April 22, 2016

NOTE: The following proposed amendments are intended to implement the general policies of the Westlake – Hales Ford Area Plan towards a more traditional neighborhood pattern of development in the following zoning districts:

1. Residential Planned Unit Development District (RPD).
2. Planned Commercial District (PCD)
3. Westlake Village Center Overlay District

Part 1. – Potential Amendments to the Residential Planned Unit Development District (RPD).

Background and Introduction:

The following potential amendments are proposed for consideration to the existing Residential Planned Unit Development District (RPD). These recommendations are designed to better implement principles of Traditional Neighborhood Design and to foster an enhanced small town and traditional neighborhood character in developments using this zoning district.

Potential Amendments

Purpose

Add language relating to the district being “**consistent with the principles of traditional neighborhood design**”

Permitted Uses

Add the following **Permitted Uses**:

- Day care
- Elderly care
- Neighborhood commercial uses (see section 25-304(b) [formerly special use permit])

Area Regulations

Change the **minimum district area** to be considered as a residential planned unit development, from the current 5 acres to 20 acres or 10 acres if located within an approved Designated Growth Area

Off Street Parking

Add a **maximum parking requirement** in addition to the existing minimum parking requirements. For example, require that maximum parking be no more than 150% of the minimum requirements.

Open Space Requirements

Minimum contiguous open space - require that:

- Open spaces shall contain a minimum of 5,000 contiguous square feet
- Developed open spaces shall contain a minimum of 600 contiguous square feet

Define developed open space as areas that provide infrastructure to support active recreation of any sort. Leave flexibility in the type of active recreation that land developers employ, and encourage them to identify the needs of their consumer base and the larger community.

Consider reducing the minimum required developed open space to 5% of total gross area less all non-residential uses

Special Regulations

Maximum and minimum percent of commercial use – increase the maximum percent of the gross area of the RPD project that may be occupied by buildings and structures devoted to commercial uses from the existing three percent to a proposed level of at least ten percent. Also; increase the maximum total floor space devoted to such uses from the existing ten square feet per dwelling unit to a proposed thirty square feet per dwelling unit.

Include a minimum percent of gross area for commercial uses at three percent of gross area and ten square feet per dwelling unit.

Diversity of residential uses – Require a minimum range of residential dwelling types. For example, a minimum of 2 residential types would be required to be developed (dwelling types would need to be defined as single family, duplex, multifamily, etc.), and no one type of residential dwelling type may comprise more than 90% of all dwellings.

Permitted Neighborhood Commercial Uses – add the following to the list of Permitted Neighborhood Commercial Uses:

- Restaurants of no greater than 5,000 square feet per establishment and without drive-through service

Streets

Add the following provisions:

- Street layout shall be a modified grid street pattern adapted to the topography, unique natural features, environmental constraints of the tract, and peripheral open space areas.
- There shall be a minimum of two (2) interconnections with the existing public street system.
- There shall be, to the maximum extent possible, linkages to adjacent developments and neighborhoods consisting of pedestrian and bicycle paths.
- Street layout shall form an interconnected system of streets primarily in a rectilinear grid pattern, modified, however, to avoid a monotonous pattern.

- The street system shall be designed to create blocks that are generally rectilinear in shape; to the greatest extent possible. Blocks shall be designed to have a maximum length of four hundred eighty (480) feet.
- Allowable street types include alleys with paved widths of 18 feet
- A sidewalk network shall be provided on all streets throughout the development that connects all dwelling units with other dwelling units, non-residential uses, and common open spaces.
- Sidewalks shall be a minimum of 5 feet in width; sidewalks in commercial areas shall be no less than 8 feet in width.

Timing of Development

The timing of construction of the non-residential portions of the RPD should be left to the discretion of the applicant(s) as long as not more than seventy five (75) percent of the total approved residential units (for the entire RPD) may be built prior to construction of at least fifty (50) percent of the approved non-residential floor area.

Part 2. – Potential Amendments to the Planned Commercial District (PCD).

Background and Introduction:

The following potential amendments are proposed for consideration to the existing Planned Commercial District (PCD). These recommendations are designed to better implement principles of Traditional Neighborhood Design and to foster an enhanced small town and traditional neighborhood character in developments using this zoning district.

Potential Amendments

Purpose

Modify language relating to the district as follows (in red):

The purpose of this district is to promote the efficient use of **predominantly** commercial land by allowing a wide range of **complementary** land uses of various densities and flexible application of development controls **in a manner that reflects traditional neighborhood development principles**. The district encourages achievement of these goals while also protecting surrounding property, natural features and scenic beauty.

Permitted Uses

Add the following **Permitted Uses**:

- Residential uses up to a maximum of 30% of the total gross floor area

Area Regulations

Change the **minimum district area** to be considered as a residential planned unit development, from the current 5 acres to 20 acres or 10 acres if located within an approved Designated Growth Area

Off Street Parking

Add a **maximum parking requirement** in addition to the existing minimum parking requirements. For example, require that maximum parking be no more than 150% of the minimum requirements.

Open Space Requirements

Minimum contiguous open space - require that:

- Open spaces shall contain a minimum of 2,500 contiguous square feet.
- Developed open spaces shall contain a minimum of 600 contiguous square feet

Define developed open space as areas that provide infrastructure to support active recreation of any sort. Leave flexibility in the type of active recreation that land developers employ, and encourage them to identify the needs of their consumer base and the larger community.

Additional design guidelines for commercial development

- Ground floor residential is not permitted in Mixed Use Buildings.
- Outdoor seating areas must have a minimum sidewalk width of 5 ft. between the limits of the outdoor seating area and the roadway edge of the sidewalk.

Streets

Add the following provisions:

- Street layout shall be a modified grid street pattern adapted to the topography, unique natural features, environmental constraints of the tract, and peripheral open space areas.
- There shall be a minimum of two (2) interconnections with the existing public street system.
- There shall be, to the maximum extent possible, linkages to adjacent developments and neighborhoods consisting of pedestrian and bicycle paths.
- Street layout shall form an interconnected system of streets primarily in a rectilinear grid pattern, modified, however, to avoid a monotonous pattern.
- The street system shall be designed to create blocks that are generally rectilinear in shape; to the greatest extent possible. Blocks shall be designed to have a maximum length of six hundred (600) feet.
- A sidewalk network shall be provided on all streets throughout the development that connects all dwelling units with other dwelling units, non-residential uses, and common open spaces.
- Sidewalks shall be a minimum of 8 feet in width in commercial areas; sidewalks in residential areas shall be no less than 5 feet in width.

Special Regulations

Maximum percent of commercial use – include a minimum percent of the gross area of the PCD project to be occupied by residential uses to a proposed ten percent

Diversity of residential uses – Require a minimum range of residential dwelling types. For example, a minimum of 2 residential types would be required to be developed (dwelling types would need to be defined as single family, duplex, multifamily, etc.), and no one type of residential dwelling type may comprise more than 90% of all dwellings.

Part 3. – Potential Amendments to the Westlake Village Center Overlay District.

Background and Introduction:

The following potential amendments are proposed for consideration to the existing Westlake Village Center Overlay District. These recommendations are designed to better implement principles of Traditional Neighborhood Design and to foster an enhanced small town and traditional neighborhood character in developments using this zoning district.

Potential Amendments

Purpose

Modify language relating to the district as follows (in red):

The Westlake Village Center Overlay district recognizes that the area will serve as a focal point for cultural and commercial activity of the Smith Mountain Lake area of the county. The village center overlay district promotes a development pattern that **is consistent with traditional neighborhood design concepts which bring** a sense of community to the surrounding rural area with an emphasis on facilitating the creation of a convenient, attractive and harmonious community center that provides essential goods and services to rural residents and may also include higher density housing and office and light industrial employment centers. The purpose of the overlay district is to implement key provisions of the **Westlake – Hales Ford Area Plan and the** Westlake Design Guidelines in order to...

Permitted & Prohibited Uses

Remove **Agriculture** as a permitted use

Add **Agriculture** as a prohibited use

Add **Mobile / Manufactured Homes** as a prohibited use

Site Development regulations

Required Landscape Area – reduce planting strip requirements from existing 20 feet to proposed 10 feet.

Minimum building setback - reduce minimum building setback from landscaped area requirements from existing 20 feet to proposed 10 feet; and change building setbacks from roadways to edge of Right of Way rather than from roadway centerline.

Off Street Parking

Add a **maximum parking requirement** in addition to the existing minimum parking requirements. For example, require that maximum parking be no more than 150% of the minimum requirements.

