

LEXINGTON PLANNING COMMISSION

March 10, 2022 - 5:00 P.M
Community Meeting Room, Lexington City Hall
300 East Washington Street, Lexington, VA 24450

AGENDA

- 1. CALL TO ORDER**
- 2. APPROVAL OF THE AGENDA**
- 3. APPROVAL OF MINUTES**
Minutes from February 24, 2022*
- 4. CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA**
- 5. NEW BUSINESS**
 - A. ZO 2021-04: Annual Zoning Ordinance Amendments. Planned Unit Development (PUD).
 - 1) Continued discussion of PUD text amendment**
 - 2) Public Comment
- 6. OTHER BUSINESS**
 - A. Zoning and Planning Report – If applicable
 - B. Catalyst Project Updates – If applicable
 - 1) Bike/Ped Plan: Ongoing
 - 2) Increase Sidewalk Connectivity: Ongoing
 - 3) Accessory Dwelling Unit Ordinance: Starting soon
 - 4) Jordan's Point Park Plan Implementation
 - 5) Reprogram Traffic Signals Downtown: Complete
 - 6) Assess Stormwater Fees: Tabled until next year
 - 7) Green Infrastructure Group
 - C. Key Annual PC Milestones: Ongoing. Remaining items:
 - 1) Zoning Text Amendments: Ongoing. Remaining items:
 - a. Small Cell
 - b. Planned Unit Development
 - c. Accessory Dwelling Unit
 - d. Cottage Housing
 - e. What else, if any?
 - 2) Comp Plan Review: Ongoing
- 7. CITY COUNCIL REPORT**
- 8. ADJOURN**

*indicates attachment

MINUTES

**The Lexington Planning Commission
Thursday, February 24, 2022 – 5:00 p.m.
Lylburn Downing Middle School Cafeteria
302 Diamond Street, Lexington, VA 24450**

Planning Commission:

Presiding: Jamie Goodin, Chair
Present: Nicholas Betts
Pat Bradley
John Driscoll
Leslie Straughan, Council Liaison
Matt Tuchler

City Staff:

Arne Glaeser, Planning Director
Kate Beard, Administrative Assistant

Washington & Lee Representatives:

Steve McAllister
Tom Kalasky
Hugh Latimer

Absent: Blake Shester, Vice-Chair

CALL TO ORDER

Chair Goodin called the meeting to order at 5:06 p.m.

AGENDA

In response to a question from M. Tuchler, Director Glaeser clarified that he would recommend opening both New Business items at the same time, holding the public hearings simultaneously, but entertaining motions and voting on the rezoning application prior to the Master Plan application. He confirmed this practice had been used in the past. L. Straughan asked if the Commission wished to set a time limit on any portion of the agenda. P. Bradley noted the Commission had the ability to continue the discussion at a later meeting and suggested 7:15 as a closing time. Commissioners Betts and Goodin voiced assent and Chair Goodin confirmed the New Business portion of the agenda would end at approximately 7:15. The agenda was unanimously accepted as amended. (P. Bradley / N. Betts)

MINUTES

Minutes from the February 10, 2022 meeting were unanimously approved with a date correction noted by N. Betts. (J. Driscoll / L. Straughan)

CITIZENS' COMMENTS ON MATTERS NOT ON THE AGENDA

None

NEW BUSINESS

Director Glaeser stated the Commission would be reviewing two requests submitted by Washington & Lee University and he wished to provide the Commissioners an opportunity to disclose conflicts of interest, if any, before beginning the staff report. City Attorney, Jared Jenkins, then provided Commissioners with his interpretation of the Virginia State Code and the City's Code of Ethics as they pertain to conflicts of interest for Commissioners who are either a W&L employee or the spouse of a W&L employee.

L. Straughan made the following statement and requested it be made a part of the record:

DISCLOSURE STATEMENT

I, Leslie Straughan, a member of the Planning Commission of the City of Lexington, Virginia, make the following disclosure:

1. I am executing this written disclosure regarding the Lexington Planning Commission's discussion and vote on agenda items 5. NEW BUSINESS A. RZ 2022-01: An application by Washington & Lee to rezone multiple properties owned by the University to the I-1 Institutional Overlay District and B. MPA 2022-01: Washington & Lee Campus Master Plan Update.

2. My husband, Robert Straughan, is the Dean of the Williams School at Washington & Lee University. He is participating on the design committees of the Williams School expansion and the Admissions and Financial Center building. While I do not have a conflict of interest pursuant to the State and Local Government Conflict of Interests Act, Va. Code Section 2.2-3115 and do not intend to recuse myself on all agenda items related to Washington & Lee University, I do believe there may be a perceived conflict with the City's Code of Ethics in this instance. It states "In order to assure their independence and impartiality on behalf of the common good, members shall not use their official positions to influence government decisions in which they have a material financial interest or where they have an organizational responsibility or personal relationship that may give the appearance of a conflict of interest or where they have a conflict of interest under Section 2.2-3101 of the 1950 Code of Virginia, as amended."

3. For this reason, I abstain from this discussion and vote and will sit with the public for this portion of the meeting. Please record this declaration in the official records of the Lexington Planning Commission.

A. RZ 2022-01: An application by Washington & Lee to rezone multiple properties owned by the University to the I-1 Institutional Overlay District.

B. MPA 2022-01: Washington & Lee Campus Master Plan Update

1) Staff Report –

Director Glaeser explained that development on the W&L campus is governed by a Campus Master Plan and any property to be considered in a Campus Master Plan must first be rezoned to the Institutional overlay district. W&L is asking to rezone 14 parcels to the I-1 zoning district and is also asking for the Campus Master Plan to be amended or updated for the entire campus plus the addition of the 14 parcels requested to be rezoned.

After significant research, staff has made the assumption that all of the parcels within the red boundary line shown on the "Campus Master Plan" map dated February 1998 and denoted Job Number 15-3859 are a) zoned to the I-1 overlay zoning district, and b) included in the 1998 Campus Master Plan approval (see map in Appendix B of the meeting packet). From this baseline assumption, staff compiled a timeline of land use approvals beginning in 1985 for W&L (also included in Appendix B of the meeting packet).

Director Glaeser explained the purpose of the Institutional District and how it functions as an overlay district. He explained that the uses allowed on a hypothetical subject parcel are the uses

permitted in the underlying zoning district and the conditional uses via the approval of a Campus Master Plan. A subsequent owner would not have free reign over the development of the subject parcel. Development standards such as building height, lot area, lot width, setback, and parking requirements may be proposed as part of a submitted master plan. If development standards are not proposed as a part of a master plan, the development standards applicable to the underlying zoning districts shall apply. Site plans are required for new development approved within a master plan, and if the new development is within 200 feet of a public street or within 200 feet of a boundary of the area included within the master plan, City Council must approve the site plan. This is the only case where City Council reviews and approves site plans.

He directed the Commissioners attention to the synopses of the proposed Master Plan projects and rezoning requests provided in the staff report. He said that because additional applications will be required of W&L, he was recommending the Commission continue with the public hearing, receive comments, but then direct staff to advertise for a new public hearing on March 24, 2022.

M. Tuchler noted that for any parcel rezoned to the Institutional Overlay, the Commission should be clear about what the Master Plan is proposing for the parcel as the Master Plan will trump the underlying zoning. A. Glaeser confirmed an understanding of the proposed scale of the building and its use should inform such a decision. He confirmed that the Master Plan, as submitted, does not include building standards and so would be governed by the base district standards, if approved. He confirmed the 14 properties W&L is requesting to rezone are currently owned by the University though not included in the current Master Plan.

