

VINTON UDAS – ROUND II

ADVISORY COMMITTEE MEETING
PRESENTATION

April 30, 2018

INTRODUCTIONS

- **Town of Vinton Officials and Staff**
- **Consultant Team**



EPRPC



WHAT IS AN URBAN DEVELOPMENT AREA (UDA)?

VIRGINIA UDA REQUIREMENTS

“Urban Development Area” means areas designated by a locality that are:

- (1)** To the extent feasible, to be used for redevelopment or infill development
- (2)** Sufficient to accommodate 10 - 20 years of projected growth
- (3)** Designed to meet UDA density requirements

Also, UDA's must:

- (1)** Be identified in the Town's Comprehensive Plan
- (2)** Allow **Traditional Neighborhood Development** principles in the zoning ordinance

WHAT IS TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)?

- Pedestrian-friendly road design
- Interconnection of local streets and roads
- Preservation of natural areas
- Mixed-use neighborhoods, including mixed housing types
- Reduction of building setbacks, street widths and turning radii



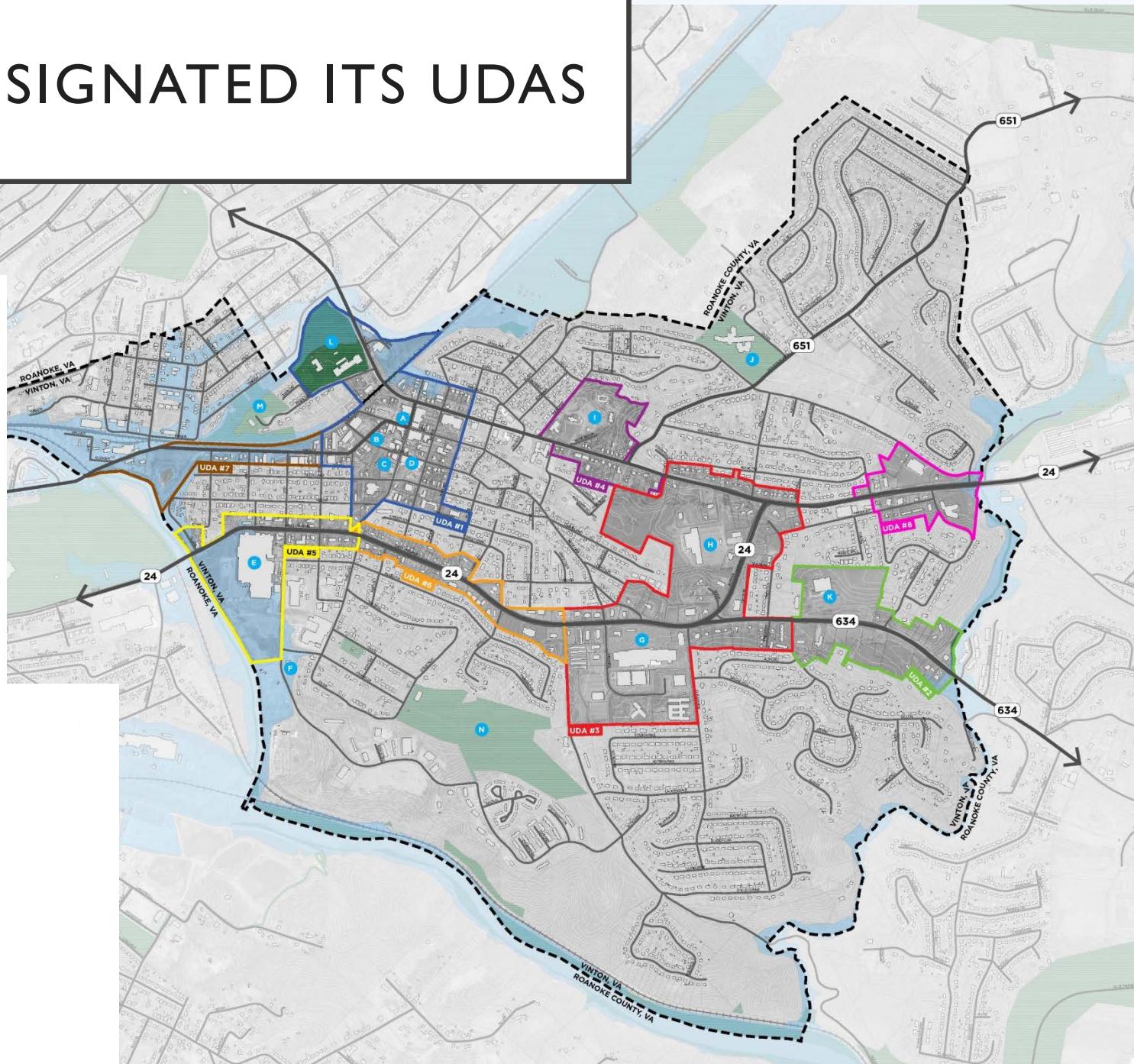
VINTON HAS ALREADY DESIGNATED ITS UDAS

Legend

- Town Boundary
- Major Streets
- Secondary Streets
- Rail
- Buildings
- Property Parcels
- Park
- Floodplain