Franklin County UDA Grant Program

Planning Commission Project Briefing

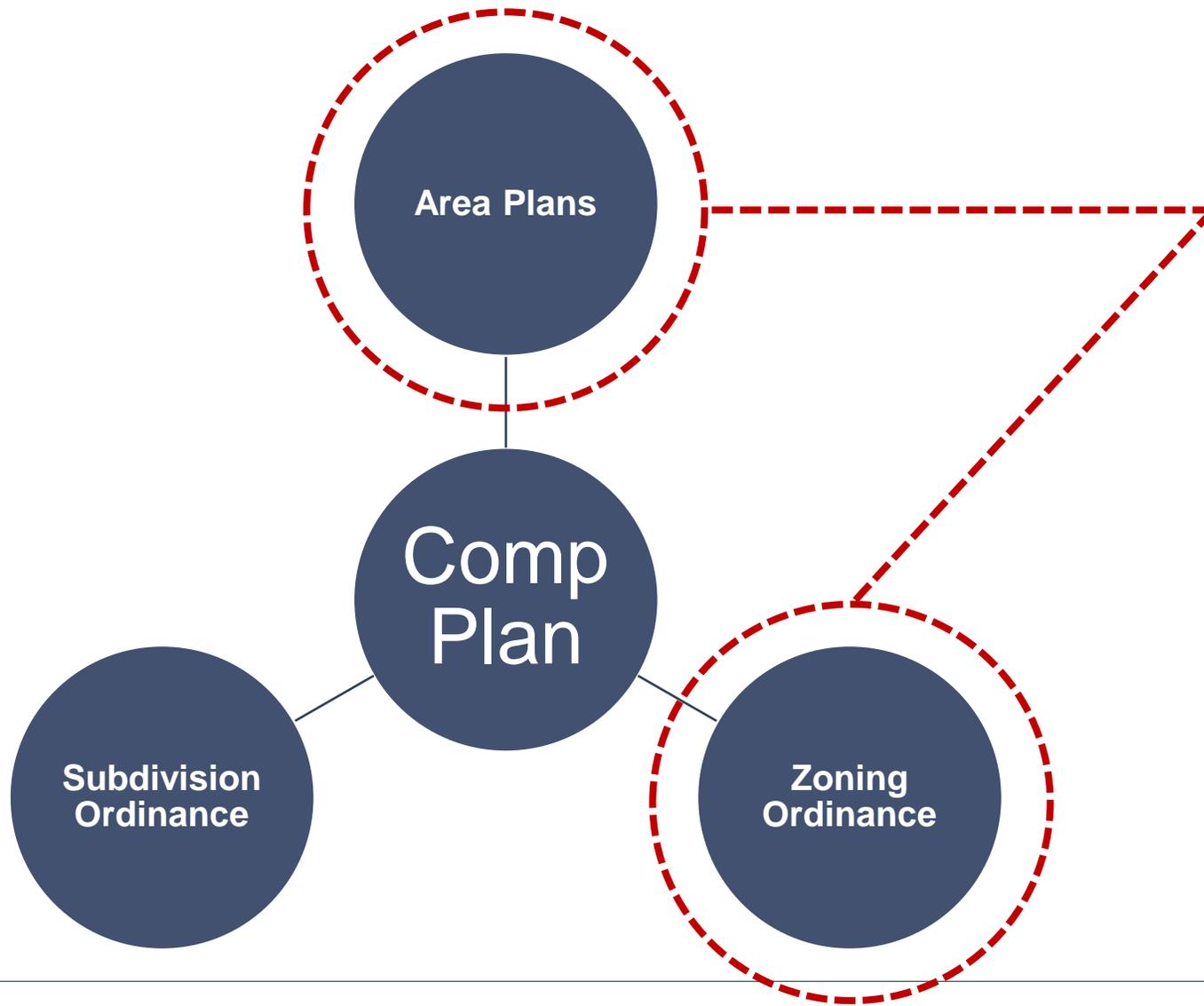
April 28, 2016



RENAISSANCE
PLANNING

Michael Baker
INTERNATIONAL

WHERE ARE WE?



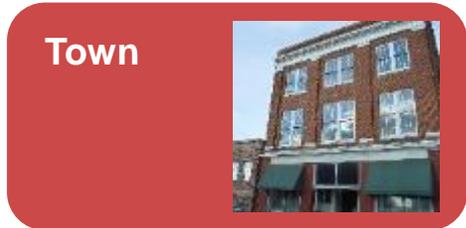
The following work is directed towards developing an Area Plan for the Westlake / Hales Ford area.

CONTENTS:

1. Concept Maps for the Area Plan
2. Zoning Recommendations for Planned Development and Overlay District

ALL OF IT IS IN A PRELIMINARY DRAFT FORM!

PROPOSED COMP PLAN INTEGRATION - WESTLAKE / HALES FORD



Town



Village



Rural Village



Business Corridor



Rural Corridor



Suburban Community



Suburban Neighborhood



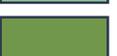
Suburban Transition



Rural Transition

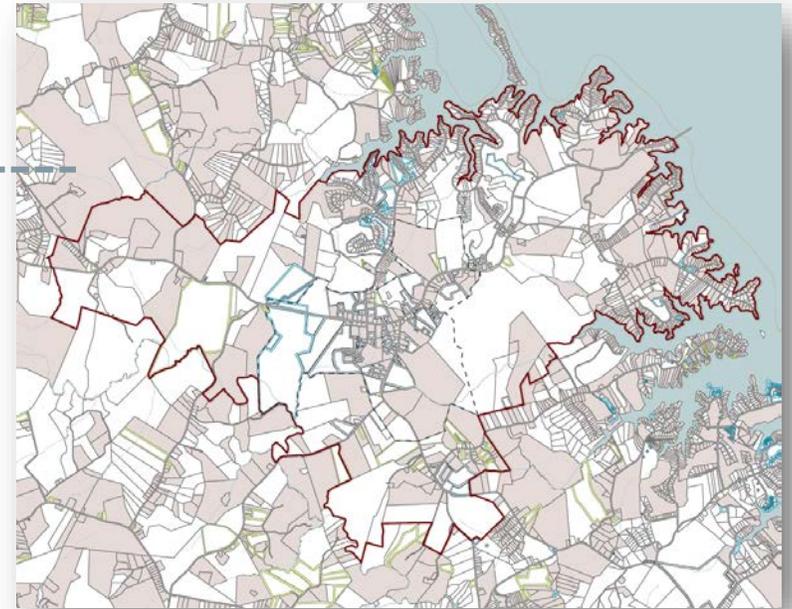


Rural Farming

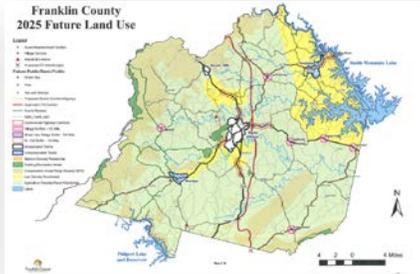


Rural Conservation

The Countywide Comp Plan could apply the Town designation to the whole Westlake / Hales Ford Area



PROPOSED NEW AREA PLAN - WESTLAKE / HALES FORD



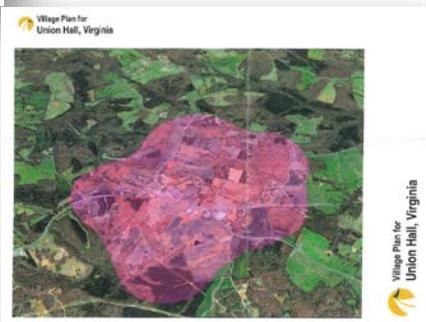
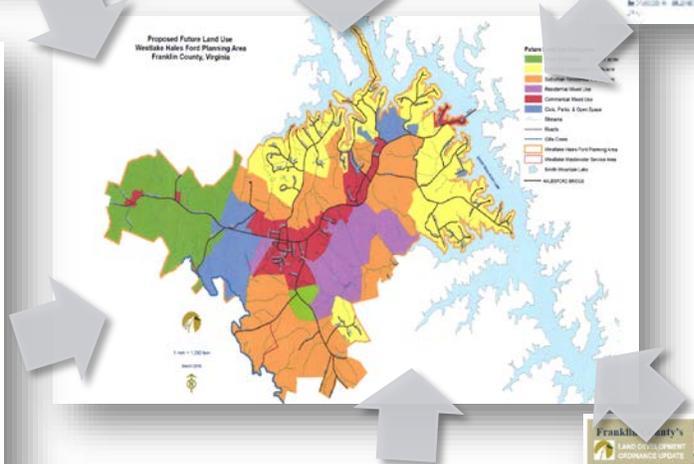
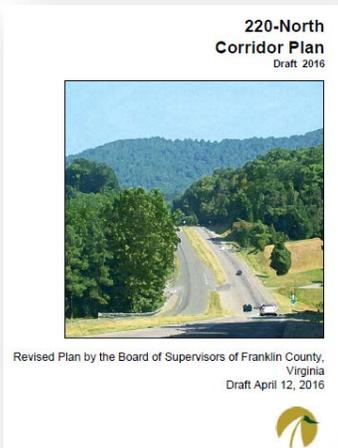
municode Franklin County, VA

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The Proposed Westlake / Hales Ford Area Plan will take the recommendations from the Advisory Committee and develop a new Area Plan for potential adoption.

