

Town of Luray

45 East Main Street
Luray, Virginia 22835
(540) 743-5511

Planning Commission Agenda for February 13, 2008

1. Call to Order
2. Pledge of Allegiance
3. Approval of minutes from the January 16, 2008 regular meeting of the Planning Commission
4. New Business

Final Plat Submittal: *Area Properties, LLC* has submitted the final plat for phase 1 of Luray Heights' Planned Neighborhood Development. Phase 1 creates twelve (12) single-family dwelling lots. The applicant has submitted engineering plans and a bond estimate for all public improvements. These items are currently being reviewed by the Town's contract engineer.

Public Hearings:

A) Ordinance Amendment: Appendix A (Zoning), Article V (Supplemental Regulations), Section 515 (Site Plan) of the Town Code be amended to include additional language related to landscaping plans and outdoor lighting plans. It is proposed that Appendix A (Zoning), Article V (Supplemental Regulation), Section 515 (Site Plan), be amended to include two additional requirements. These additional requirements would be listed as letters (O) and (P) and read as follows:

(o) In conjunction with a detailed site plan, a separate landscape plan must be presented to the zoning administrator for approval. Landscape plans are evaluated individually because of the wide variety of developments and the relationship between them. Landscaping plans are required to satisfactorily address, but are not limited to, the following criteria:

- 1) Detail the existing trees and vegetation on the site and identify those which will remain on the site.*
- 2) The location and labels of all proposed vegetation accompanied with plant lists with the botanical or common name, quantity, size, and spacing of all proposed landscape materials at the time of planting.*
- 3) The locations and descriptions of all other landscaping improvements such as earth berms, walls, fences, screens, water features, and street furniture.*
- 4) Landscaping and buffering should be provided to separate dissimilar uses.*
- 5) For parking areas greater than 15,000 square feet in size a ten-foot wide perimeter landscaping strip shall be provided between any parking lot and a public right-of-way. Provided that sight distance can be safely achieved, the perimeter strip shall contain one vegetative planting at the rate of one planting for every 30 feet of road frontage; any tree planting must have a minimum diameter of two inches measured 1 foot above ground, and must be a minimum of five feet high.*
- 6) For parking areas greater than 15,000 square feet at least five percent of the interior parking lot shall be landscaped. No landscaped area shall be less than 50 square feet. Perimeter landscaping strips along public right-of-ways can be included in this calculation.*
- 7) The zoning administrator may waive the requirements of this section if landscaped areas cannot be provided because of existing structures or other unique features of the subject area.*

(p) All outdoor lighting installed in the Town under this section shall be separately reviewed and approved by the Town's zoning administrator. A lighting plan shall be submitted to the zoning administrator, and the following criteria should be addressed:

- 1) Include the location, type, and height of luminaries including both building and ground-mounted fixtures;*
- 2) Photometric data, such as that furnished by the manufacturer, showing the angle of light emission*
- 3) Maintain that outdoor lighting is hooded, shielded, and/or aimed downward.*
- 4) Minimize bright light shining onto adjacent property or streets which would result in a nuisance glare or a disabling glare. Outdoor fixtures shall be designed, installed, located and maintained such that glare onto adjacent properties or streets shall be minimized.*

B) Ordinance Amendment: Appendix B (Subdivisions), Article III (Specifications for Documents to be Submitted), Section 302.3 (Preliminary Plat) of the Town Code requires that preliminary plats address thirteen (13) specific topics as part of the official submittal to the Town's Planning Commission. It is proposed that letter (L) of section 302.3 be amended to include additional language related to landscaping plans. It is proposed that Appendix B (Subdivisions), Article III (Specifications for Documents to be Submitted), Section 302.3 (Preliminary Plat), letter (L) be amended to include an additional supplemental requirement. This supplemental requirement would be enumerated as number eleven (11) and contain the following language:

11. A proposed landscaping plan shall be separately submitted in conjunction with the preliminary plat which satisfactorily addresses the following criteria, as well as any other outstanding issues necessary to promote appropriate landscaping to the specific site as recommended by the Zoning Administrator, Planning Commission and/or Town Council.

- a) Developments are encouraged to provide buffers and screens against noise, air pollution and unsightly and incompatible land uses;*
- b) Developments are encouraged to retain all existing, healthy trees at least 18 inches or more in diameter measured at three feet above the ground unless such retention would unreasonably burden the development.*
- c) Developments shall plant street trees along both sides of all newly constructed streets which are dedicated for public use. Streets trees shall be planted in an area within 20 feet of the public right-of-way. The developer shall provide at least one deciduous canopy tree for every 40 feet of street frontage. All such trees shall have a minimum diameter of two inches, measured one-foot from the ground when planted.*
- d) The Town recognizes that the above requirements of Article III, Section 302.3, (l), 11, cannot address every situation because of the wide variety of developments and the relationship between them. The Town may permit deviations from these requirements if the application of the requirements would unreasonably burden the development.*

C) Ordinance Amendment: Appendix B (Subdivisions), Article III (Specification for Documents to be Submitted), Section 303.2 (Final Plat) be amended to include additional language. If amended, this language would require that in addition to sections 302.4 and 302.5 final plat submissions shall also be accompanied by applicable data detailed in section 302.3 (preliminary plat) of the Town Code. The amended section 303.2 would read as follows:

303.2. The final plat shall be accompanied by supplementary data, where applicable as required for preliminary plats, article III, sections 302.3, 302.4 and 302.5 in addition to all appropriate approvals from the state health department, state department of transportation, the state water control board, and any other agency as required. No final plat shall be approved by the town unless all proper approvals are submitted to the town. The standards in article IV shall be complied with.

D) Ordinance Amendment: It is proposed that the definition for subdivision in Appendix B (Subdivisions), Article V (Definitions), Section 502 (Words and Terms Defined) be amended. The proposed amended definition for subdivision would read as follows:

The division of any lot or parcel, and when appropriate to the context, can relate to the process of subdividing, or to the land subdivided.

E) Ordinance Amendment: Presently, in Appendix B (Subdivisions), Article V (Definitions), Section 502 (Words and Terms Defined) the word/term resubdivision is defined as such:

A change in a map of an approved or recorded subdivision plat if such change affect any street layout on such map or area reserved thereon for public use, or any lot line thereon; or if it affects any map or plan legally recorded as a subdivision prior to the adoption of any regulations controlling subdivisions.

It is proposed that the definition for resubdivision in Appendix B (Subdivisions), Article V (Definitions), Section 502 (Words and Terms Defined) be eliminated from the Town Code.

5. Old Business

- **Review & Discussion:** Creation of a “B2” zoning district.
- Methods to combat “blight” within Town limits.

6. Items from the Public

7. Adjournment