At J. Driscoll's request, A. Glaeser read through the proposed projects and rezoning requests and highlighted staff's recommendations for each. He noted there has been direction in the City's Comprehensive Plan since at least 2011 that the University not expand its boundaries and noted W&L had continued to purchase properties in the "McLaughlin Street triangle" after that time. J. Goodin asked how this was allowed to happen, and A. Glaeser explained there is no prohibition against W&L acquiring properties. He said the greatest control the City has is in the process of reviewing and amending the University's Master Plan.

P. Bradley asked if there are other properties owned by W&L that are outside the Institutional Overlay for which the University is not currently seeking rezoning. A. Glaeser directed him to a map, provided by W&L, of all properties owned by the University.

2) **Applicant Statement –**

Steve McAllister, Vice President for Finance at W&L - said he was pleased that much of the plan had been viewed favorably by the Planning Department and appreciated the diligence shown in identifying areas for which the University needs to supply additional information. He recognized there was significant public sentiment about land use at the peripheries of the campus and said he hoped to allay those concerns. He explained the benefits of the Campus master plan approach and stressed that the Master Plan is not a static document and would be adjusted as institutional priorities changed.

Tom Kalasky, Executive Director of Facilities Management and Planning at W&L - acknowledged staff's recommendations for the rezoning of 223 McLaughlin Street into the I-1 Overlay, and for requiring additional applications to be submitted for the rezoning of 12 Lee

Avenue and the three parcels surrounding 220 Washington Street. He said the University understood that, as presented in the Master Plan Report, the information about the McLaughlin Street Triangle” was conceptual and hard to understand. He indicated the University intended to submit more fulsome designs for the area so that there could be more meaningful discussion pending a decision. N. Betts asked if the properties in the McLaughlin Triangle are currently being used, to which Mr. Kalasky responded that all but one are occupied either by University faculty or students. J. Driscoll asked for clarification of University’s process for public input and Mr. Kalasky said it was important to the University to understand the community’s concerns and, now that public hearings are again possible, the University intended to listen to the community’s questions and concerns and respond. N. Betts asked if the University had considered other locations for the upper division housing. Mr. Kalasky said three locations had been identified, two of which are on campus, and all are being used as place holders for possible future development. He confirmed that none of the development proposals shown on the Master Plan is etched in stone - while three locations were identified, the University could choose one and abandon the others. A. Glaeser clarified that should the proposal for the Triangle be approved but later abandoned, W&L would not then have free reign with the properties. Any use not allowed in the R-1 district would have to be approved through a master plan amendment or conditional use permit. In response to questions from J. Driscoll, Mr. Kalasky said any revisions to the Master Plan would not be done internally and that the only public input they had received during the pandemic was from City staff.

3) **Public Comment –**

Elizabeth Boetsch, 410 Honeysuckle Hill speaking on behalf of the Historic Lexington Foundation – expressed concerns about the University’s proposals for the “McLaughlin Triangle” and the Lee Avenue/Washington Street redevelopment. Ms. Boetsch read from a prepared statement which is attached as Appendix A.

Anne Schleusner, 114 McLaughlin Street - stated her opposition to the rezoning of the McLaughlin Street triangle, noting that her property is across the street from both the Wilson Hall expansion project and the McLaughlin triangle. She said she found the language in the master plan stating W&L is unable to honor the existing buildings on McLaughlin Street, due to their condition, to be unfair, arguing that the University has owned the buildings for some time and could have taken steps to improve their conditions.

Beth Belmont, 107 Myers Street - stated for the record that she teaches at the Law School and is married to Commissioner Tuchler. She expressed support for the comments submitted by Shannon Spencer and included in the meeting packet, saying they capture all the concerns she would like to raise. She said the “McLaughlin Triangle” proposal would be a radical change to the residential quality of the neighborhood and is an opportunity for the University to support affordable housing in that space while continuing to develop student housing in the north and west campus areas. She argued that rezoning the area with no clear commitment of what that space would be used for would be premature and unnecessary. She stated she was confused by the proposal for 223 McLaughlin but would strongly object to any encroachment closer to McLaughlin than current conditions as it would likely have a negative impact on already dangerous traffic conditions.

Fred Kirchner, resides at 505 Pickett Street, and owns 18 W. Washington Street – said he wants W&L to do the best. He said he had romantic feelings for the Chavis House, International House and Mattingly, but we’ve got to move on and we’ve got to make it the best.

Ted Burrowes, 89 Sycamore Lane – voiced concerns about the impact the proposed event-related McLaughlin Street closures would have on traffic and life/safety services. Mr. Burrowes read from a prepared statement attached as Appendix B.

Chris Wise, Rockbridge County resident speaking on behalf of the Rockbridge Area Conservation Council – expressed disappointment that the University did not seek public input on the changes to its Master Plan and did not include analyses such as traffic, parking, and environmental studies necessary for evaluating the applications and prescribed by the City’s Comprehensive Plan. He urged the Planning Commission to find the Master Plan Report incomplete. He then outlined concerns and questions about specific areas included in the proposal. Mr. Wise read from a prepared statement which is attached as Appendix C

Sandy Hostetter, 225 Woodpecker Lane, Natural Bridge – said she grew up on McLaughlin Street and feels strongly about the area. She asked why W&L wants to encroach further into the City if it has other building options available. She argued Lexington is known for its relative safety and asked if we want to go away from that. She urged the Commission to also consider what would happen with the Lexington Building Supply property across the street. She said she understands things must change and grow, but if W&L has other options for expansion, that is where they should focus.

Morris Trimmer, 605 Ross Road - noted the recently adopted Lexington Comprehensive Plan sets out “accessibility and diversity” as one of its five core values and states, “We value our diverse community and promote inclusion, equal access, and justice for everyone.” Mr. Trimmer pointed out that that the Washington & Lee Board of Trustees voted to retain Lee in the school’s name and that Robert E. Lee remains a powerful symbol of white supremacy and violence. He questioned whether Lexington should encourage further expansion of buildings bearing Lee’s name.

Barbara Crawford, 210 W. Nelson Street – said she has lived in Lexington since 1972, has a long connection with and concern for the quality of a vibrant historic community. She said she has only recently begun seeing dramatic changes in which the downtown area of Lexington - historical, residential, commercial, - is becoming a monoculture of the University. She argued that architectural diversity is lost when houses are demolished and cultural diversity is lost when diverse residential occupants and small businesses are replaced with University monoculture. She stated a parking garage on Lee Avenue is not in keeping with the philosophy of historic preservation and maintaining rich community life downtown. She ended by saying the proposal would set a precedent for future destruction of our town and homes and that W&L has other options for developable land.

Katie Waibler, 117 N. Randolph Street – requested clarification of how the proposals, if approved, would affect the tax base.

Shannon Spencer, 512 Taylor Street – asserted that rezoning multiple areas which have little in common, in advance of having very specific plans for each site, would put the City at a great disadvantage for maintaining control over the streetscape. She expressed particular concern with the proposals for the McLaughlin Street area and the properties at or near the intersection of Lee Avenue and Washington Street, reminding the Commission that these properties are located on city-owned streets and in city neighborhoods. She urged the Commission to recommend against the rezoning of these two areas, suggesting W&L should seek variances once specific development plans are being considered. She urged the City to require traffic and environmental impact studies for any future rezoning considerations, and to get input from the fire department on impacts the W&L proposals may have on life/safety access.