KEY SITES

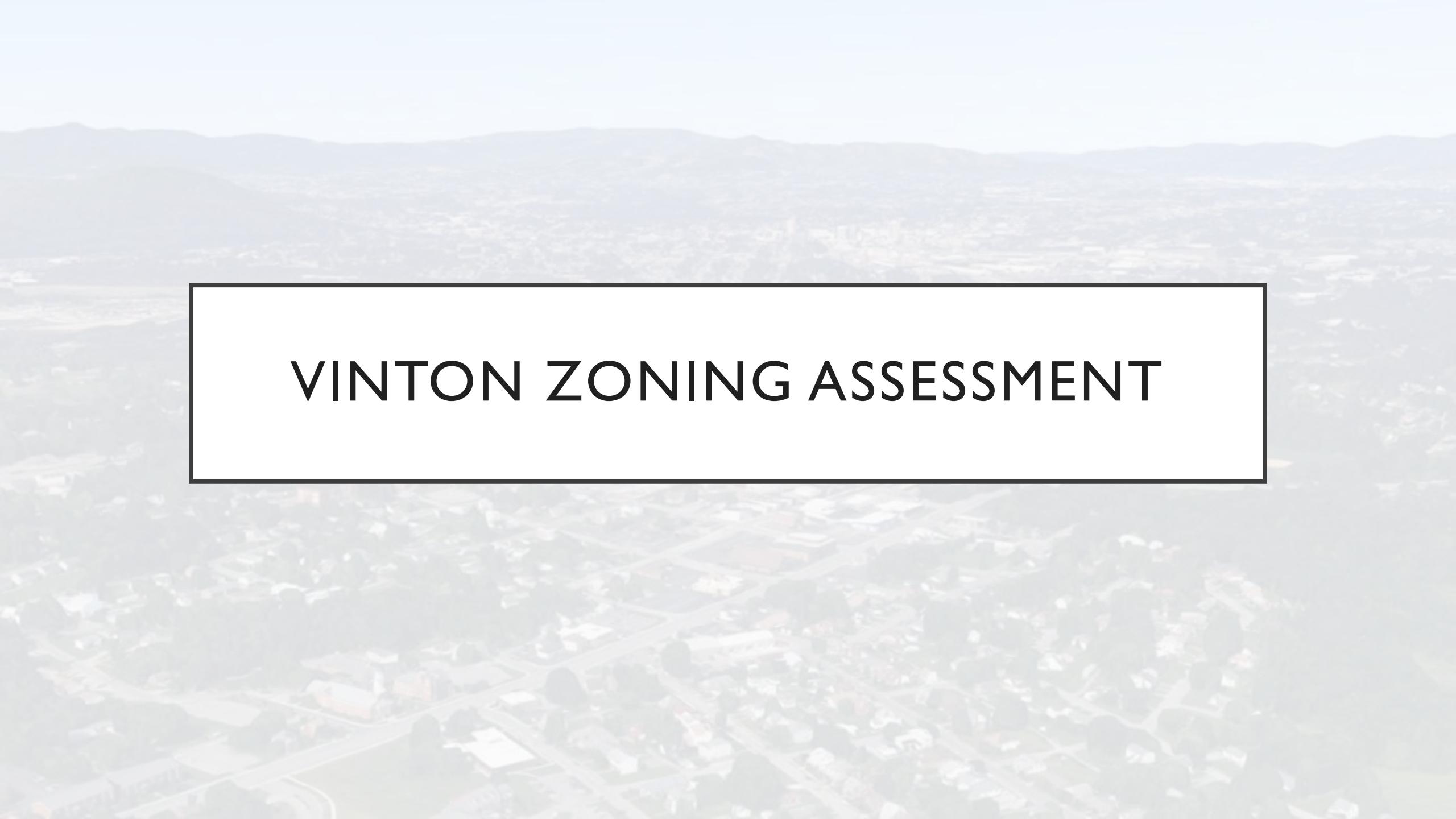
- A** Post Office
- B** Fire Department
- C** Town Hall
- D** Library
- E** Precision Fabrics
- F** Public Works Department
- G** Lake Drive Plaza
- H** River Park Center
- I** Vinton War Memorial
- J** Herman Horn Elementary
- K** WE Cundiff Elementary
- William Byrd Apartments and Park
- M** Gearhart Park
- N** Craig Recreation Center



■ **Vinton UDA's Round II = IMPLEMENTATION**

- **Zoning Assessment**
- **Downtown Action Plan**
- **Downtown Public Realm Design Guidelines**



A grayscale aerial photograph of a town, showing a grid of streets, buildings, and surrounding land. In the background, there are low, rolling hills or mountains. The town appears to be a mix of residential and commercial areas.

VINTON ZONING ASSESSMENT



Walmart's Home Town:
Bentonville, AR



SOME GOALS



Optimize resources in the town boundary with infill/re-development.

Encourage quality design that enhances small town character



•Integrate trees/landscaping into future development and the public realm.

Identify opportunities for mixed-use commercial/residential.



