

Route 5 Corridor Study

Planning Commission Work Session
August 9, 2018



Agenda

- I. Citizen Input
- II. Potential Changes
- III. Questions
- IV. Next Steps



Citizen Input

- I. Open House – June 4, 2018
- II. Revised Goals/Objectives/Strategies
- III. Draft Design Guidelines
- IV. Extended Public Comment Period
- V. 63 Responses
 - A. General topics
 - B. Editorial changes



General Proposals

- I. The 500-foot boundary
 - A. Study larger area
 - B. Include the entirety of all parcels in study and overlay district
- II. Maintain 2-lane road
 - A. Comprehensive/Major Thoroughfare Plans
 - B. Virginia Department of Transportation
- III. Modify Future Land Use Designations



Specific Changes - Character

Goal #1: Preserve the rural, historic and agricultural character.

Citizen Comment: Define character to adhere to the formal definition of “main or essential nature especially as strongly marked and serving to distinguish”; not simply aesthetics.

Citizen Comment: Insert “and ecological health”.

Staff Response: Recommend neither change; Goals, objectives, strategies broad statements; Definitions could complicate their broad interpretation; Scientific analysis beyond scope of the study.



Suggested Changes - Character

Objective 1.4: Protect significant agricultural or historic land from development.

Citizen Comment: In order to establish “significance,” undertake a survey of lands throughout the corridor in partnership with HPAC, DHR, APHA, CRLC, Henricopolis, etc.

Staff Response: Recommend no change; Existing conditions utilized information from Preservation Associates of Virginia, Recreation/Parks and the county’s Land Use (Valuation) Program; Survey beyond scope of study.



Suggested Changes - Character

Strategy 1.1: Create and adopt an overlay district requiring the establishment of buffers and setbacks that protect the character of the corridor.

Citizen Comment: Define “character” within the statement.

Staff Response: Recommend no change; Goals, objectives and strategies meant to be broad statements; concise and understandable; Definitions could complicate their broad interpretation.



Suggested Changes - Character

Strategy 1.3: Require low-intensity lighting to prevent light pollution.

Citizen Comment: Revise to read “Require low-intensity, downcast lighting to prevent light pollution and forbid internally lit/digital signage.”

Staff Response: Recommend no change; Proposed Design Guidelines address lighting; Internally lit or digital signage, if designed properly, may be less obtrusive.



Suggested Changes - Character

Strategy 1.5: Support conservation easements along the corridor.

Citizen Comment: Insert “entire” before “corridor” to ensure property owners west of I-295 have equal access to this tool for land preservation.

Staff Response: Recommend no change; Comp Plan policy supports conservation easements provided they do not adversely impact planned infrastructure/the pattern of development in the area; easements are reviewed on a case-by-case basis.



Suggested Changes - Character

Strategy 1.6: Revise the Zoning Ordinance to provide incentives for cluster development on residential property.

Citizen Comment: Insert “to support viewshed protection and maintenance of the scenic, rural character along Route 5.”

Staff Response: Recommend no change; Varied characteristics – urban, suburban, rural; incentives could be addressed in overlay.



Suggested Changes - Character

Strategy 1.7: Review the 2026 Future Land Use Map to consider changes to land use designations.

Citizen Comment: Revise to read: “Review the 2026 Future Land Use Map to change land use designations when necessary to reflect the goals/objectives herein.”

Citizen Comment: Revise to read: “Review the 2026 Future Land Use Map to change land use designations to reflect uses and densities compatible with the scenic and historic overlay.”

Staff Response: Recommend no change; Staff advocates a one-time review of the 2026 Future Land Use Map, following adoption of the study; Not a scenic or historic overlay



Suggested Changes - Character

Strategy 1.10

Citizen Comment: Create new Strategy 1.10 to read: “Work with the Virginia Department of Agriculture and Consumer Services to establish a Purchase of Development Rights program for Henrico landowners.”

Staff Response: Recommend no change; Corridor study does not contemplate regulating land uses.



Specific Changes - Development

Goal #2: Deter strip development and big box stores.

Citizen Comment: Include “chain stores.”

Staff Response: Recommend no change; Authority to enact and definition of term requires substantial research; Could consider a maximum square footage for non-residential development in the overlay district.



Suggested Changes - Development

Objective 2.1: Encourage small-scale retail development at appropriate locations along the corridor.

Citizen Comment: Insert at the end of the sentence “as identified in the 2026 Comprehensive Plan.”

Staff Response: Recommend change; Text to read “Encourage small-scale retail development at appropriate locations along the corridor as identified in the 2026 Comprehensive Plan.”



Suggested Changes - Development

Objective 2.2: Consider expansion of existing commercial nodes to accommodate additional retail opportunities based on future demand.

Citizen Comment: Given the language of Strategy 1.8, Objective 2.1 and Strategy 2.1, this objective seems redundant and is suggested for removal.

Staff Response: Recommend change. Remove Objective 2.2
~~Consider expansion of existing commercial nodes to accommodate additional retail opportunities based on future demand.~~



Suggested Changes - Development

Strategy 2.1: Limit non-residential development to appropriate commercial nodes.

Citizen Comment: Insert at the end of the sentence “as identified in the 2026 Comprehensive Plan.”

Staff Response: Recommend change; Text to read “Limit non-residential development to appropriate commercial nodes as identified in the 2026 Comprehensive Plan.”

Citizen Comment: Also allow accommodations for agricultural uses (i.e. dinner in the field, farmers markets, etc.)