Timothy Reed speaking on behalf of Omicron Delta Kappa, 224 McLaughlin Street – stated ODK does not oppose the W&L Master Plan *per se*, but would echo many of the concerns expressed about the McLaughlin Street housing concept. He urged W&L and the City to carefully review the potential vehicular and pedestrian traffic increases, saying any changes that would make traffic more difficult would not benefit any of the parties involved. While ODK supports the expansion and development of the Wilson-Lenfest Center, they have concerns about the addition impacting the businesses along McLaughlin Street. Any street closures for events would directly impact all the businesses in the area. He maintained that whatever is planned for the McLaughlin Street corridor should also consider the old Lexington Building Supply property.

George Kosovic, 208 S. Randolph Street – said his understanding is that to allow the rezoning of the McLaughlin triangle to the Institutional overlay, without a definite plan for what would be done there, would be an approval of a *carte blanche* and he would object to that on principle.

4) **Commission Discussion –**

In response to a question from M. Tuchler, A. Glaeser confirmed that the Planning Commission’s decision would not affect the tax base as once the properties being considered are owned by W&L have already been removed from the tax rolls.

P. Bradley asked for clarification of the process and A. Glaeser replied that the Commission has the ability place conditions on, or even recommend against portions of the plan. He said he expected a mixed recommendation and confirmed that the Commission could review, discuss and vote on the plan on a project by project basis. He indicated that should the Commission make a mixed recommendation and should Council ultimately approve only portions of the plan, W&L would need to submit a revised drawing of the Master Plan.

N. Betts suggested the Commission review and discuss the plan proposal by proposal to give the applicant and the public some clarity about what Commissioners’ thoughts are and to move the discussion forward.

Following additional discussion about the review and recommendation process, P. Bradley stated the only parcels he would be comfortable rezoning are the parcels surrounding 220 W. Washington Street as they seem to be the only parcels that would not be subject to a change of use.

N. Betts stated his biggest concerns had to do with the proposal for upper division housing in the McLaughlin Triangle. He stated he would not recommend rezoning the Triangle properties citing the public's expressed concern, the fact that the housing is still in use and clearly functional, Lexington's need for affordable housing, and the availability of other locations on campus for student housing. Commissioners Bradley and Driscoll agreed. J. Driscoll also cited the reasons provided in staff's recommendations.

P. Bradley said the proposal to rezone the 223 McLaughlin property seemed complicated to him and he wanted to hear other Commissioners' thoughts about its proposed use and possible impact on traffic.

Commissioners Driscoll noted staff's inability to recommend approval of the projects proposed near the intersection of Washington Street and Lee Avenue without a commitment from W&L to provide a traffic impact analysis and suggested the traffic analysis should look at the collective impact of all of the proposed projects rather than a piecemeal study per project. N. Betts said he thought a number of the projects could be great but agreed a traffic study would be needed before he felt comfortable making a recommendation. P. Bradley agreed but added that he believed that traffic was not the only consideration when discussing those projects.

J. Goodin offered that a significant focus of the City's Comprehensive Plan is on human capital with concerns for equity and diversity. He said the reference to a University "monoculture" was a great point and he is concerned about institutional creep in terms of diversity.

M. Tuchler requested the rezoning requests be separated by project for the purposes of advertising and presentation for the next public hearing on this matter. J. Goodin agreed additional clarity would be helpful. A. Glaeser said the next advertisement would separate the rezoning requests by project.

J. Driscoll suggested the City consider developing and entering into a memorandum of understanding with W&L.

OTHER BUSINESS

CITY COUNCIL REPORT

L. Straughan reported that at its meeting on February 17th, City Council held public hearings on the Conditional Use Permit applications reviewed by the Commission at its January 27, 2022 meeting. She said Council's discussion about the application for first floor residential use in the C-1 District had been very similar to the Planning Commission's discussion. She said the Council had been unanimous in directing staff to work with the applicant to amend the proposal. Council will review the amended proposal at its next meeting. Council approved the CUP for the bed and breakfast at 601 S. Main Street with one additional condition allowing the owners to reside in the carriage house on the property. The closing on the VDOT property is moving forward and will hopefully happen soon. Council will hold a work session on the development proposals for the Spotswood property on March 1, 2022 at 5:30 with the goal of choosing a development partner to work with, not necessarily choosing a development plan.

ADJOURN

The meeting was adjourned at 7:20 pm with unanimous approval. (N. Betts / J. Goodin)

J. Goodin, Chair, Planning Commission

Good evening. I am Elizabeth Boetsch and I represent Historic Lexington Foundation.

Historic Lexington Foundation appreciates the opportunity to comment on the new Washington and Lee Campus Master Plan. We recognize the great effort that has gone into this document and have always considered Washington and Lee an important partner in our historic city. We hope our concerns will be taken constructively by the Planning Commission and the university.

Our concerns are two-fold. The first relates to the university's plans for the "McLaughlin Triangle". The second to the proposed redevelopment of Lee Avenue and Washington Street including the proposed Admissions/Financial Aid building and the Institutional Museum and 3-story parking garage.

Regarding the McLaughlin St. project, we note the success and popularity of your new housing on campus and, as you seek to expand your upper-class housing, we urge you to choose one of the two on-campus sites you have identified as alternatives. The "McLaughlin Triangle" option, with its proposed significantly increased occupancy rate, would result in additional traffic on the Nelson Street corridor which already suffers from congestion, increased inconvenience and danger to neighboring residents from additional cars, and significant resistance from the wider community. An on-campus option would tie into your stated plan of centering the university around the back campus and Wood's Creek. We would also urge the university to renovate the homes within the "McLaughlin Triangle" to make them available for another use, perhaps faculty housing.

In reference to the Lee Ave./Washington St. proposal, if the setback and height restrictions on Washington Street and Lee Avenue were lifted, the massing of the new structures and the apparent scale of the proposed Admissions/Financial Aid building, Institutional Museum and Parking Garage is likely to overwhelm the aesthetic integrity of the surroundings and diminish the architectural vernacular of our town.

I would like to end this statement with the following questions:

- 1.) Recognizing your current outstanding success with admissions and your statement to not increase the student population in the near future, why is a new Admissions /Financial Aid building of this proposed scale necessary?
- 2.) In order to justify a 3-story parking garage, will it be available to the public at all times, especially as the parking garage will necessitate a loss of on-street parking along Lee Avenue and, I dare say, Washington St.

Appendix A

We hope that the Planning Commission will take these concerns into serious consideration as you evaluate Washington and Lee's proposal. Thank you for your time and your attention.

I would like to voice my concern about ^athe plan ^{that I understand includes} to add a building ^{associated w/ (lexfest)} whose use includes a planned need to block traffic on a well-used, if not arterial, public road, namely McLaughlin Street. While any road can have traffic diverted for emergencies, it seems to me to be quite cavalier to make intentional plans for regular, even if infrequent, such interruptions on such a well-traveled public roadway.

As a resident of Kendal at Lexington, I travel that segment of road frequently, and my anecdotal observation is that it is, indeed, a rather heavily travelled road. My concern extends beyond the regular use of the road by many residents living west of the affected segment, to its use by commercial and especially emergency vehicles. Please note that alternate routing of traffic at those times would prove to be awkward due to the narrow streets that would suddenly be burdened, and could easily result in delayed arrival of life- and property-saving services to the outlying areas of the city and county.

Before this part of the plan is accepted, I hope that a thorough traffic analysis of the actual traffic, by vehicular type, time of day, day of week, and perhaps season of year, would be conducted to provide a realistic estimate of the impact such street closures would have.