SOME (MORE) GOALS



Integrate safe, attractive multi-modal options into infrastructure and development

Preserve and enhance the desirable characteristics of neighborhoods



- Contribute to and encourage land conservation on the town periphery

Preserve the historic buildings, landmarks and features by implementing the Historic Preservation Program



ASSESSMENT THEMES

1. A User Friendly Ordinance

- Streamline
- Modernize
- Illustrate
- Clarify

2. Traditional Neighborhood Design

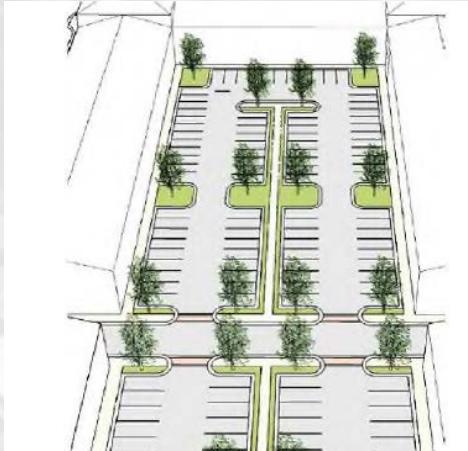
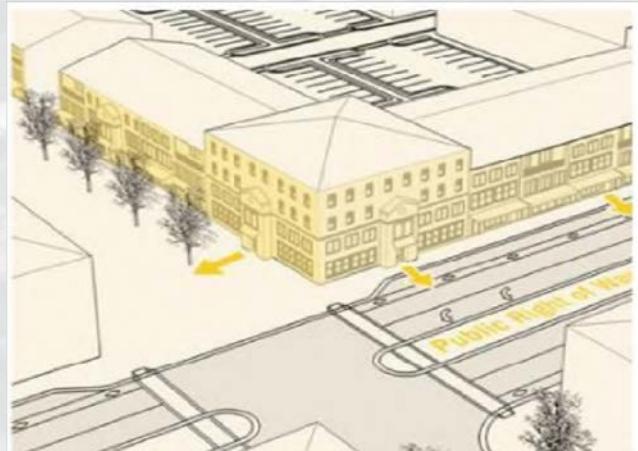
- Building Form
- Landscaping
- Streetscape
- Mixed Use
- Incentives

THEME I – USER FRIENDLY



THEME: USER FRIENDLY

- Make the structure more logical and intuitive
- Incorporate graphics, illustrations, and tables to explain zoning concepts



DEVELOPMENT STANDARDS



THEME: USER FRIENDLY

- Make language more clear and precise
- Address internal inconsistencies
- Modernize and update the definitions

8.1.9. MANDATORY AND DISCRETIONARY TERMS

The words “shall,” “must,” and “will” are mandatory in nature, establishing an obligation or duty to comply with the particular provision. The words “may” and “should” are permissive in nature.

TABLE 5.9.4: MULTI-FAMILY FORM STANDARDS				
STANDARD	A = STANDARD APPLIES	NA = STANDARD DOES NOT APPLY		
	CHARACTER DISTRICT	DOWNTOWN	TRADITIONAL	COASTAL
Component 3: Roofs				
Minimum and maximum roof slope for buildings up to five stories in height with sloping roofs shall be as follows: [2]		Between 6:12 and 12:12		Between 3:12 and 12:12
For buildings with sloped roofs at least 80 feet in length, sloped roofs on principal buildings shall include two or more different sloping roof planes.		A		NA
For multi-family buildings and townhome buildings with flat roofs at least 80 feet in length, flat roofs shall be concealed by parapet walls.		A		
All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), shall be screened from view from any public right of way.		A		
				
<i>Figure 5.9.4(D): Example of Parapets on Flat Roofs</i>				
<i>Figure 5.9.4(E): Example of Variation in Roof Slopes</i>				
Component 4: Ground Floor Height				
The minimum ground story finished floor elevation for dwelling units shall be as follows:		3 ft.		1 ft.
Component 5: Parking Location				
Location of parking areas shall comply with the standards in Section 5.1.7.A, Locational Standards.				
Off-street surface parking lots with 300 or more spaces shall be organized into a series of parking bays surrounded by buildings, landscaping, or access ways.		A		
Parking shall be allowed under a multi-family building on the first floor/ground level, but if parking is on the first floor, it shall be screened from the public street by the front building façade. The front façade screening the parking shall be of the same material, finish and color as the remainder of the building façade.		A		

THEME: USER FRIENDLY

- **Consolidate and streamline procedures**
 - Pre-application conference
 - Application Completeness
- **Incentivize Revitalization**
 - Reduce Special Use permits
 - Reconsider grandfathering (non-conforming uses)
 - Expand flexibility options



THEME 2 – TRADITIONAL NEIGHBORHOOD DESIGN



PARKING

- **Reduce & simplify parking requirements**

- Parking is expensive & adds impervious area
- Modernize requirements
- **Improve design of parking lots**
 - Parking at side or rear or screened from street
 - Organize large parking areas into bays separated by landscaping



LANDSCAPING

- **Implement performance based standards for screening and buffering categories**
- **Flexible ways of meeting standards**
- **Add provisions supporting integration of stormwater management facilities into site as site amenity**
- **Strengthen tree protection standards**



LANDSCAPING MATERIAL [1] [2]	NEW TREES AND SHRUBS	EXISTING HEALTHY TREES AND SHRUBS		
		6-12 INCH DBH	12-24 INCH DBH	24+ INCH DBH
	EQUIVALENT PLANTING UNITS	EQUIVALENT PLANTING UNITS	EQUIVALENT PLANTING UNITS	EQUIVALENT PLANTING UNITS
Large Tree	5	N/A	N/A	32
Medium Tree	4	N/A	12	N/A
Small Tree	3	4	N/A	N/A
Large Shrub	2	2	N/A	N/A
Medium Shrub	1	1	N/A	N/A