Staff Response: Recommend no change; Strategy 1.4 addresses issue; Following adoption of study, review Zoning Ordinance.



Specific Changes - Recreation

Objective 3.1: Encourage access to the James River.

Citizen Comment: Insert “public” before “access”.

Citizen Comment: Add “and all significant tributaries.”

Staff Response: Recommend changes; Text to read “Encourage public access to the James River and all significant tributaries.”



Specific Changes - Recreation

Strategy 3.3: Add more parking opportunities in proximity to the Virginia Capital Trail.

Citizen Comment: Instead of adding new parking lots, replace with “Identify existing parking opportunities in proximity to the Trail (i.e., weekend use of schools and other public/private lots with regularly available space.)”

Staff Response: Recommend no change; Existing public lots serve students/patrons; Parking for the Trail not to interfere with ability to schedule/plan use of their resources; Parking in private lots may be trespassing.



Suggested Changes - Recreation

Strategy 3.5

Citizen Comment: Create new Strategy 3.5 to read: “Study option of adding bike lanes instead of road widening for roads connected to Route 5.”

Staff Response: Recommend no change; Bicycle and pedestrian accommodations will be considered for all future roadway improvement projects; Insufficient right-of-way for transportation improvements along many county-maintained roads; Improvements considered on a case-by-case basis.



Specific Changes - Transportation

Goal 4: Encourage a transportation network that promotes safety and connectivity for motorists, pedestrians and cyclists.

Citizen Comment: Include an objective and strategy advocating connectivity of local roads between subdivisions and connections to intersecting roads.

Staff Response: Recommend no change; similar language exists in Comprehensive Plan.



Specific Changes - Transportation

Strategy 4.1: Encourage shared access for new development.

Citizen Comment: What form would this encouragement take? Is there a way to limit or incentivize?

Staff Response: To be explored during preparation of overlay district.

Strategy 4.3: Encourage new developments to design roads with narrow cross-section widths.

Citizen Comment: Same as above.

Staff Response: Reduced widths in residential developments recommended in Comp Plan; Addressed via rezoning/POD process & overlay district preparation.



Specific Changes - Transportation

Strategy 4.1: Request updates of VDOT accident data to determine appropriate improvements at identified intersections.

Citizen Comment: Request roundabouts and other traffic calming techniques be used instead of traffic lights.

Staff Response: Recommend no change; Intersection improvements to be coordinated between VDOT and DPW; Best method of traffic control to be determined.



Specific Changes - Transportation

Citizen Comment: Request VDOT project to improve Buffin Road intersection be deferred in favor of completing a study of roundabout options for the corridor.

Staff Response: VDOT and DPW are collaborating to improve safety and operations at this intersection. The project is already underway.



Specific Changes – Design Guidelines

General Guidelines (Streets and Access): New two-way streets in residential developments should use a narrow cross section of 24 feet.

Citizen Comment: Request reduction to 20-22 feet.

Staff Response: Recommend no change; 24 feet recommended in Chapter 6 of Comp Plan; Need to accommodate fire and rescue vehicles.



Specific Changes – Design Guidelines

Design Guidelines – Sub Area 2: Parking may be placed in front of a building only if architectural treatment and the main entrance faces Route 5, and landscape screening measures for parking are used.

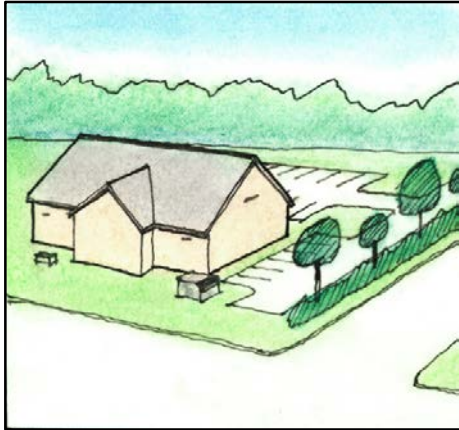
Citizen Comment: Prohibit parking in the front of buildings.

Staff Response: Recommend no change; Limited parking in the front of buildings could be supported if addressed through architectural treatment and landscaping.

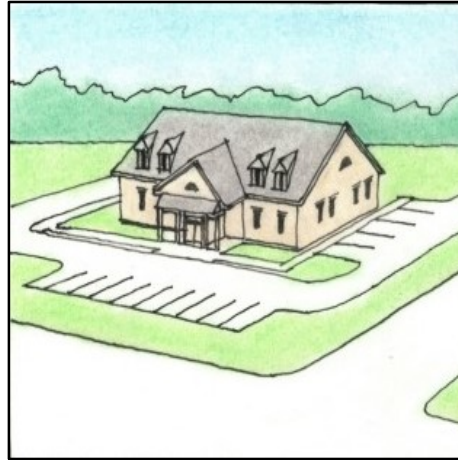


Specific Changes – Design Guidelines

Discouraged



Discouraged



Preferred



Specific Changes – Design Guidelines

Citizen Comment: Request a design charette, conducted by a nationally recognized new urbanist firm, for Varina Village Plan.

Staff Response: Board of Supervisors yet to authorize Varina Village study; request is premature; Study could recommend additional high density development.



Specific Changes – Design Guidelines

Citizen Comment: Request the development of a pattern book that encourages adoption of specific architectural forms and styles.

Staff Response: The request is beyond the scope of study.



Next Steps

- Planning Commission to set potential public hearing for October



Route 5 Corridor Study

Planning Commission Work Session