Ted Burrowes / 89 Sycamore Lane (Kendal at Lexington), VA

Appendix B

Date: February 24, 2022
 To: Lexington Planning Commission

The Rockbridge Area Conservation Council has been involved in promoting better land use planning since 1976. On behalf of the RACC Land Conservation Committee, we would like to offer the following comments on Washington and Lee University's recent request for approval of a new master plan for the campus, and rezoning land into the Institution Overlay Zone.

If the new master plan concepts and re-zonings proposed by the University go forward, it will have a major impact on the fabric of the community. It is unfortunate that the University, an institution in our community that we value and appreciate, did not ask for public input on the requested changes to their 2007 Master Plan as described in the City's Comprehensive Plan (p. 71) (nor made the 2007 Plan and changes to it available to the public), before applying for approval of this application. By skipping the small-area planning process, the City is forced to react to the application as received in a 100-day period but without adequate data or community input.

Although we are including some general questions and observations on the Master Plan *Report* that has been presented so far and previous comments on the concept of expansion into the City (Attachments 1 and 2), major development projects such as this, and Master Plans, need to provide parking, traffic, bike/pedestrian, public safety, landscaping and environmental analyses so that the city and public have accurate information as a basis for evaluating the proposals. Without these analyses, all the criteria for a complete Master Plan are not met (Lexington Zoning §420-7.6). More importantly, without these analyses, neither we, nor the rest of the public, can give adequate informed input, and the City cannot make good decisions in the best interests of the whole community.

We urge the Planning Commission to find the Master Plan Report incomplete, return it to the applicant, and work with the University, its neighbors, community groups, the business community, and planning professionals as the Comprehensive Plan prescribes, to implement a holistic and inclusive small-area planning process that is appropriate for "significant revitalization or development [that] may impact surrounding neighborhoods or vary from the underlying pattern area principles" (Lexington 2040 Comprehensive Plan, p.71).

Sincerely,

Lee Merrill and Chris Wise
 Co-Chairs of RACC Land Conservation Committee

2 Attachments

Appendix C

Attachment 1 - Observations and Examples of Master Plan Report and Rezoning Questions and Issues (to be revised when a complete Master Plan and rezoning application, and supporting information, is available):

- The scale and the set back of the proposed new buildings along the west side of Lee Avenue would, if built as proposed, create an 'urban canyon' feel to that street and be less inviting to the general public, pedestrians and cyclists.
- One issue not addressed at all in the narrative of the proposed Master Plan Report, is the 'status' of the Wood's Creek Trail (WCT) through the W&L campus. As part of the regional Brushy Blue Trail system, this vital pedestrian connection and recreational asset needs permanent recognition of public access and publicly available policy for the WCT from the three entities through which Trail passes.
- An environmental impact analysis of the effect of the proposed construction should be done before any of the proposed or future build outs in the Woods Creek valley as Woods Creek is listed by Virginia D.E.Q. as 'impaired.'
- If the concepts in the present WLU Master Plan Report go forward there are a number of community impacts requiring further study to adequately evaluate including reduced tax revenue and declining value of payments-in-lieu-of-taxes; decreased affordable housing opportunities; loss of historic, residential-scale urban landscapes and green space; higher traffic volumes and related safety, congestion, and air quality issues as well as competition for downtown and neighborhood public parking spaces; increased stormwater runoff and water quality impacts; buffers and landscaping; setbacks, heights, and mass of buildings; noise, lighting, and hours of operation conflicts with adjacent residential properties and neighborhoods; existing and future public rights-of-way; institutional practices and requirements such as dumpsters, commercial-scale HVAC systems, diesel generator testing, 24/7 safety lighting, alarms; public infrastructure capacity; and more. The University owns a lot of undeveloped land on the west campus and should consider development there as previously identified as its planning direction, and as an approach that can both achieve the University's goals and minimize impacts on the City, its historic business district, and residential neighborhoods.

Attachment 2 – Previous Comments

Lexington City Council CP2040 Public Hearing Remarks, November 5, 2020

Greetings Mr. Mayor and City Council,

As Lexington moves to approval of the CP2040 in full tonight, RACC's Land Conservation Committee (LCC) asks Council to make two amendments within two paragraphs of the Partnerships and Initiatives section (pg. 90), regarding the Master Planning process and Institutional Zoning Overlay for Washington and Lee University.

The first paragraph as proposed reads: "W&L is currently undertaking a significant campus master planning effort, the adoption of which is subject to City review and approval. In considering such proposals, the City will continue to encourage W&L to look within its present holdings for future growth rather than acquiring additional land. Not only would additional expansion further erode the City's tax base, removal of viable commercial activities from an already limited downtown is harmful to the health and vigor of this vital commercial district."

This first paragraph attempts to reflect previously agreed principles to locate future University growth within the existing Institutional Overlay, halting sprawl, erosion of the City's tax base, and intrusion of institutional uses into the commercial and residential neighborhoods of the City. However, the draft language is inaccurate to that previously agreed policy in using the word "holdings" and we propose correcting this error by substituting "Institutional Overlay" so the amended sentence in the Comp Plan will read: "In considering such proposals, the City will continue to encourage W&L to look within its Institutional Overlay for future growth rather than acquiring additional land."

The second paragraph of the section reads "The University owns most, but not all, of the houses in a block bounded by Glasgow, Nelson, and McLaughlin Streets and adjacent to the University's Lenfest Center for the Arts and Gaines Hall. Any proposed redevelopment of this block should mimic the scale and architecture of adjacent historic homes"

The Land Conservation Committee believes this second paragraph inappropriately signals the possibility of demolition of existing affordable housing in a residential neighborhood zoned R-1, green-lights redevelopment for institutional uses, and imposes arbitrary design guidelines. RACC asks that the second paragraph be deleted, leaving the agreed upon statement of general principles in the first paragraph and the City's established zoning to guide the City and University in considering any potential future amendments and approval of W&L's Master Plan.

As drafted, the second paragraph may bias future City Council and the Planning Commission reviews and put pressure on the City to look favorably upon on Master Plan proposals for expansion. Its inclusion is contrary to current zoning which W&L could, with reason, interpret as an endorsement of continued "creep." It also gives sole recognition to the least "green" approach, "redevelopment" (implied demolition) over rehabilitation or renovation, and eliminates an opportunity for the City to support its goals ensuring affordable housing and social justice values.

This second paragraph should be deleted and better addressed in further amendments.

Relevant to future planning for this neighborhood, our Committee applauds the CompPlan 2040's new planning tool called Opportunity Zones (found on page 98.) utilizing a well-conceived small area planning process. "The planning process should begin with a community discussion to identify specific development goals for each area and assess the need for additional guidance on planning, design, and investment. The small area planning process will be most appropriate for those areas where significant revitalization or development may impact surrounding neighborhoods or vary from the underlying pattern area principles. The small area planning process will examine these areas holistically with full engagement of the public, elected and appointed officials, and planning professionals".

Specifically describing the McLaughlin Street Opportunity zone, CompPlan2040 states a project opportunity vision as "the McLaughlin Street area is poised to create a unique live-work arts district as an expansion of downtown." RACC's Land Conservation Committee is willing to be a part of and contribute its experience and expertise to any community-involved small area planning processes here and throughout the City.

In conclusion, thank you for your attention to and full consideration for adopting these two editorial Amendments: substituting "Institutional Overlay" for "holdings" in paragraph one and deleting paragraph two of the Partnerships and Initiatives section.