OPEN SPACE

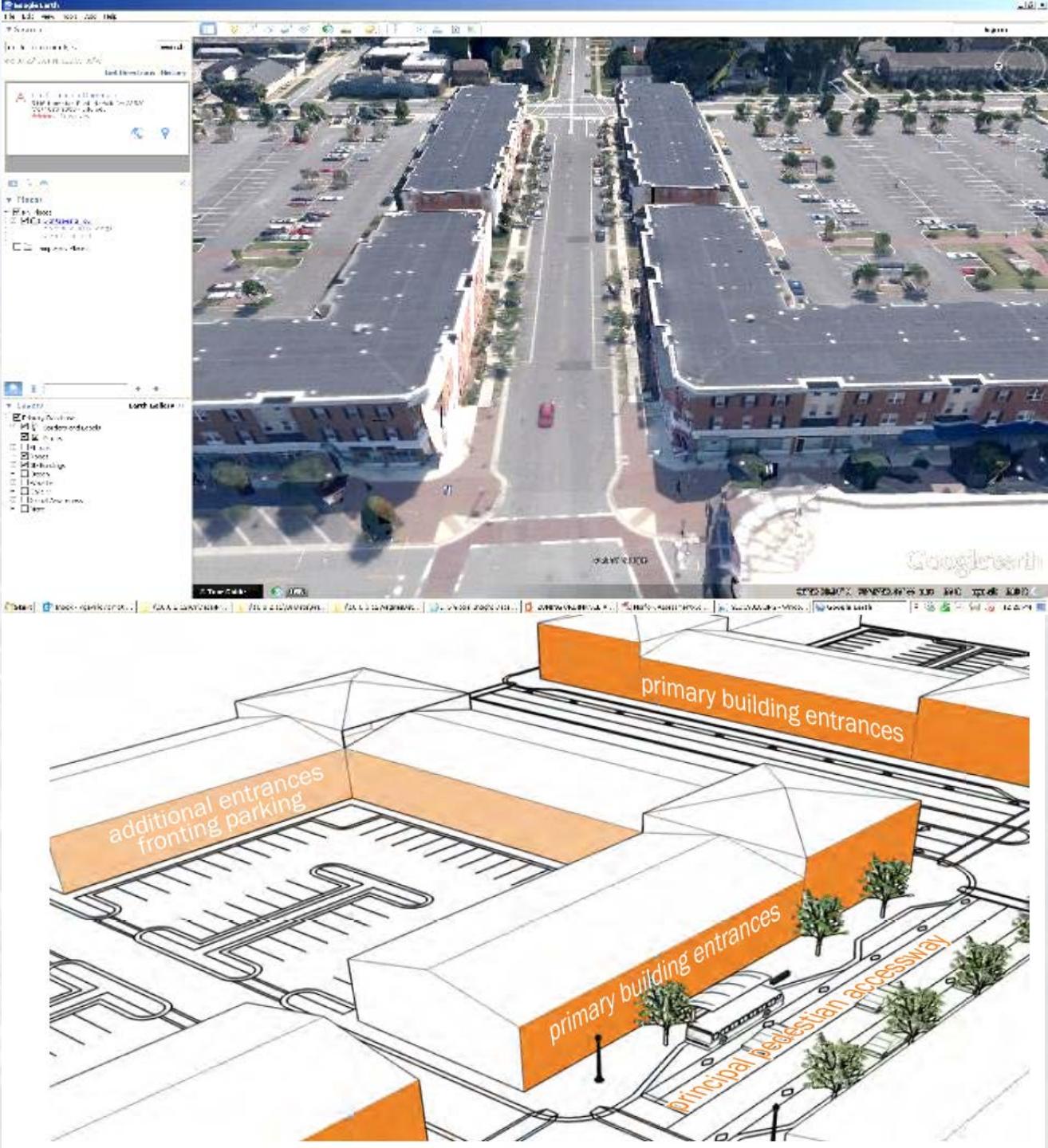
- Establish comprehensive approach to open space
- Establish range of options for meeting requirements
- Distinguish standards by type of development (multifamily, mixed use, and nonresidential)
- Ensure open space is usable and functional for intended purpose

TABLE 5.5.4(B): LANDS COUNTED AS OPEN SPACE SET-ASIDES

AREA COUNTED AS COMMON OPEN SPACE SET-ASIDES	DESCRIPTION	DESIGN AND MAINTENANCE REQUIREMENTS
	Land occupied by areas and facilities used for active recreational purposes, such as pools, playgrounds, tennis courts, jogging trails, ball fields, and clubhouses, including required public recreation area.	<ul style="list-style-type: none"> • Land shall be compact and contiguous unless used to link or continue an existing or planned open space resource. • Areas shall have at least one direct access to a building or to a street, bikeway, or walkway accessible to the public or the development's occupants and users.
Stormwater Management Devices		
	Up to 75 percent of land area occupied by stormwater management devices (including retention and detention ponds and other bioretention devices), when such features are treated as an open space site amenity.	<ul style="list-style-type: none"> • To qualify, stormwater management devices shall support passive recreation uses by providing access and pedestrian elements such as paths and benches. Examples of other elements that may make stormwater management devices a site amenity include but are not limited to gentle slopes, vegetative landscaping, fountains or other visible water circulation devices, and low fencing.
Formal Plantings and Gardens		
	Formally planned and regularly maintained open areas that provide passive recreation opportunities, including arranged plantings, gardens, community gardens, green roofs, gazebos, and similar structures, as well as roof gardens.	<ul style="list-style-type: none"> • Formal plantings and gardens shall have at least one direct access to a building, or to street, bikeway, or walkway accessible to the public or the development's occupants and users. • Such features shall be oriented to surrounding development.
Squares, Forecourts, Plazas, and Outdoor Dining Areas [1]		
	Squares, forecourts, plazas, and outdoor dining areas that provide gathering places or active and passive recreational opportunities.	<ul style="list-style-type: none"> • Squares, forecourts, plazas, and outdoor dining areas shall be at least 200 square feet, but no more than one acre, in area. • Such features shall have at least one direct access to a principal building, or to a street, bikeway, or walkway accessible to the public or the development's occupants and users. • Surrounding principal buildings shall be oriented toward the square, forecourt, plaza, or outdoor dining area where possible.

