

Land Use

Goal:

Growth in Luray should be well-managed and appropriately located in order to maintain compatibility with existing and desired future land use patterns. Land uses should address and support the community’s need for housing, transportation, employment, and recreation; all of which are intended to sustain the community as it experiences future growth.

The Town of Luray has evolved from a rural hamlet consisting of just over a few acres to the commercial and residential center of Page County, consisting of just less than 3,000 acres. In order to do this, the Town has periodically annexed large tracts of land from Page County; these annexations have resulted in significant increases to the Town’s physical land area. The last significant annexation took place in 1985.

“Historic and projected growth rates indicates that an adequate supply of undeveloped land exist... regardless, for planning purposes, it would be suitable to consider areas for future development.”

Presently the Town has an adequate supply of undeveloped land. Approximately 40 percent of the land within the Town remains undeveloped (see Appendix D3) and a significant amount of this undeveloped land is zoned residential uses. Historic and projected growth rates indicate that an adequate supply of undeveloped land exists within the Town. This supply of undeveloped land will likely support future residential and commercial growth for years to come. Regardless, for planning purposes, it would be prudent to consider areas suitable for future development.

In order for the Town to maintain a sustainable and appropriate land use plan, it is imperative that Town work closely with Page County.

Objectives:

Objective 1: Maintain a land use pattern that adequately accommodates future residential, commercial, and industrial growth.

- Strategies:**
- a. Produce periodic development reports in order to monitor the supply of undeveloped land.
 - b. Ensure that an adequate and balanced supply of residential, commercial, and industrial land exists within the Town.

Objective 2: Encourage new developments to have “Town-like” attributes in terms of land use and design.

Strategies: a. Encourage compact and efficient “master plans” for large undeveloped tracts of land. Master plans should be well-connected to adjacent roadways and uses.



An example of a community with a “clear edge” between urban and rural areas.

b. Consider reducing the required acreage for overlaying a “Planned Neighborhood Development”.

c. Maintain a recognizable community by ensuring a “clear edge” between the Town and the rural countryside.

d. Encourage developments that use mixed-use development techniques.

e. Re-evaluate the Town’s zoning ordinance to maintain consistency with promoting a “Town-like” development pattern; consider reducing lot sizes, requiring open space, and encouraging a proper mix of housing types in all residential zoning districts.

Objective 3: Protect established residential areas from potential negative impacts of intensive commercial and industrial development.

Strategies: a. Ensure that rezoning and special use permit request are compatible with existing zoning and the Comprehensive Plan.

b. Encourage development of commercial and industrial business in areas that have been previously designated for such use.

c. Ensure the quality of existing neighborhoods by permitting appropriate and compatible infill development.

Objective 4: Growth in unincorporated areas should be carefully managed by Town and County officials.

Strategies: a. Maintain a Future Land Use Plan Map that identifies potential growth areas. (see page 62)

b. Respect the integrity of prime agricultural lands; partner with Page County to identify and protect prime agricultural lands adjacent to the Town.

c. Consider expanding residential growth beyond the Town's incorporated limits once the supply of undeveloped residential land decreases.

d. Insist that newly-proposed development(s) in the potential growth areas are served by public utilities, include roads, gutters, and sidewalks; and are developed in accordance with Town zoning and subdivision regulations.

e. Evaluate the potential for "friendly annexations" of development proposals located in potential growth areas on a case-by-case basis. This should be done so in a manner which is consistent with overall growth objectives and strategies.

Objective 5: Ensure that development complies with the transportation objectives in the transportation element of the plan.

Strategies: a. When reviewing new development proposals, identify ways to better link the new developments to existing places of work, local shops, schools, recreation facilities, and/or community buildings through transportation connections.

b. Require a traffic generation study for large-scale development proposals and seek to ease any potential traffic issues by the new development.

Objective 6: Consider rezoning land so that the zoning will reflect the actual use.

Strategies: a. Create an inventory of properties where the current use does not reflect the intent of the zoning district in which it lies. Then, evaluate whether changing the zoning designation of this land to allow the use would have any adverse impact on neighboring properties.

b. In areas where appropriate, consider creating more mixed-use zoning and/or transitional zoning districts to allow for greater use flexibility.