Sincerely,

Lee Merrill and Chris Wise – Co-Chairs of RACC Land Conservation Committee

Article V. Community Mixed-Use District (CMU) *(to replace PUD or in addition to an amended PUD?)*

§420-5.1. Purpose.

The purpose of the CMU Community Mixed-Use District is to increase available housing options while creating an enhanced pedestrian environment in which residential, commercial, cultural, institutional, or entertainment uses are physically and functionally integrated. Uses may be mixed horizontally (on adjacent lots), vertically (within the same building), or both. *(Is the purpose statement sufficient?)*

The CMU base zoning district is distinguished from the UMU Planned Development District, in that the base zoning district does not require the master plan, terms and conditions, and other documentation required for rezoning to a planned development district. *(We likely won't need this statement distinguishing the two districts unless we create a new Community Mixed Use district while retaining an amended PUD district. For comparison, the Henrico Urban Mixed Use Planned Development District purpose statement is, in part, "the purpose of the UMU-PD is to encourage moderate to high density neighborhood development integrated with commercial and civic uses. Unlike the base zoning districts, which prescribe specific design standards, the UMU-PD District allows the applicant to propose development standards for review and approval. The UMU-PD district combines a variety of lot sizes and housing types with public parks in a compact, walkable neighborhood setting. However, the UMU-PC district allows for more intense development with higher density, and commercial and civic uses are required.")* Allowed uses include:

- Townhouses and multifamily dwellings (other dwelling types by provisional use permit) *(The Henrico zoning ordinance lists provisional uses that are approved by their Board of Supervisors and there is also a list of conditional uses that are approved by their Board of Zoning Appeals. The purpose of both of these types of uses are similar in that they are uses that may be appropriate in a zoning district, but because of their nature, extent, and external effects, require special consideration which is similar to conditional uses in the Lex zoning ordinance);*
- Commercial and office uses; and
- Cultural or educational facilities.

(Is the list of allowed uses sufficient?)

§420-5.2. Use standards.

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations. *(Use standards are similar to Lex use and design standards found in Article 11 of Lex Z.O. and the Lex zoning ordinance does not include a list of temporary uses.)*

§420-5.3. CMU District Dimensional and Intensity Standards.

(Refer to Lex Lot Requirements table Sec. 420-4.6 attached in background documents.)

Standard	Townhouse	Other Uses
Lot area, minimum (sf) ^[1]	1,000	1,500
Lot width, minimum (feet) ^[1]	16	20
Structure height, maximum (feet)	60 ^[2]	60 ^[2]
Density, minimum/maximum (du/ac) ^[3]	10/40	10/40
Lot coverage, minimum/maximum (% of net lot area)	50/100	65/100
Front build-to zone boundaries, minimum/maximum (feet) ^[4]	12/30	12/30
Building width in front build-to zone, minimum (% of lot width) ^[5]	70	70
Front yard, minimum (feet)	0	0
Interior side yard, minimum (feet)	0	0
Rear yard, minimum (feet)	0	0

Notes:

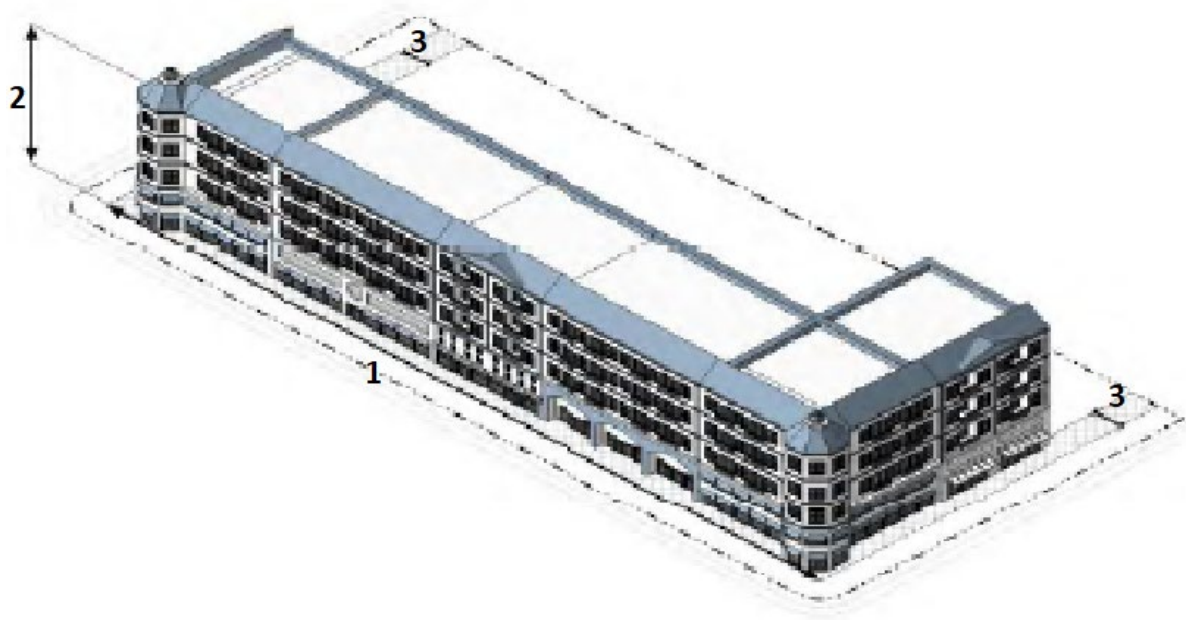
[1] The Board of Supervisors may approve lot area and width requirements for single-family and duplex dwellings in accordance with Sec. 24-2306, Provisional Use Permit. *(The single family attached dwelling and the duplex dwelling are listed as provisional uses in the Henrico CMU zoning district.)*

[2] The Board of Supervisors may approve a building or structure height up to 200 feet in accordance with Sec. 24-2306, Provisional Use Permit. *(In order to incentivize use of the CMU zoning district, the maximum allowed building height should be greater than the maximum building height of 45 feet that is allowed in the C-2 zoning district. If there is discomfort with buildings greater than 45 feet in height, we can reduce the maximum height in C-2 while still allowing a greater building height to incentivize use of the CMU zoning district.)*

[3] Applicable to residential development and the residential component of mixed-use development. *(The appropriate density maximum will be difficult to determine and we should consider a density minimum as well.)*

[4] The area between the minimum and maximum build-to zone boundaries that extends the width of the lot constitutes the build-to zone. The maximum front build-to zone boundary may be increased to 45 feet where civic spaces or outdoor dining areas are located, provided such an increase is allowed along a maximum of 25 percent of the front lot line. *(Front build-to zones are not currently included in the Lex zoning ordinance and we should consider whether to include this concept or not.)*

[5] Buildings must be located such that the facades occupy the minimum percentage of the front build-to zone. The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities, or driveways or surface parking (subject to Article 5, Division 1). *(Article 5, Division 1 of the Henrico zoning ordinance provides regulations for access, circulation, off-street parking, and loading. Similar to the comment above, Lex zoning ordinance does not have a minimum building width requirement that must be in the front build-to zone and we should consider whether to include this concept or not.)*



§420-5.4. Other District Standards

1. Minimum Area for Rezoning

The minimum contiguous area for lands to be classified to the CMU District is 12 acres. An area less than 12 acres may be reclassified to the CMU District in accordance with Sec. 24-2303, Map Amendment (Rezoning) or Sec. 24-2304, Conditional Zoning, if it abuts lands already classified in the CMU District. *(The appropriate minimum acreage needs to be established.)*

2. Minimum Amount of Mixed-Use Development

- a. Except as exempted in accordance with subsection b. below, no development will be approved in the CMU District unless a minimum of 20 percent of development consists of residential uses and a minimum of 20 percent consists of nonresidential uses. For the purpose of this provision, percentages will be measured including development on the site and, at the option of the applicant, development within $\frac{1}{4}$ mile of the site, based on the floor area of the use.
- b. The body reviewing the development application may exempt a proposed development from this requirement if the applicant demonstrates, through economic or market studies prepared by a qualified professional, that the market will not reasonably support the required mix of uses on or within $\frac{1}{4}$ mile of the site.