It will ensure consistency with:

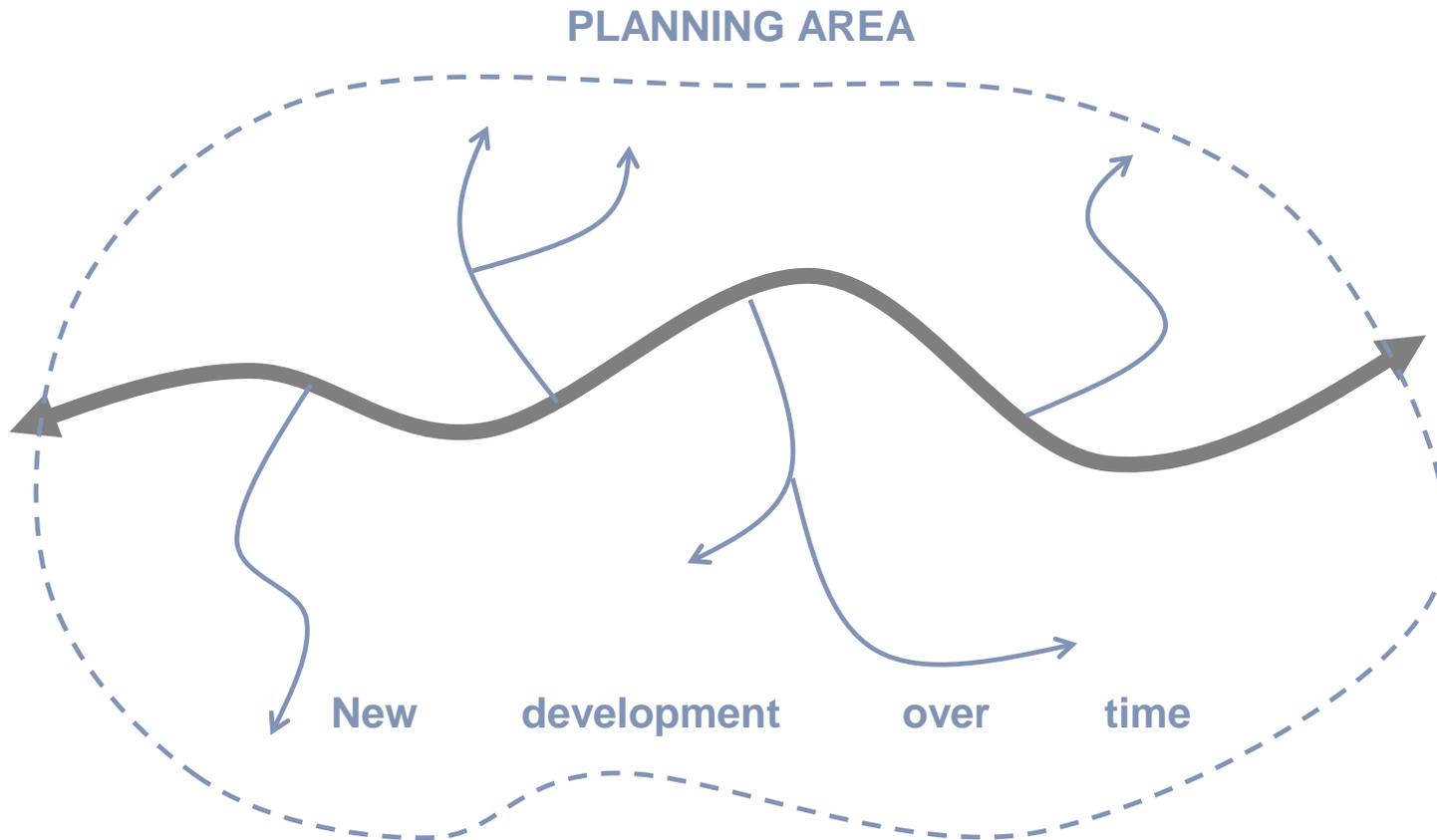
1. Countywide Comp Plan (current and potential future rewrite)
2. Existing Area Plans (Union Hall and Rt. 220 North)
3. Zoning Framework (current and potential future rewrite)



Franklin County's
Zoning Categories

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THE 'BONES' OF A GOOD PLAN



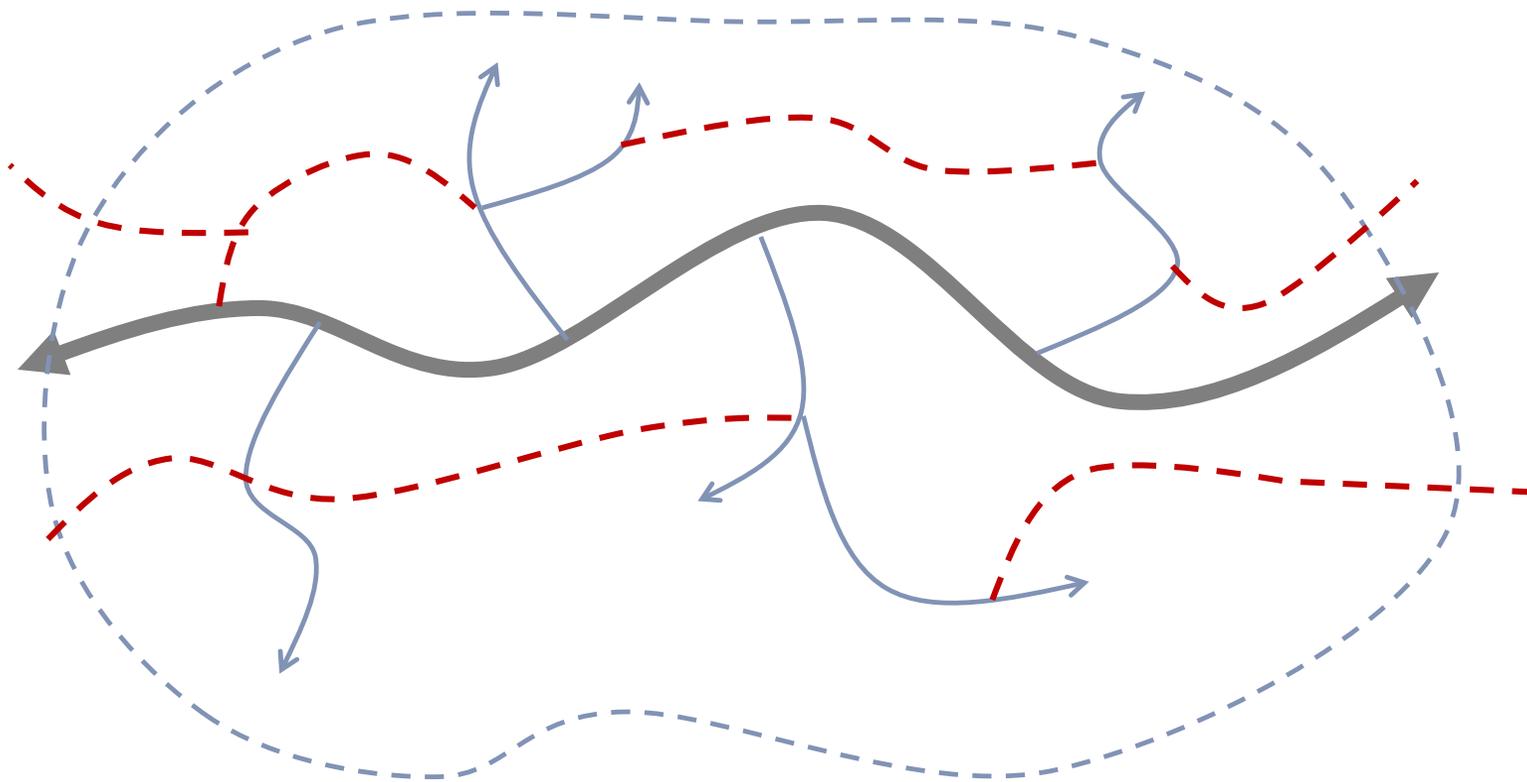
There are two basic elements of a good community plan:

- Connectivity
- Neighborhoods

Connectivity is important both between and within neighborhoods

THE 'BONES' OF A GOOD PLAN

PLANNING AREA

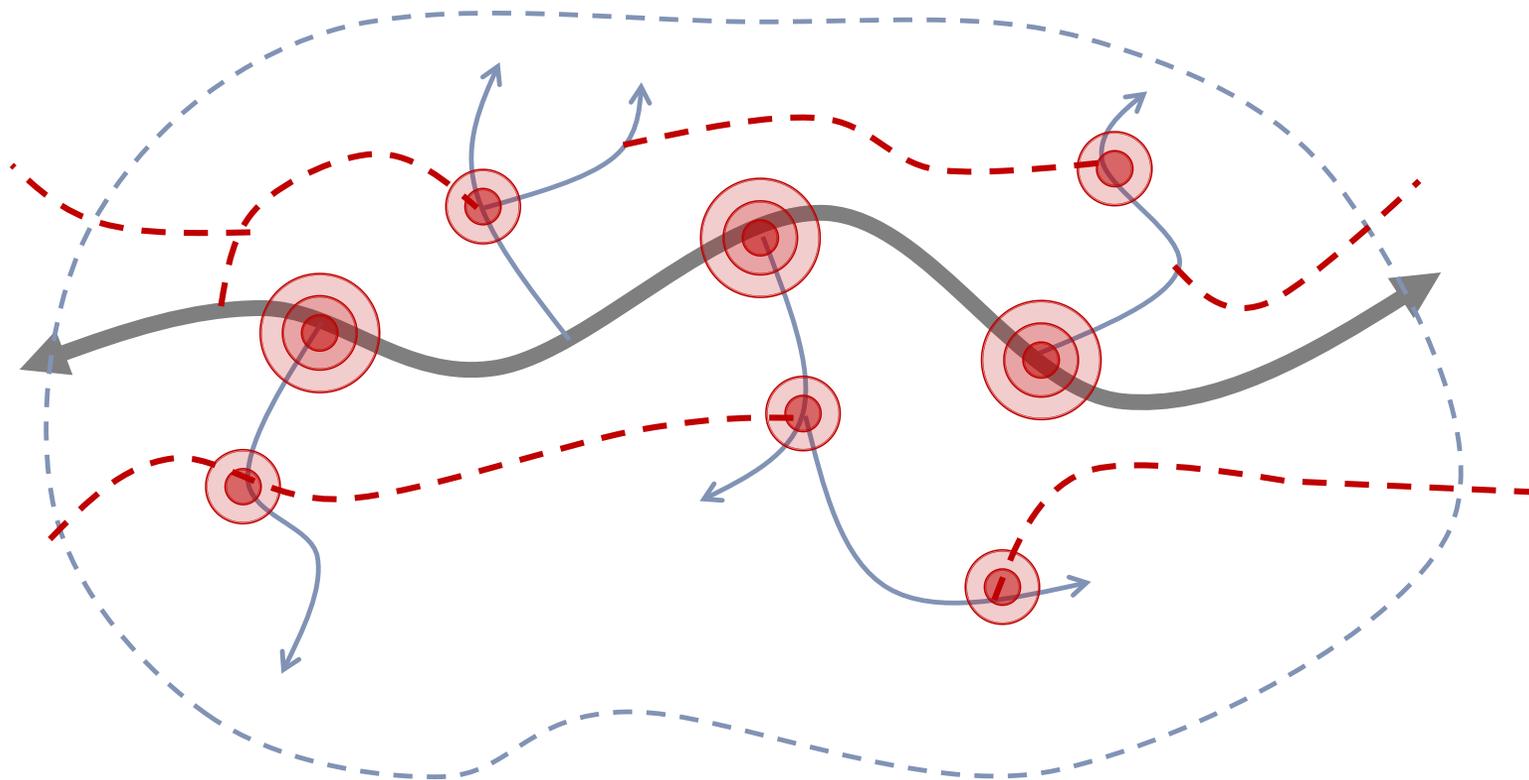


Parallel connections to the main road are gradually implemented as new development occurs over time

As development occurs over time, a good plan will encourage future connections to make a new interconnected Planning Area

THE 'BONES' OF A GOOD PLAN

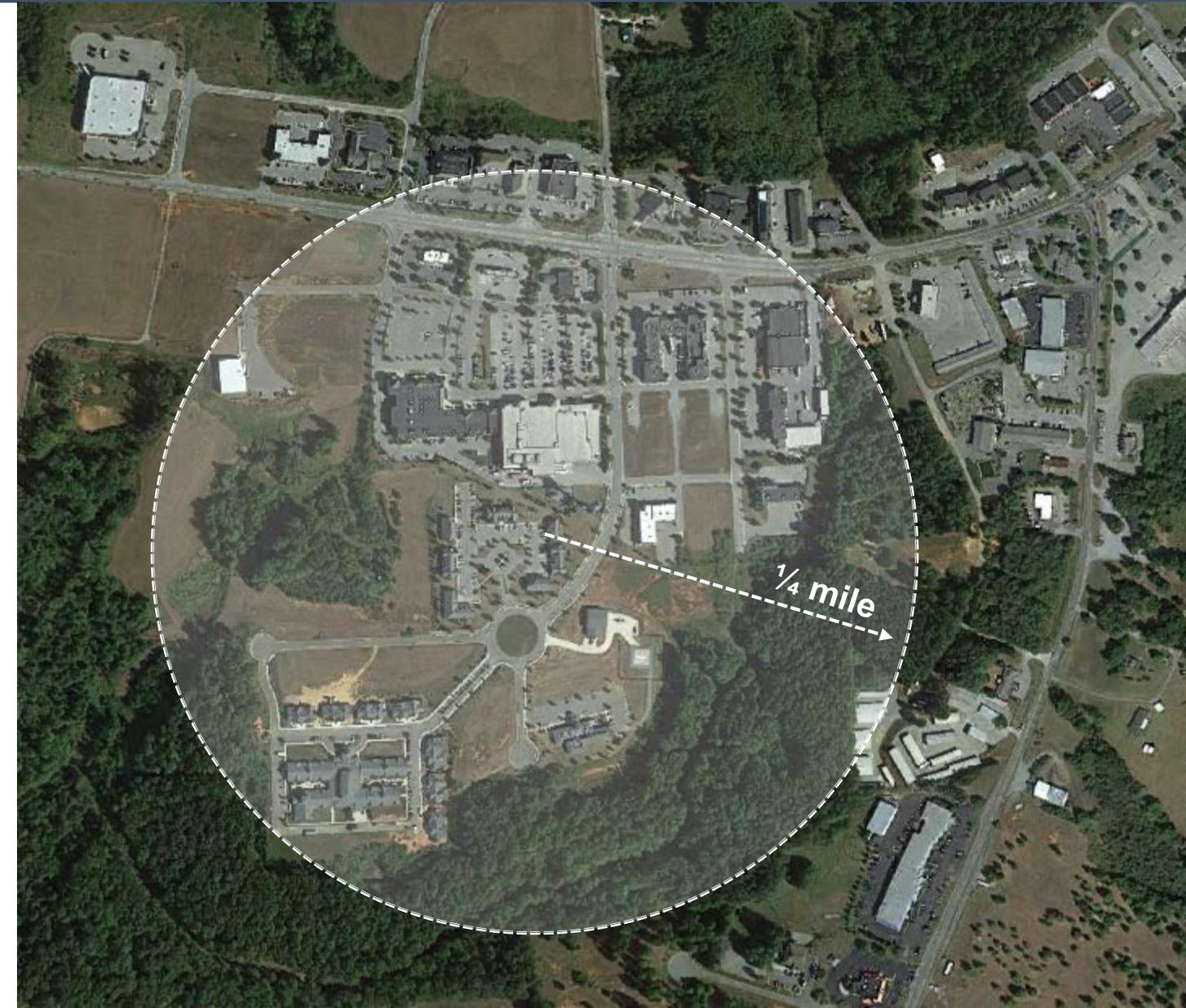
PLANNING AREA



A hierarchy of new neighborhood types that is appropriate to their locations on major or minor roadways

Planning for new neighborhood centers that are coordinated with the circulation system will ensure a future community plan that functions well and is interconnected