FORM-BASED STANDARDS

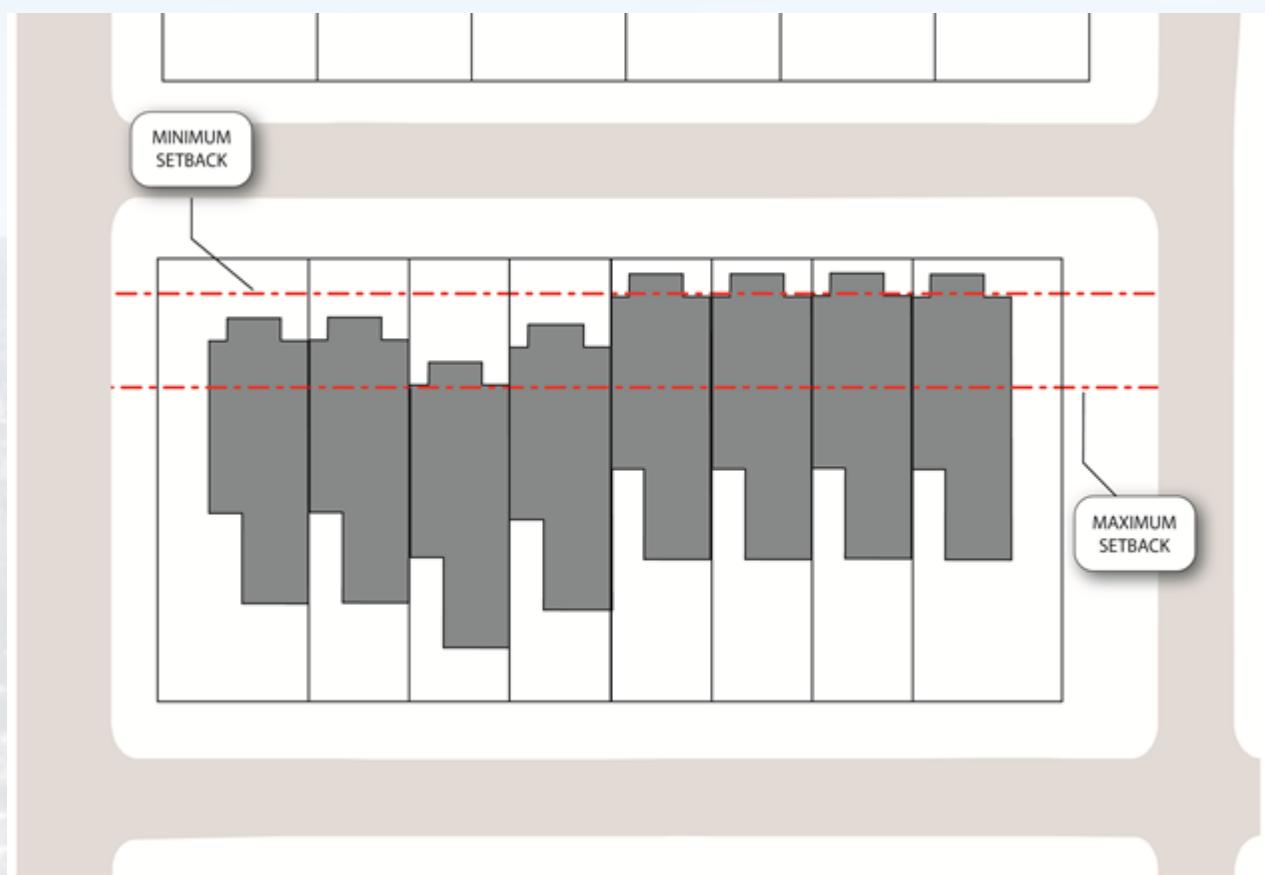
- **Building Orientation and Configuration**
 - Orient buildings to front streets
 - Create street edges, define entrances



FORM-BASED STANDARDS

■ Front Yard setbacks

- Buildings fronting streets adds to walkability
- Eyes on the street makes them safer
- Consider maximum/minimum front setbacks



- **Transparency**
 - Incorporate certain percentage of windows/doors along façade
 - Key aspect of making streets interesting and vibrant



Component 5: Fenestration/Transparency

Minimum percentages of the street-facing façade area of the ground-level floor of buildings shall be occupied by windows or doorways that comply with the following minimum fenestration requirements.