3. Building Orientation

The front façade of all buildings, as defined by the primary entrance, must face a street or a courtyard, plaza, or similar open space.

4. Connectivity

- a. The internal vehicular and pedestrian circulation systems of development must be designed in coordination with any existing or allowable future development on adjoining lots.
- b. Easements allowing vehicular or pedestrian cross-access between adjoining lots, along with agreements defining maintenance responsibilities of the property owners, must be recorded in the land records.

5. Pedestrian Access and Circulation

- a. Sidewalks must be provided on both sides of every street. Each sidewalk must have a minimum width of seven feet along arterial and collector roads and a minimum width of five feet along other streets, exclusive of any outdoor dining, display, or vending area. In addition, street trees must be provided that are spaced between 35 and 45 feet on center, unless otherwise approved by the Planning Director to avoid utility conflicts or to ensure the visibility of major design features. Street trees must be located adjacent to any existing or proposed roadway in either a planting strip or tree well. Planting strips and tree wells must be at least five feet wide in the narrowest dimension.
- b. At least one walkway must be provided from an adjacent sidewalk to each building entrance designed for use by the general public that is located on the side of the building facing the sidewalk.

6. Off-Street Parking

a. Reduced Minimum Vehicle Parking Space Requirements

The minimum required number of off-street vehicle parking spaces for mixed-use development must be 70 percent of the minimum requirements in Sec. 24-5110, Minimum Number of Off-Street Parking Spaces, subject to any alternative parking plan or parking reductions approved in accordance with Sec. 24-5115, Off-Street Parking Alternative Parking Plans, and Sec. 24-5120, Reduced Parking Standards for Parking Demand Reduction Strategies.

b. Maximum Off-Street Vehicle Parking Spaces

The number of off-street surface vehicle parking spaces must not exceed 125 percent of the minimum requirements in Sec. 24-5110, Minimum Number of Off-Street Parking Spaces, in structured parking facilities do not count toward the maximum allowed, subject to any alternative parking plan approved in accordance with Sec. 24-5120, Reduced Parking Standard for Parking Demand Reduction Strategies.

c. Location

All proposed new or expanded surface vehicle parking must be located to the rear or side of the development's principal building(s), or in a parking structure built in accordance with Sec. 24-4320.B, Parking Structure. Parking may be provided along the street (on-street parking), subject to the approval of the County Engineer or VDOT, as appropriate.

d. Break-Up of Large Parking Lots

Each surface parking lot with more than 100 parking spaces must be organized into smaller modules that contain 50 or fewer spaces each and are separated by buildings, pedestrian walkways, or landscaped areas in accordance with the Article 5, Division 3, Landscaping and Tree Protection.

e. Pedestrian Walkways Through Parking Areas

Each vehicle parking lot or structure containing more than 50 parking spaces must provide clearly identified ADA accessible pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas. Such pedestrian routes must be designed and located to minimize the exposure of pedestrians to vehicular traffic.

f. Parking Structures

Where the façade of a parking structure abuts or faces a street frontage, the façade must be articulated by windows, masonry columns, decorative insets and projections, awnings, changes in color or texture, or similar decorative features that break up the vertical plane.

7. Utility Lines

All new utility lines such as electric, telephone, CATV, or other similar lines must be installed underground, in conduit and in duct banks where practical. This requirement applies to lines serving individual sites as well as to other necessary utility lines within the district. All junction and access boxes must be screened with appropriate landscaping.

§420-5.5. Reference to Other Standards

Article 4	Use Regulations	Article 5, Division 6	Neighborhood Compatibility
Article 5, Division 1	Access, Circulation, Off-Street Parking, and Loading	Article 5, Division 7	Signs
Article 5, Division 2	Required Open Space	Article 5, Division 8	Chesapeake Bay Preservation
Article 5, Division 3	Landscaping and Tree Protection	Article 5, Division 9	Environmentally Friendly Design Incentives
Article 5, Division 4	Fences and Walls	Article 6	Nonconformities
Article 5, Division 5	Exterior Lighting and Crime Prevention	Article 8	Definitions

Additional notes:

- 1. Community Mixed Use can be renamed to something else if needed.*
- 2. The Henrico code contains design elements that we do not have experience with and may be difficult to implement.*
- 3. Not all of the Henrico code elements need to be included in our mixed use district.*

Sec. 24-3403. CMU Community Mixed-Use District

A. Purpose

The purpose of the CMU Community Mixed-Use District is to increase available housing options while creating an enhanced pedestrian environment in which residential, commercial, cultural, institutional, or entertainment uses are physically and functionally integrated. Uses may be mixed horizontally (on adjacent lots), vertically (within the same building), or both.

The CMU base zoning district is distinguished from the UMU Planned Development District in that the base zoning district does not require the master plan, terms and conditions, and other documentation required for rezoning to a planned development district. Allowed uses include:

- Townhouses and multifamily dwellings (other dwelling types by provisional use permit);
- Commercial and office uses; and
- Cultural or educational facilities.

B. Concept



C. Use Standards

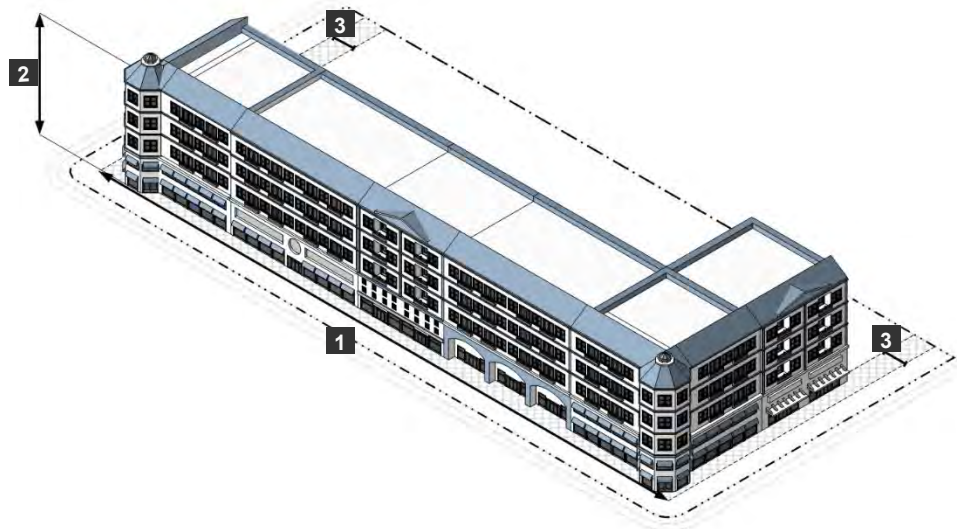
Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