A GOOD EXAMPLE

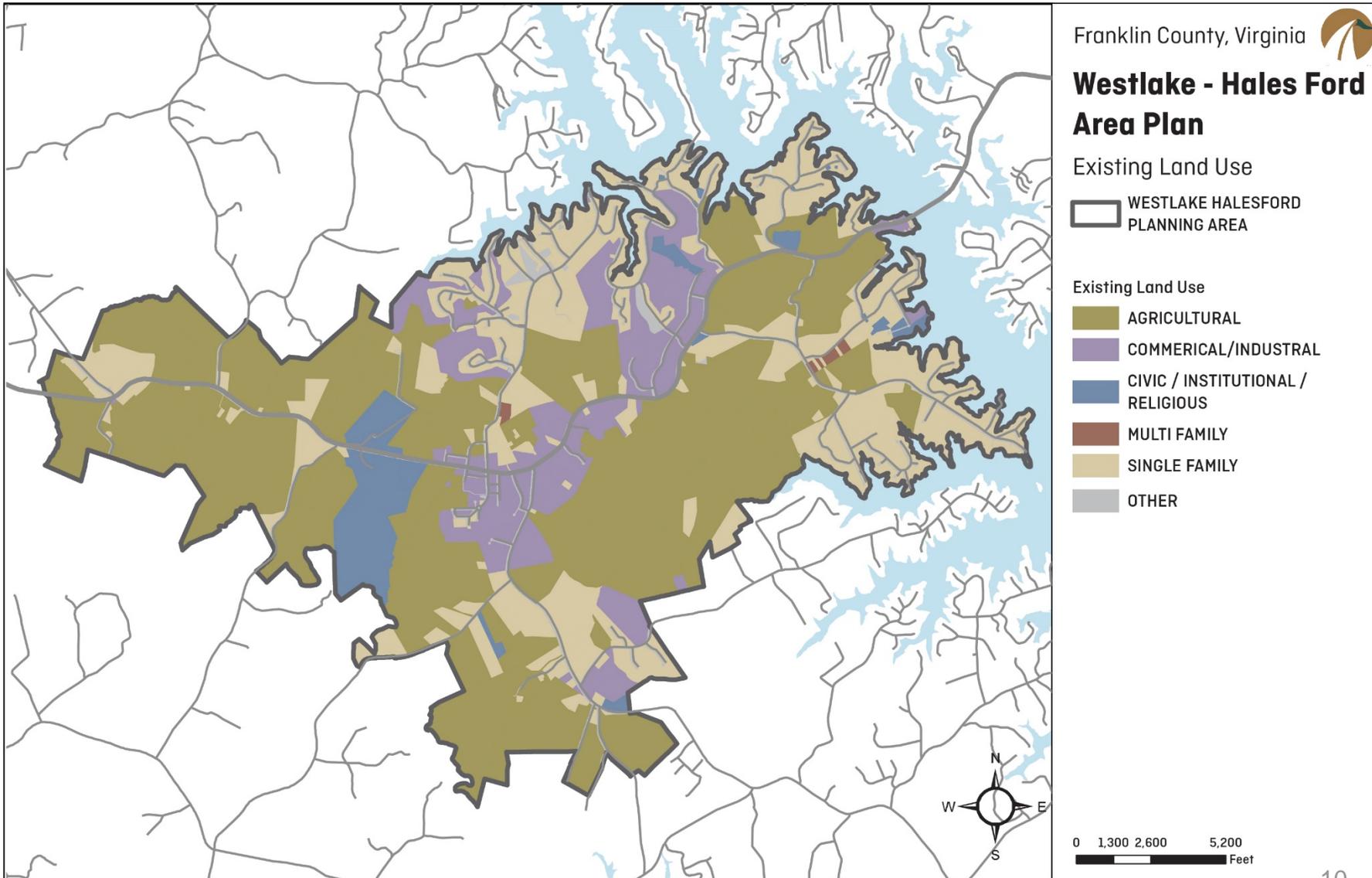


Westlake Town Center represents a good example of an interconnected neighborhood that fits a standard planning metric of a 15 minute walkable radius

PROPOSED AREA PLAN FRAMEWORK



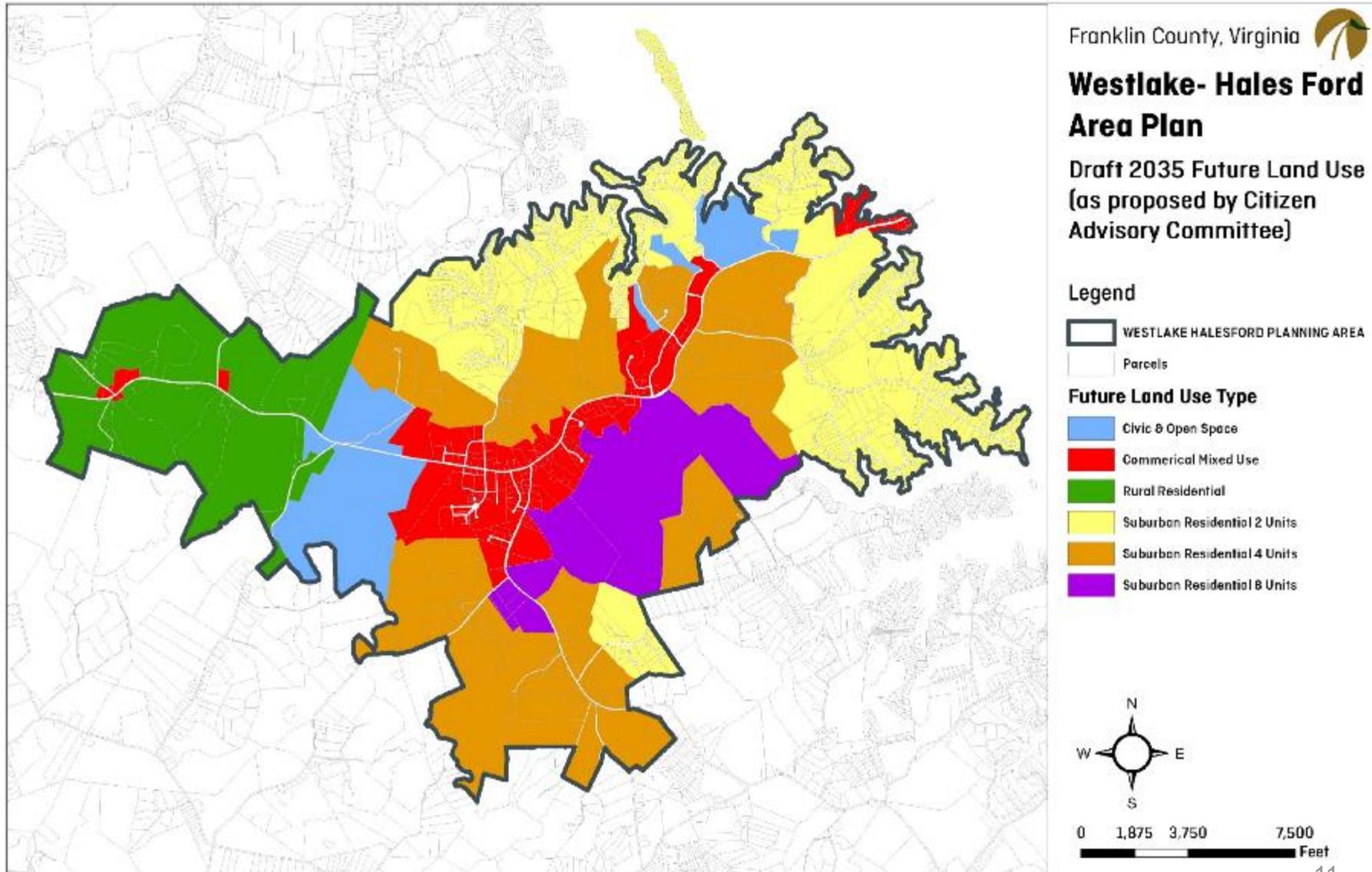
EXISTING LAND USE AND KEY TRANSPORTATION ROUTES



The Proposed Westlake / Hales Ford area is extensive:

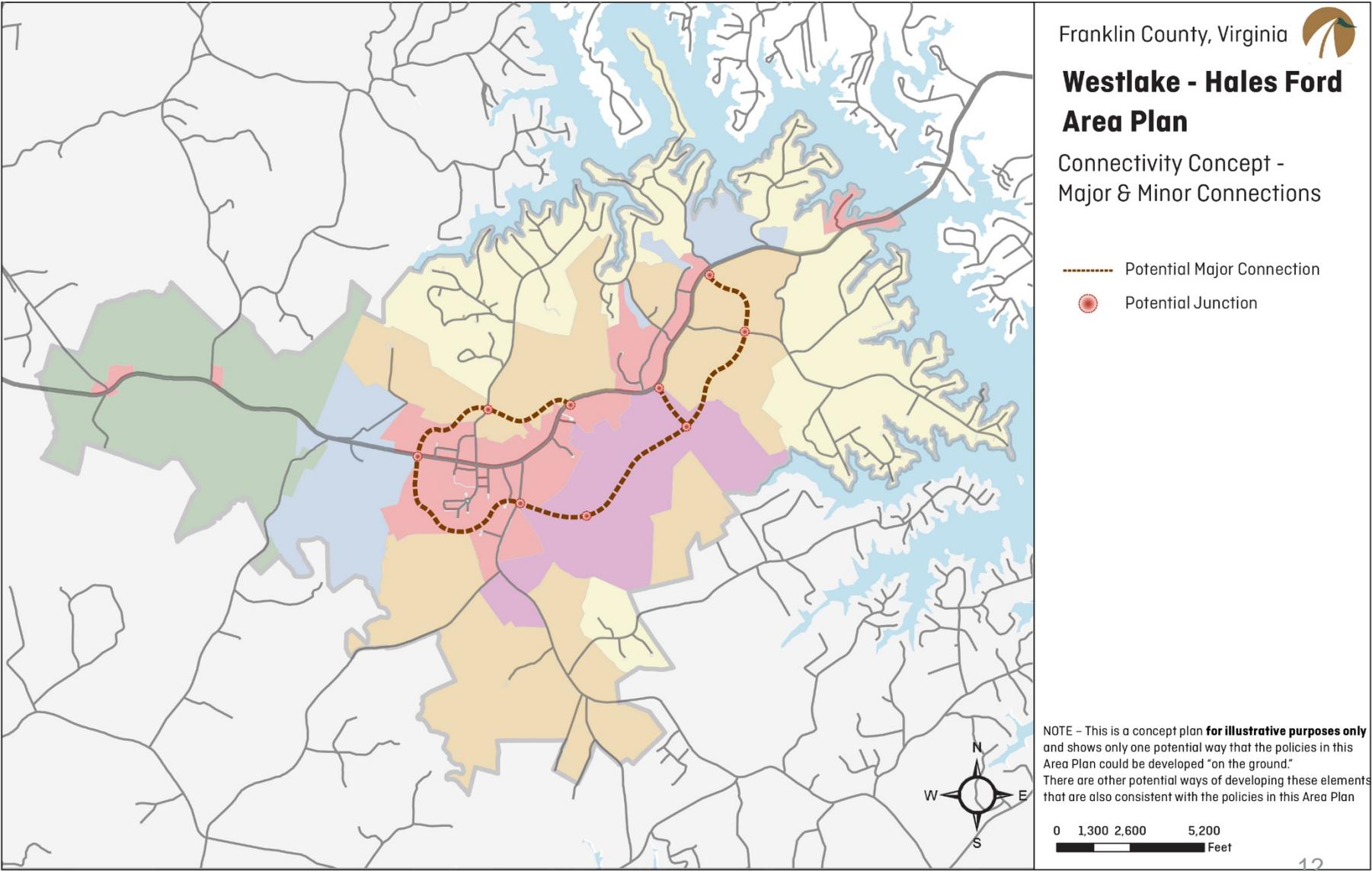
- Roughly the size of Rocky Mount – but with extensive undeveloped areas.
- Rt. 122 is the only east/west arterial road in this growing area
- Well managed growth will rely on an orderly pattern of new neighborhoods and circulation in the future

ADVISORY COMMITTEE FUTURE LAND USE



The Advisory Committee report provides an overall framework for future land use categories

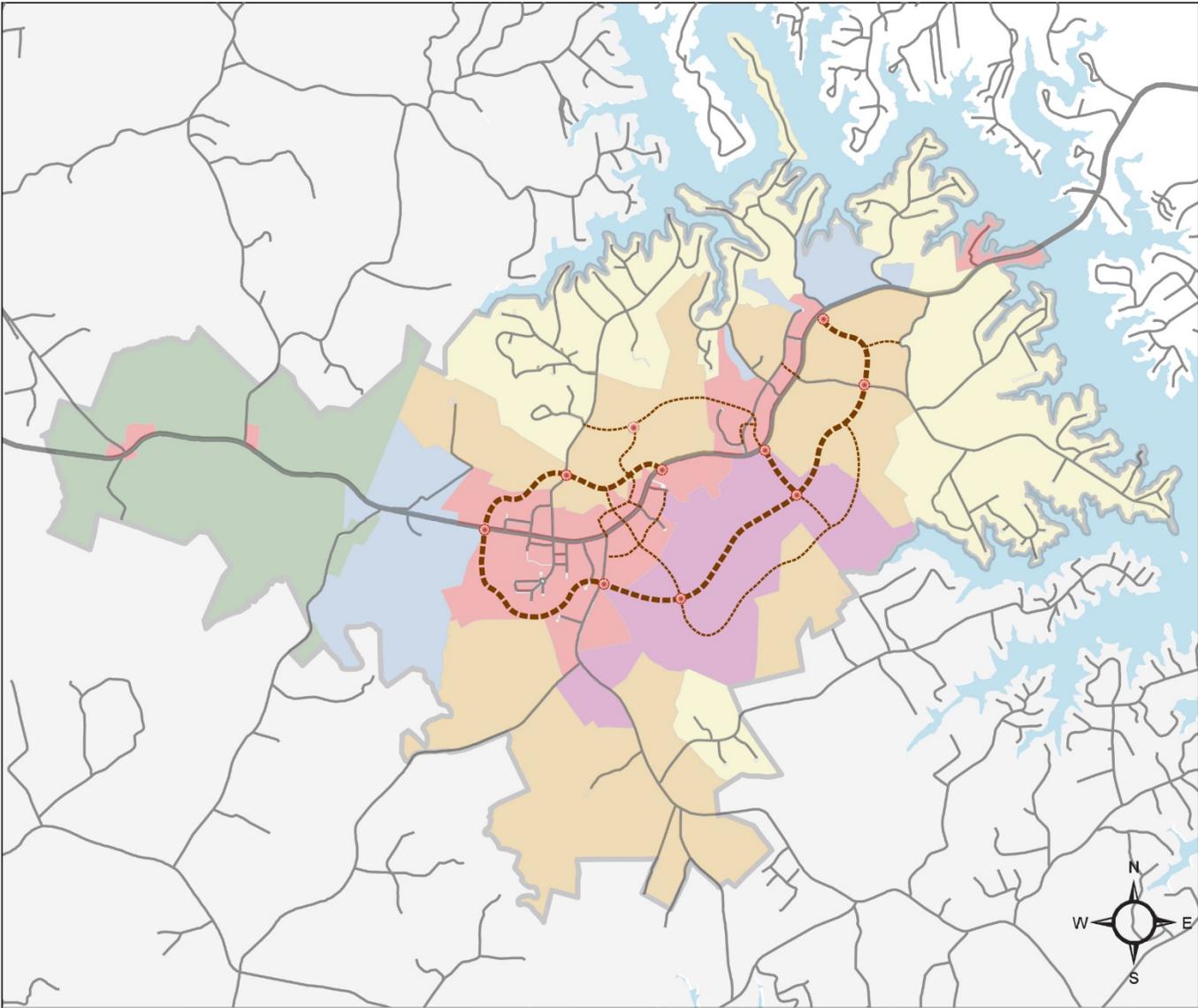
FUTURE CONNECTIVITY CONCEPT



MAJOR INTERCONNECTIVITY

- Rt. 122 will carry increasing traffic volumes as the area builds out and is the only east/west connector in the area
- With growth comes increasing conflicts between local and through traffic – safety issues are a primary concern
- This concept shows parallel connections in areas to the north and south of Rt. 122 to help ensure future connectivity
- Note that connections shown are conceptual – not proposed road alignments – and will only be implemented gradually as areas develop over time