50

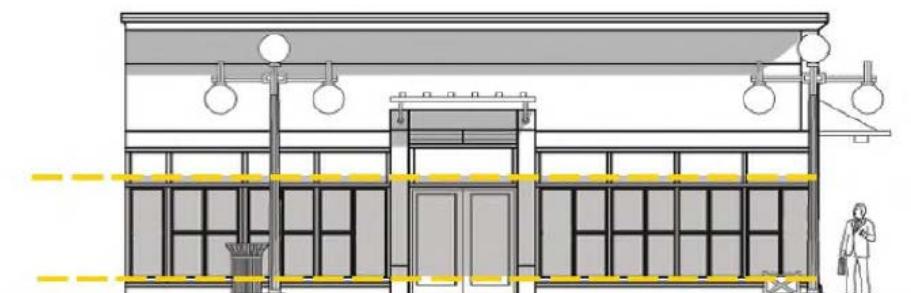
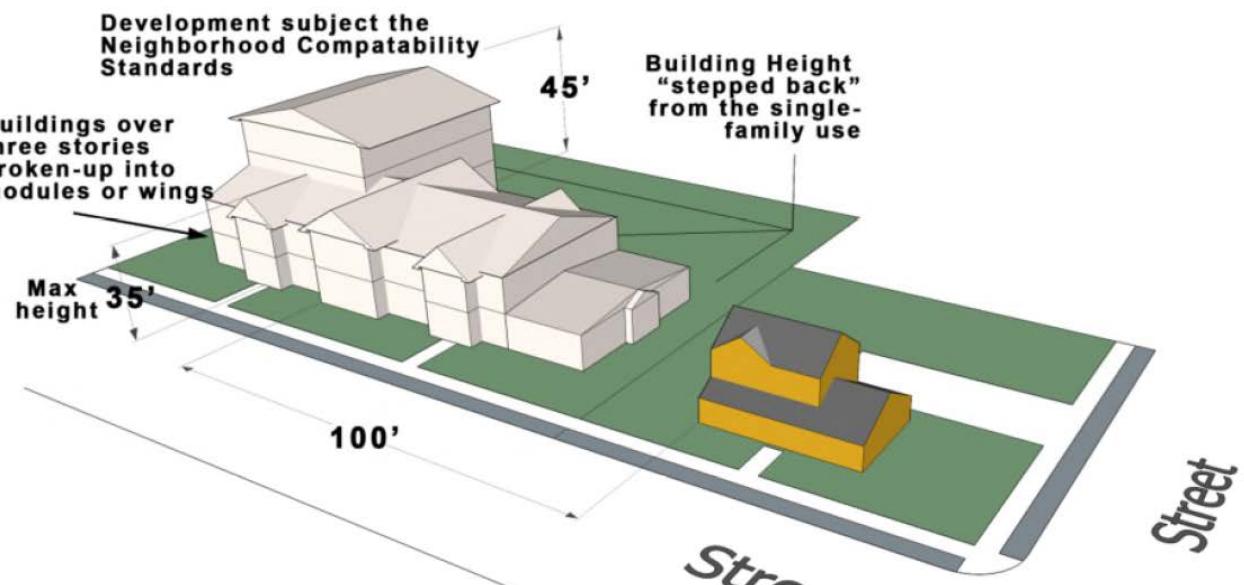


Figure 5.9.5(G). Example of First Floor Fenestration

MIXTURE OF USES

- More housing downtown?
- Multifamily only allowed in 3 districts (R-3, MUD, and PD) and only in the MUD and PD by right
- By right residential is not allowed in the commercial zones unless it is above “nondwelling uses.”
- Allow multifamily with strict compatibility standards?