D. CMU District Dimensional and Intensity Standards

	Standard	Townhouse	Other Uses
	Lot area, minimum (sf) ^[1]	1,000	1,500
1	Lot width, minimum (feet) ^[1]	16	20
2	Structure height, maximum (feet)	60 ^[2]	60 ^[2]
	Density, minimum maximum (du/ac) ^[3]	10 40	10 40
	Lot coverage, minimum maximum (% of net lot area)	50 100	65 100
3	Front build-to zone boundaries, minimum maximum (feet) ^[4]	12 30	12 30
	Building width in front build-to zone, minimum (% of lot width) ^[5]	70	70
	Front yard, minimum (feet)	0	0
	Interior side yard, minimum (feet)	0	0
	Rear yard, minimum (feet)	0	0

NOTES:

- [1] The Board of Supervisors may approve lot area and width requirements for single-family and duplex dwellings in accordance with Sec. 24-2306, Provisional Use Permit.
- [2] The Board of Supervisors may approve a building or structure height up to 200 feet in accordance with Sec. 24-2306, Provisional Use Permit.
- [3] Applicable to residential development and the residential component of mixed-use development.
- [4] The area between the minimum and maximum build-to zone boundaries that extends the width of the lot constitutes the build-to zone. The maximum front build-to zone boundary may be increased to 45 feet where civic spaces or outdoor dining areas are located, provided, such an increase is allowed along a maximum of 25 percent of the front lot line.
- [5] Buildings must be located such that the façades occupy the minimum percentage of the front build-to zone. The remaining build-to zone width may be occupied by outdoor gathering spaces, walkways, landscaped areas, stormwater management facilities, or driveways or surface parking (subject to Article 5, Division 1).



E. Other District Standards

1. Minimum Area for Rezoning

The minimum contiguous area for lands to be classified to the CMU District is 12 acres. An area containing less than 12 acres may be reclassified to the CMU District

in accordance with Sec. 24-2303, Map Amendment (Rezoning) or Sec. 24-2304, Conditional Zoning, if it abuts lands already classified in the CMU District.

2. Minimum Amount of Mixed-Use Development

(a) Except as exempted in accordance with subsection (b) below, no development will be approved in the CMU District unless a minimum of 20 percent of development consists of residential uses and a minimum of 20 percent consists of nonresidential uses. For the purpose of this provision, percentages will be measured including development on the site and, at the option of the applicant, development within 1/4 mile of the site, based on the floor area of the use.

(b) The body reviewing the development application may exempt a proposed development from this requirement if the applicant demonstrates, through economic or market studies prepared by a qualified professional, that the market will not reasonably support the required mix of uses on or within 1/4 mile of the site.

3. Building Orientation

The front façade of all buildings, as defined by the primary entrance, must face a street or a courtyard, plaza, or similar open space.

4. Connectivity

(a) The internal vehicular and pedestrian circulation systems of development must be designed in coordination with any existing or allowable future development on adjoining lots.

(b) Easements allowing vehicular or pedestrian cross-access between adjoining lots, along with agreements defining maintenance responsibilities of the property owners, must be recorded in the land records.

5. Pedestrian Access and Circulation

(a) Sidewalks must be provided on both sides of every street. Each sidewalk must have a minimum width of seven feet along arterial and collector roads and a minimum width of five feet along other streets, exclusive of any outdoor dining, display, or vending area. In addition, street trees must be provided that are spaced between 35 and 45 feet on center, unless otherwise approved by the Planning Director to avoid utility conflicts or to ensure the visibility of major design features. Street trees must be located adjacent to any existing or proposed roadway in either a planting strip or tree well. Planting strips and tree wells must be at least five feet wide in the narrowest dimension.

(b) At least one walkway must be provided from an adjacent sidewalk to each building entrance designed for use by the general public that is located on the side of the building facing the sidewalk.

6. Off-Street Parking

(a) Reduced Minimum Vehicle Parking Space Requirements

The minimum required number of off-street vehicle parking spaces for mixed-use development must be 70 percent of the minimum requirements in Sec. 24-5110, Minimum Number of Off-Street Parking Spaces, subject to any alternative parking plan or parking reductions approved in accordance with Sec. 24-5115, Off-Street Parking Alternative Parking

Plans, and Sec. 24-5120, Reduced Parking Standards for Parking Demand Reduction Strategies.

(b) Maximum Off-Street Vehicle Parking Spaces

The number of off-street surface vehicle parking spaces must not exceed 125 percent of the minimum requirements in Sec. 24-5110, Minimum Number of Off-Street Parking Spaces, in structured parking facilities do not count toward the maximum allowed, subject to any alternative parking plan approved in accordance with Sec. 24-5120, Reduced Parking Standards for Parking Demand Reduction Strategies.

(c) Location

All proposed new or expanded surface vehicle parking must be located to **the rear or side of the development's principal building(s), or in a parking structure** built in accordance with Sec. 24-4320.B, Parking Structure. Parking may be provided along the street (on-street parking), subject to the approval of the County Engineer or VDOT, as appropriate.

(d) Break-Up of Large Parking Lots

Each surface parking lot with more than 100 parking spaces must be organized into smaller modules that contain 50 or fewer spaces each and are separated by buildings, pedestrian walkways, or landscaped areas in accordance with the Article 5, Division 3, Landscaping and Tree Protection.

(e) Pedestrian Walkways Through Parking Areas

Each vehicle parking lot or structure containing more than 50 parking spaces must provide clearly identified ADA accessible pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas. Such pedestrian routes must be designed and located to minimize the exposure of pedestrians to vehicular traffic.

(f) Parking Structures

Where the façade of a parking structure abuts or faces a street frontage, the façade must be articulated by windows, masonry columns, decorative insets and projections, awnings, changes in color or texture, or similar decorative features that break up the vertical plane.

7. Utility Lines

All new utility lines such as electric, telephone, CATV, or other similar lines must be installed underground, in conduit and in duct banks where practical. This requirement applies to lines serving individual sites as well as to other necessary utility lines within the district. All junction and access boxes must be screened with appropriate landscaping.

F. Reference to Other Standards

Article 4	Use Regulations	Article 5, Division 6	Neighborhood Compatibility
Article 5, Division 1	Access, Circulation, Off-Street Parking, and Loading	Article 5, Division 7	Signs
Article 5, Division 2	Required Open Space	Article 5, Division 8	Chesapeake Bay Preservation

Division 4. Nonresidential and Mixed-Use Districts

Article 5, Division 3	Landscaping and Tree Protection	Article 5, Division 9	Environmentally Friendly Design Incentives
Article 5, Division 4	Fences and Walls	Article 6	Nonconformities
Article 5, Division 5	Exterior Lighting and Crime Prevention	Article 8	Definitions

§420-4.6. Lot Requirements.