FUTURE CONNECTIVITY CONCEPT



Franklin County, Virginia



Westlake - Hales Ford Area Plan

Connectivity Concept - Major & Minor Connections

- Potential Minor Connection
- Potential Major Connection
- Potential Junction

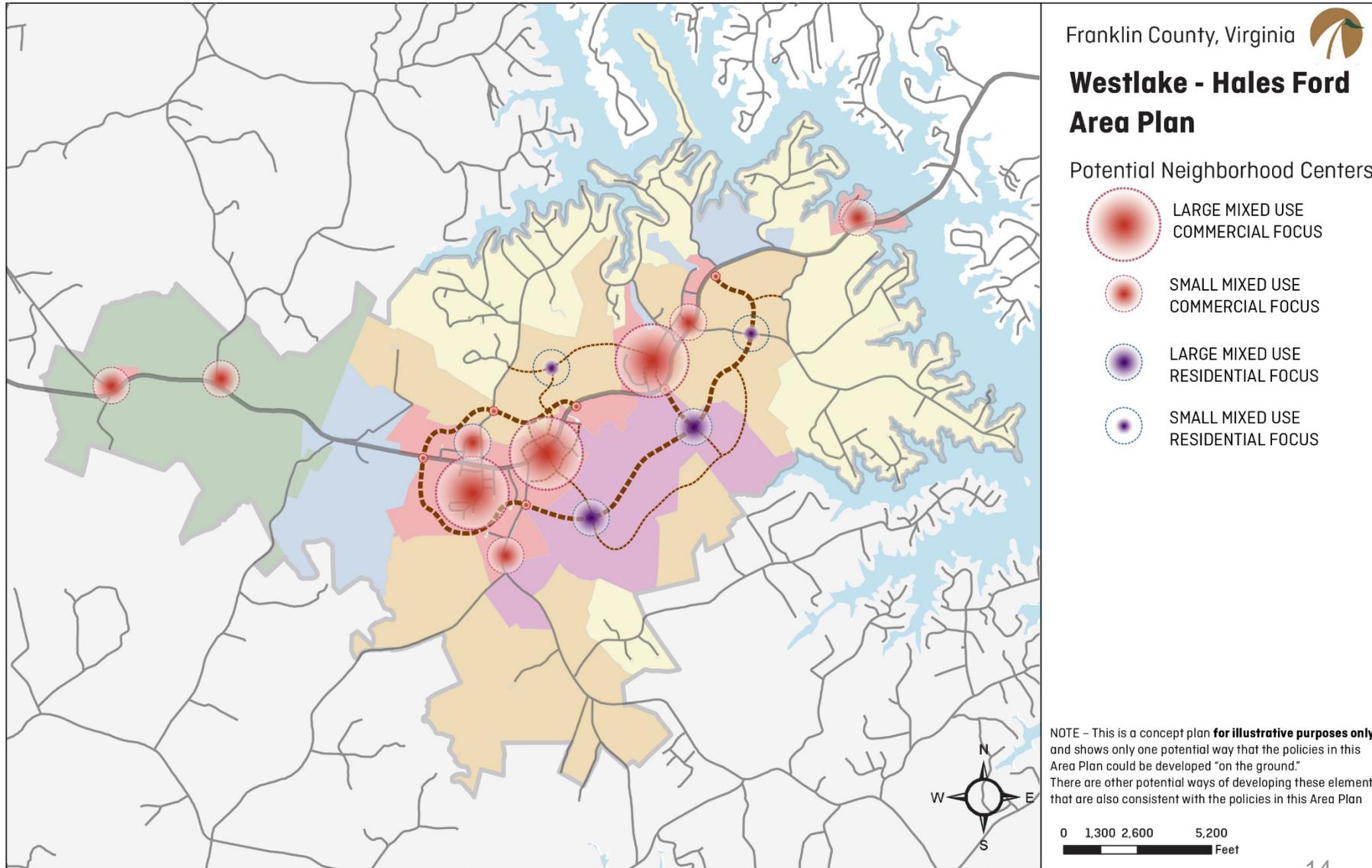
NOTE - This is a concept plan **for illustrative purposes only** and shows only one potential way that the policies in this Area Plan could be developed "on the ground." There are other potential ways of developing these elements that are also consistent with the policies in this Area Plan

0 1,300 2,600 5,200 Feet

MINOR INTERCONNECTIVITY

- As areas build out over time, secondary connections are needed
- Areas like Westlake Town center have a good network of interconnected local roads that distribute local traffic
- Note that connections shown are conceptual – not proposed road alignments – they will take on different forms and will be implemented gradually as areas develop over time

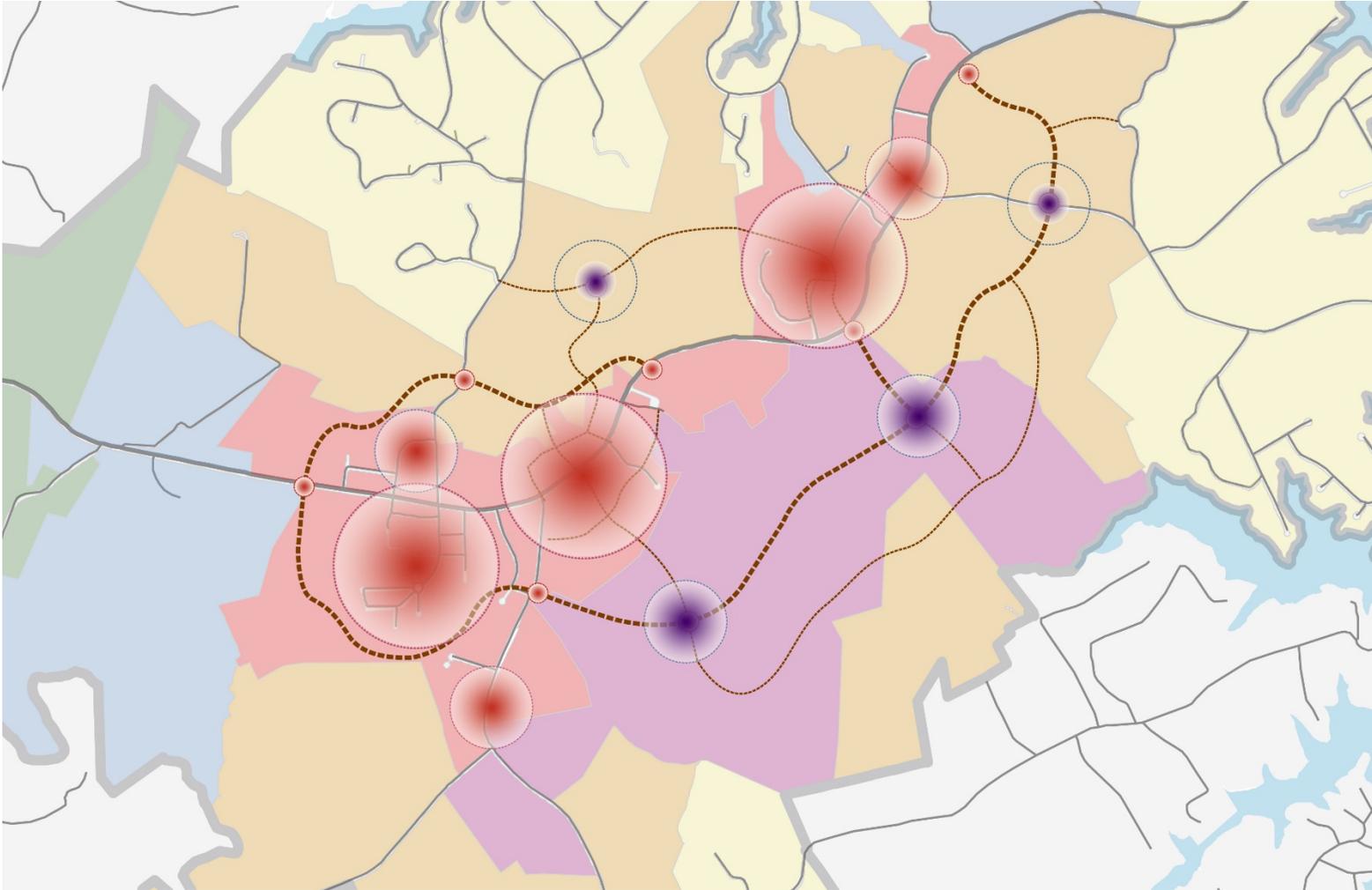
POTENTIAL FUTURE NEIGHBORHOOD CONCEPT



Potential Neighborhood Centers

- **Neighborhood Centers** develop most naturally at the crossroads of connectivity
- **Major centers** at major crossroads
- **Minor centers** at minor crossroads
- **Neighborhood Centers** should be mixed use but have a commercial or residential "focus" based on future land use policies

POTENTIAL FUTURE NEIGHBORHOOD CONCEPT



Detail View

- Showing how potential future neighborhood centers would “flesh out” over time
- System of circulation connects each center to each
- Secondary connections provide for low speed local traffic separate from higher speed through traffic for safer neighborhoods.

WHAT COULD NEIGHBORHOODS LOOK LIKE?