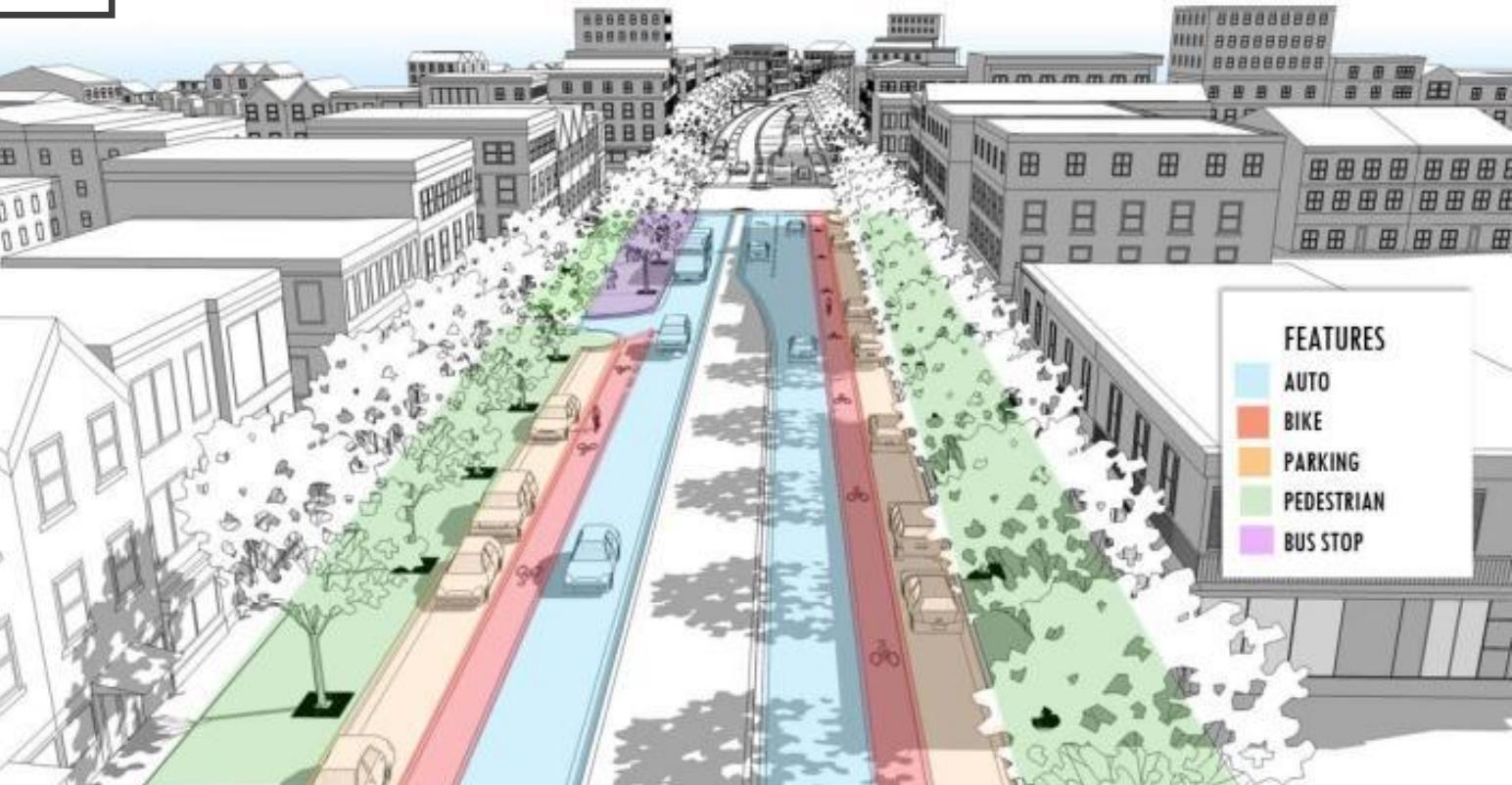
ACCESSORY USES

- **More housing downtown?**
 - **Section 5-15 prohibits accessory dwelling units unless they are for the use of caretakers or domestic employees.**
 - **Accessory dwelling units provide affordable housing options & can help homeowners generate additional income**
 - **Consider allowing accessory units with size and form restrictions**



PUBLIC STREETS

- **Complete Streets**
- ensures that the entire right-of-way is planned, designed & operated to provide safe access for all users.
- Complete Streets can raise home values, revitalize commercial areas & support the economy
- Consider adding street standards for sidewalks, bikes and “road diets”



DOWNTOWN ACTION PLAN

■ **What is it?**

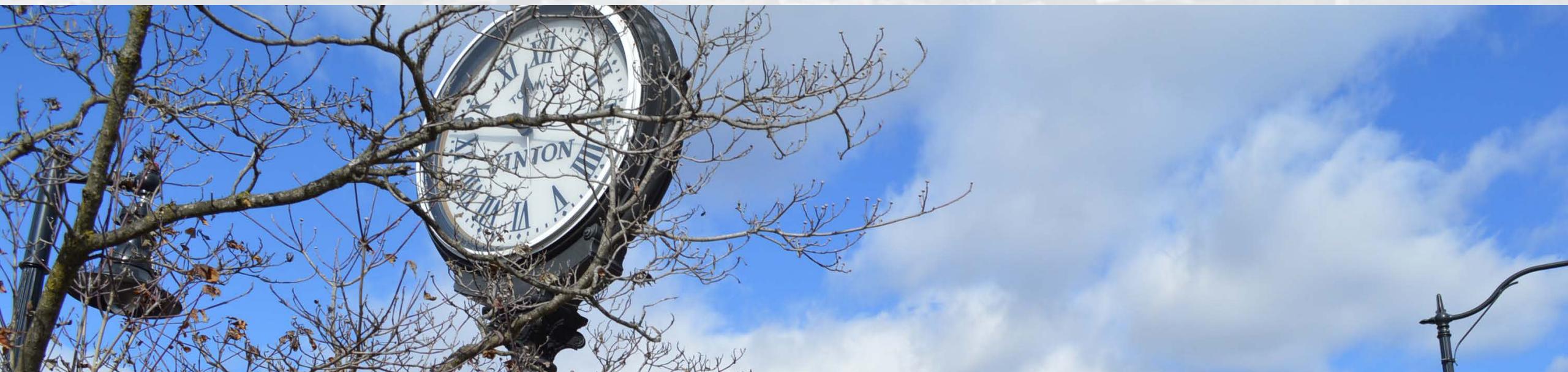
- A document that will guide priority actions for the Town to implement over the next 5 years.

■ **Why Have One?**

- Focuses on realistic implementation.
- Promotes progress that can be easily measured.
- Holds public agencies accountable.
- Establishes priorities regarding actions for positive change.
- Sets a reasonable timeframe for evaluating progress.



- **What is Downtown Vinton's Vision for the Next 5 Years?**
 - Strive for an active, convenient, and inviting Downtown as the community's civic, cultural, and recreational center as well as a destination for dining, shopping and personal services.
 - Make Downtown Vinton a place where people live, work and shop, as well as, a place that provides services and offers cultural opportunities.
 - Promote Downtown Vinton as a one-of-a-kind location where you can experience the best the region can offer.



■ **What are Downtown Vinton's Goals for the Next 5 Years?**

- **Goal 1 - Infill Downtown Vinton with appropriate development, and identify opportunities for mixed-use commercial/residential uses.**
- **Goal 2 - Encourage quality design that is complimentary to Vinton's small town character.**
- **Goal 3 - Integrate greenery into future development and the public realm.**
- **Goal 4 - Integrate safe, attractive multi-modal options into infrastructure and development.**
- **Goal 5 - Preserve and enhance the Downtown's neighborhoods.**
- **Goal 6 - Preserve the Downtown's historic buildings, landmarks and features by implementing a Downtown Historic Preservation Program.**

DOWNTOWN PUBLIC REALM GUIDELINES

■ **What Are They?**

- Guidelines explain how public space can be designed to support the vision and goals of the Downtown Action Plan.