Zoning District	Lot Area	Lot Width	Building Height	Front Yard	Side Yard	Rear Yard
R-1	8,000 sq. ft.; 12,000 sq. ft. for two-family dwellings	60 feet; 80 feet for two-family dwellings	35 feet; up to 45 feet w/30 foot side yard plus 1 foot for each additional foot over 35 feet	15 feet	10 feet	25 feet for main buildings, 5 feet for accessory buildings
R-2	15,000 sq. ft.	80 feet	35 feet; up to 45 feet w/30 foot side yard plus 1 foot for each additional foot over 35 feet	25 feet	15 feet	25 feet for main buildings, 5 feet for accessory buildings
R-M	8,000 sq. ft.; Two-family dwellings-12,000 sq. ft.; Multi-family-10,000 sq. ft. plus 1,500 sq. ft. for each unit in excess of 4; Townhouses - 2,400 sq. ft. per unit	60 feet; Two-family dwellings-80 feet; Townhouses-20 feet each unit; Multi-family-50 feet plus 10 feet for each unit above 4	45 feet	25 feet	10 feet; 20 feet for multi-family	25 feet; 30 feet for multi-family
R-LC	Residential use: 8,000 sq. ft.; Two-family dwellings-12,000 sq. ft.; Multi-family-10,000 sq. ft. plus 1,500 sq. ft. for each unit in excess of 4; Townhouses - 2,400 sq. ft. per unit; Non-residential: 8,000 s.f.	Residential uses: 60 feet; Two-family dwellings-80 feet; Townhouses-20 feet each unit; Multi-family-50 feet plus 10 feet for each unit above 4; Non-residential: 60 feet	35 feet, except dwellings may be increased up to 45 feet, provided that each side yard is 20 feet, plus at least one foot for each additional foot of building height over 35 feet.	25 feet	Residential uses: 10 feet, or 20 feet for multi-family Non-residential: 10 feet	Residential uses: 25 feet, or 30 feet for multi-family Non-residential: 25 feet

Zoning District	Lot Area	Lot Width	Building Height	Front Yard	Side Yard	Rear Yard
C-1	None	None	45 feet; public and governmental buildings up to 60 feet w/CUP	None	10 feet when abutting a residential district	10 feet when abutting a residential district
C-2	None	None	45 feet	30 feet	30 feet when abutting a residential district	30 feet when abutting a residential district
PUD	3 acres		see §420-5.10			
POS	0 sq. ft.	0 feet	15 feet; 35 feet if ≥ 10 feet from a property line	5 feet ¹	5 feet ¹	5 feet ¹

¹Structures located in designated cemeteries and designed to contain human remains, such as but not limited to, mausoleums, columbaria, crypts, and niche walls, are not subject to P-OS yard setback regulations.

▷ Future Land Use

Future Land Use and Zoning

While the Comprehensive Plan provides guidance for future land use in Lexington, the City's primary tool for shaping and regulating land use is the City's Zoning Ordinance. The Zoning Ordinance is a legal requirement that divides the City into eight zones and specifies allowed uses and dimensional requirements for each zone.

Future land use differs from zoning, although the two are related. Future land use can be thought of as a picture of what the City should strive to achieve within the next 20 or more years. This map does not change what is allowed on a piece of property right now, although it should be used to guide decisions on rezonings and conditional use permits. To determine the appropriate use and development form for a specific parcel, property owners should refer to the future planning framework map and the corresponding planning objectives and design principles. Ultimately, the specific use and zoning of an individual parcel will be reviewed by the City using the Comprehensive Plan as a guide.

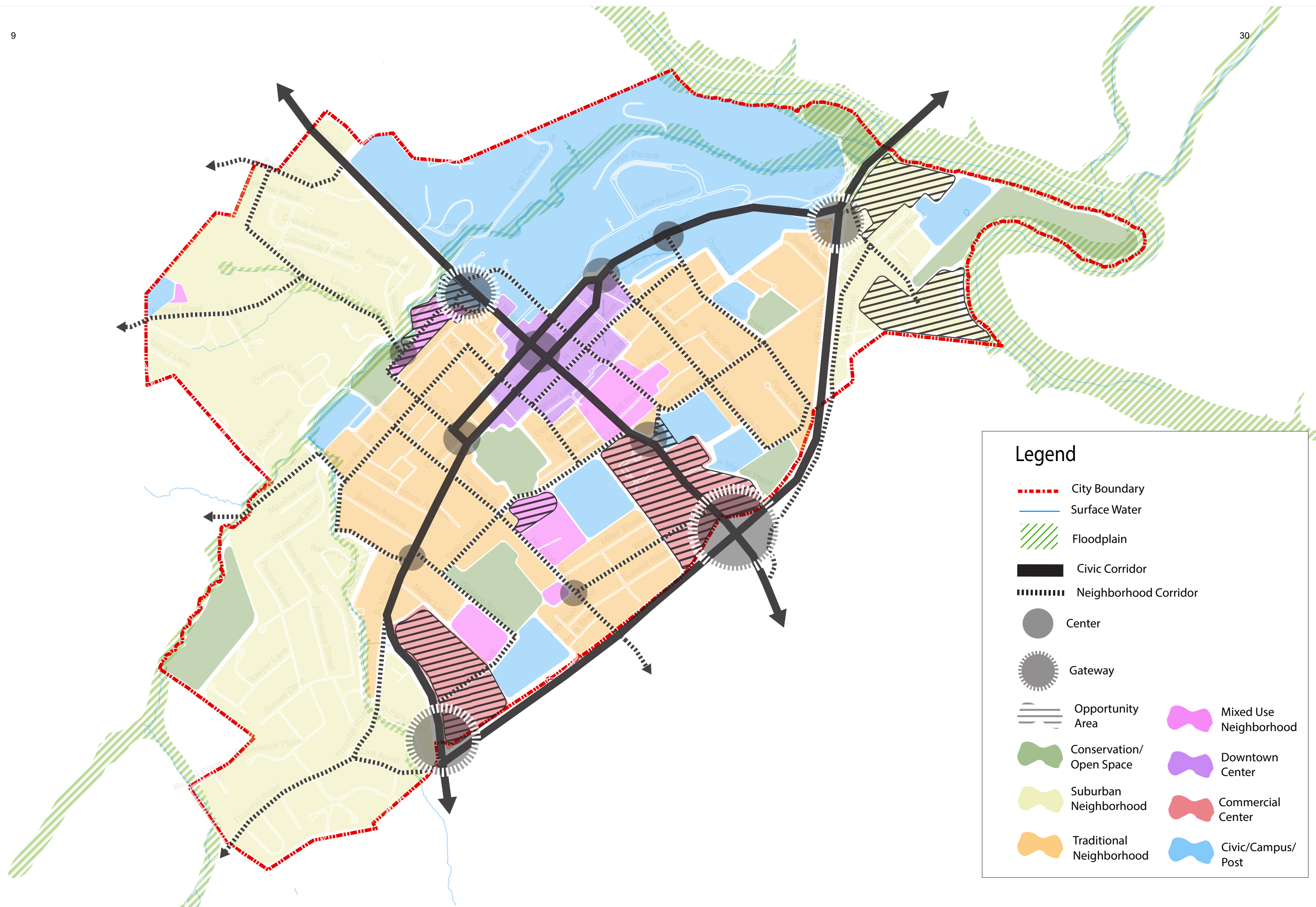
Table 8.2 illustrates the relationship between the Future Planning Framework Map and Lexington's existing zoning categories.

Table 8.2 Future Land Use and Zoning

Future Land Use Pattern Area	Zoning Districts								
	General Residential District (R-1)	Suburban Residential District (R-2)	Multifamily Residential District (R-M)	Residential Light Commercial (R-LC)	Central Business District (C-1)	General Commercial District (C-2)	Parks and Open Space District (P-OS)	Planned Unit Development (?)	Institutional Overlay District (I-1)
 Suburban Neighborhood		X					X	X	
 Traditional Neighborhood	X						X	X	
 Mixed Use Neighborhood			X	X	X			X	
 Downtown Center					X				
 Commercial Center				X		X		X	
 Civic/Campus/Post							X		X
 Conservation							X		

COMMUNITY MIXED USE DISTRICT (CMU)

X



Legend

-  City Boundary
-  Surface Water
-  Floodplain
-  Civic Corridor
-  Neighborhood Corridor
-  Center
-  Gateway
-  Opportunity Area
-  Conservation/Open Space
-  Suburban Neighborhood
-  Traditional Neighborhood
-  Mixed Use Neighborhood
-  Downtown Center
-  Commercial Center
-  Civic/Campus/Post