Mixed Use – Commercial Focus

- 2-4 story storefronts with office or residential above
- Walkable streetscapes with landscaping, plazas and wide sidewalks
- Parking lots behind the buildings with on street parking spaces
- Low speed, safe streets



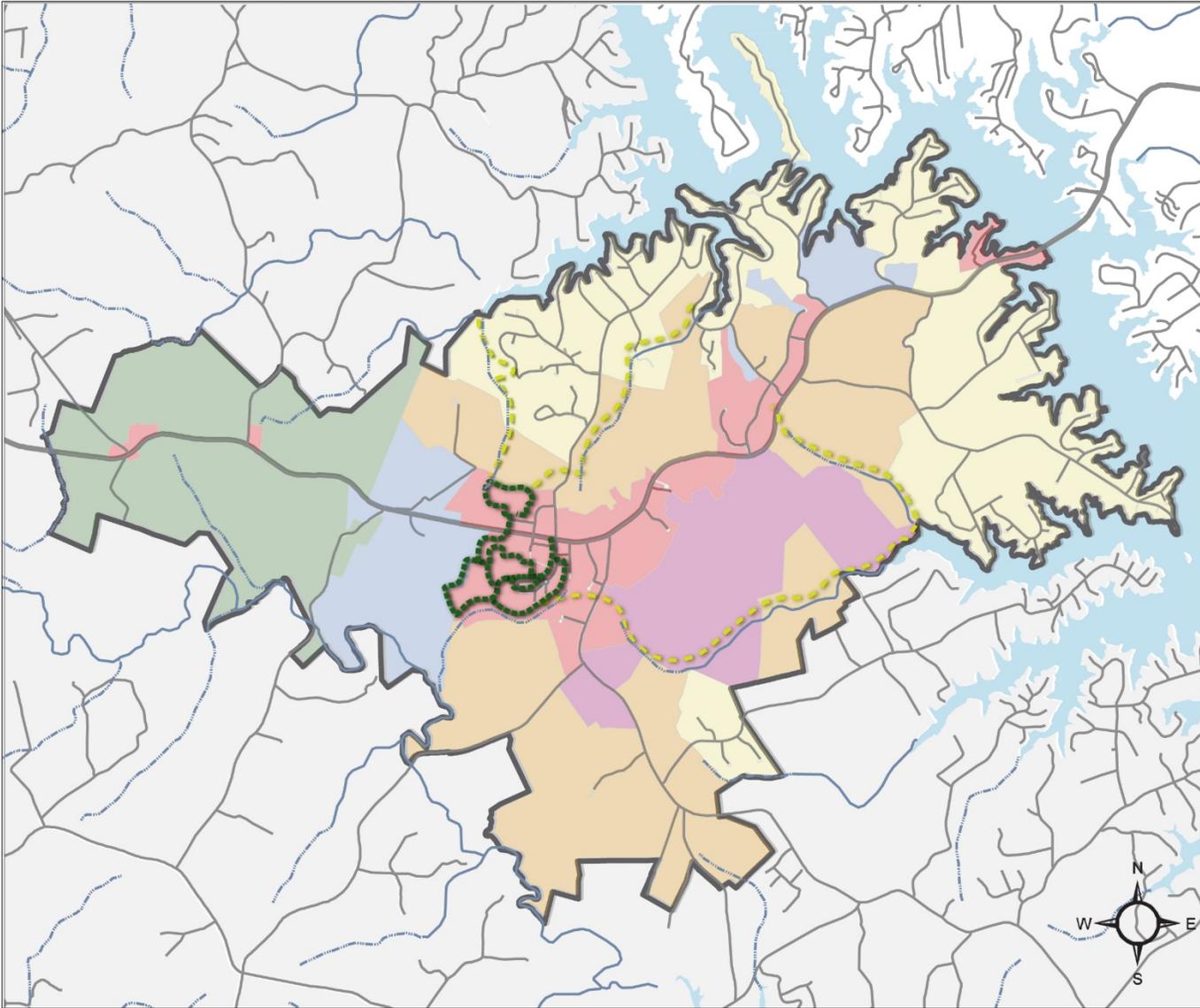
WHAT COULD NEIGHBORHOODS LOOK LIKE?



Mixed Use – Residential Focus

- 2-3 story townhomes and multifamily in the core areas
- Small scale ground floor retail and service uses in the core area
- Single family homes outside the core with traditional blocks and gridded street systems
- Frequent small parks throughout neighborhood and larger scale recreation areas at edges

POTENTIAL TRAIL CONNECTIVITY CONCEPT



Franklin County, Virginia 

Westlake - Hales Ford Area Plan

Potential Trail Connectivity

-  Neighborhood Connectivity
-  Community Connectivity

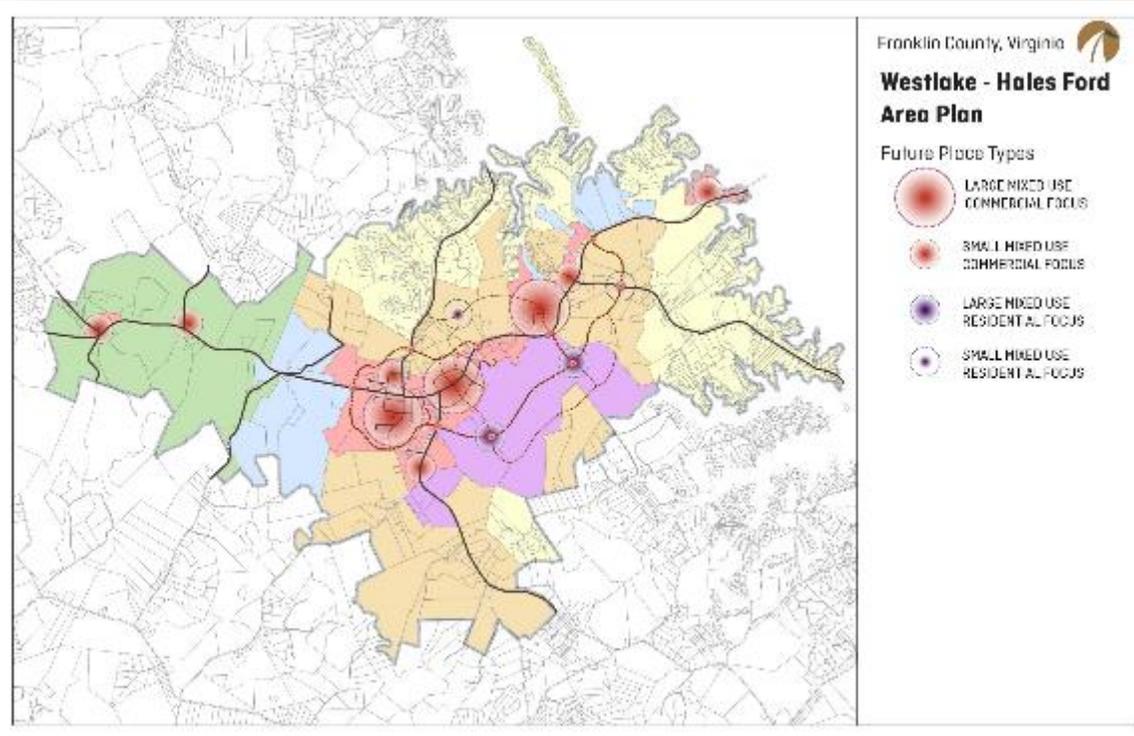
NOTE - This is a concept plan **for illustrative purposes only** and shows only one potential way that the policies in this Area Plan could be developed "on the ground." There are other potential ways of developing these elements that are also consistent with the policies in this Area Plan

0 1,300 2,600 5,200 Feet

POTENTIAL TRAIL CONNECTIONS

- This concept shows conceptual connections along stream valleys and to Town Center
- Note that connections shown are conceptual – not proposed trail alignments – and will only be implemented gradually as areas develop over time

NEXT STEPS



All of these concepts are preliminary – opportunity for input and changes as we proceed

Next step is to develop text and policies and turn these concepts into a Draft Area Plan

Are we on the right track to do that or are changes needed?

Department of Planning & Community Development



MEMORANDUM

To: Franklin County Planning Commissioners

From: Lisa Cooper, Principal Planner

Date: April 25, 2016

Subject: Amendment to Section 25-72. Structures permitted in required yards.

The Franklin County Board of Supervisors has requested the Planning Commission to consider an amendment to Section 25-72; structures permitted in required yards in the Franklin County Zoning Ordinance to allow certain structures in the required yard setback.

Please find attached a draft amendment to Section 25-72 to be discuss and finalize at the Planning Commission work session on April 28, 2016. The public hearing for the amendment is scheduled for Tuesday, May 10, 2016.

If you have any questions concerning the amendment please do not hesitate to give me a call to discuss at 483-6642 or e-mail me at lisa.cooper@franklincountyva.gov.

ARTICLE II. BASIC REGULATIONS

DIVISION 2. LOT REGULATIONS

Sec. 25-72. ~~Uses and~~ **Structures** permitted in required yards.

~~The following uses and structures shall be permitted in required yards, subject to the following limitations established:~~

The following structures shall not be deemed accessory structures and shall be permitted in required yards provided applicable sight distance and fire safety requirements are met and maintained and are in compliance with the Franklin County Code:

1. **Clotheslines**
2. **Fences, provided no fence in a front yard shall exceed four (4) feet in height.**
3. **Walls and retaining walls must comply with International Building Code (IBC) and Uniform Statewide Building Code (USBC), as amended.**
4. **Satellite dishes.**
5. **Solar power panels, residential.**

Any other structures the zoning administrator determines to be similar in scope, size and impact as those listed herein, and are in compliance with all other provisions of this chapter shall also be permitted.