■ **Why Have Them?**

- Tells developers, businesses, property owners, public agencies what the Town's citizens value about Downtown.
- Describes Vinton's "character" and focuses on what makes the Downtown a special place.
- Provides answers to questions that can't be found in the Zoning Ordinance. (e.g., compatibility with historic character)



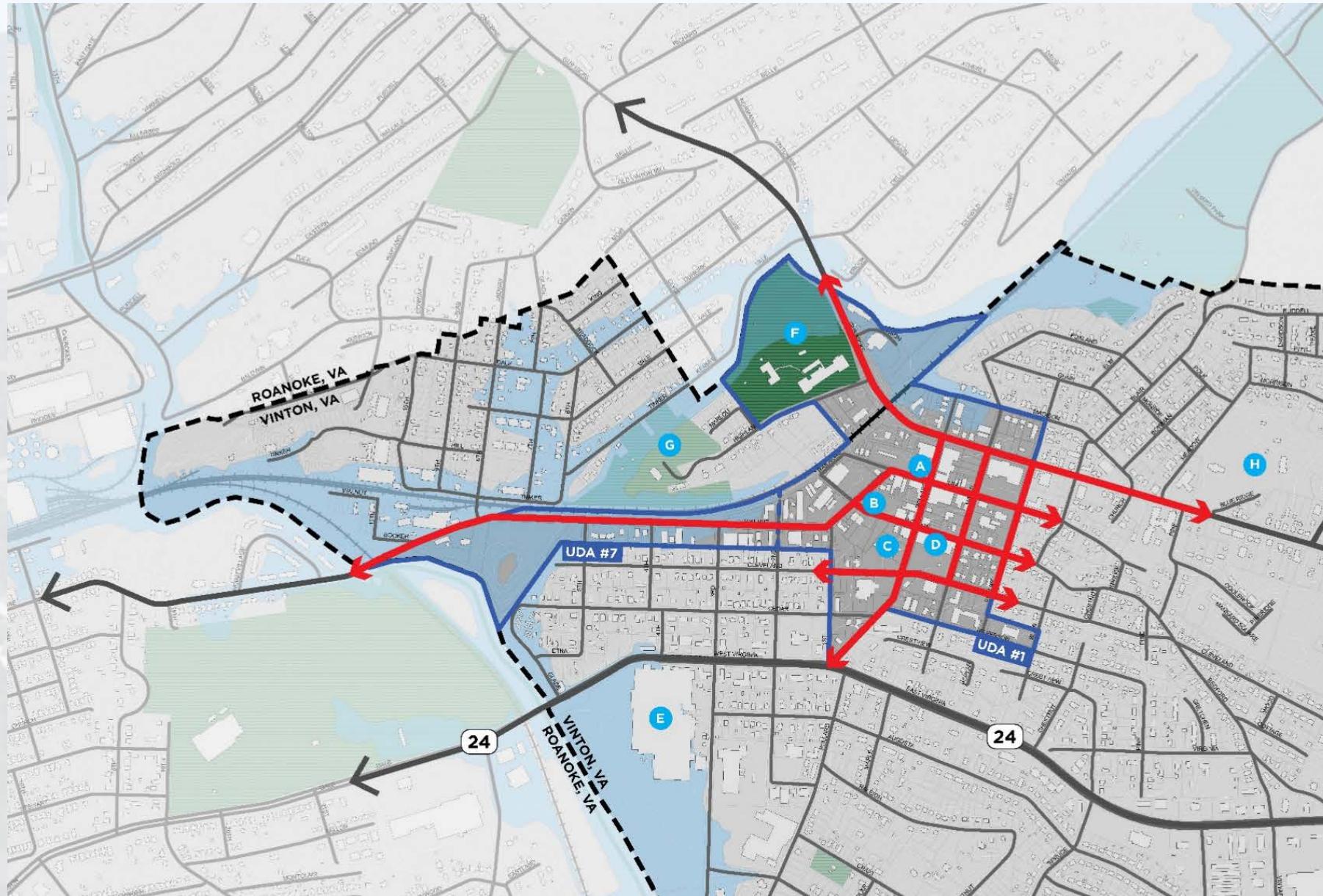
DOWNTOWN PUBLIC REALM GUIDELINES

- **What Elements Will They Focus On?**

- **Building Façade Design**
- **“Complete Street” Design**
- **Sidewalk/Streetscape Design**
- **Open Space and Landscape Design**



■ Where Would They Apply?



Legend

- Town Boundary
- Major Streets
- Secondary Streets
- Rail
- Buildings
- Property Parcels
- Park
- Floodplain
- ACTION PLAN AND GUIDELINES FOCUS AREA
- ACTION PLAN AND GUIDELINES PRIORITY STREET

KEY SITES

- A Post Office
- B Fire Department
- C Town Hall
- D Library
- E Precision Fabrics
- F Roanoke County Career Center
- G Gearhart Park
- H Vinton War Memorial

NEXT STEPS



ZONING REVISIONS

- **Revise Assessment based on input**
- **Work with Staff on drafting code revisions**
- **Present Recommendations in Fall**

ACTION PLAN & DESIGN GUIDELINES

- **Synthesize public input**
- **Work with Staff on drafting Action Plan and Design Guidelines**
- **Present Action Plan and Guidelines drafts in Fall**



QUESTIONS/COMMENTS?

BOARD ACTIVITY

- **Give Us Your Feedback!**