

IMPLEMENTATION TOOLS



The Comprehensive Plan is the culmination of the detailed analysis of the many aspects of existing development and prospects for the future growth of the County. Although adoption of the Plan is required by the Code of Virginia, it is not developed as an end in itself. The Plan must be workable in terms of the available tools the County has to implement it. The following are the ordinances and programs which are in place and are used to transform the goals and concepts of the Comprehensive Plan into reality.

ZONING ORDINANCE Chapter 24 of the County Code

The Code of Virginia allows jurisdictions to adopt a zoning ordinance which regulates such things as the uses of land and buildings, the location of uses and the size (height, area and bulk) of structures. The Zoning Ordinance consists of both a written document and the zoning boundary maps. The text provides for the specific requirements of each of the zoning classifications and the maps show the existing zoning for all land within the County. This chapter of the County Code and the map sheets are available in the Planning Office.

SUBDIVISION ORDINANCE Chapter 19 of the County Code

The adoption of a subdivision ordinance is mandated by the Code of Virginia. The subdivision process is required to assure the orderly division of land and its subsequent development. The County of Henrico Subdivision Ordinance controls the division of land for the purpose of transfer of ownership and for the erection of a building or structure and for the dedication of public roadways to the County. Copies of the Subdivision Ordinance are available in the Planning Office.

EROSION AND SEDIMENT CONTROL ORDINANCE Chapter 10 of the County Code

The Commonwealth of Virginia requires localities to adopt erosion and sediment control ordinances. The County of Henrico ordinance regulates the transportation of erosion and sediment from construction sites using recommended devices to protect downstream and adjacent property. The Erosion and Sediment Control Ordinance is available in the Department of Public Works. (See the 2010 Environmental Element, Section IV, for more information on environmental regulations and management tools.)

ACTION AGENDA

With reference to the Goals, Objectives and Policies of the 2010 Land Use Plan, an array of measures exist to address the things the County would like to achieve as it grows and develops. The statements of County Policies, in particular, articulate many of the measures that are needed to reach the more general County Goals and Objectives. Ultimately, adherence to the Comprehensive Plan helps to ensure that future growth and development in the County assists in the maintenance of the health, safety and welfare of County residents.

Not all of the tools that may be desirable, however, are currently available with our existing ordinances, regulations, etc. Therefore, the Action Agenda consists of a brief description of the various measures, or implementation tools, that would assist in the effective realization of the Henrico 2010 Land Use Plan. The Action Agenda forms the nucleus of a future work program for staff of the Henrico County Planning Office.

ACTION AGENDA ITEM: Elements of the Comprehensive Plan

Updates to the County's Major Thoroughfare Plan and its Parks, Recreation and Open Space Plan. These are two other components, along with the Land Use Plan, that form the overall Comprehensive Plan for Henrico County. The 2010 Land Use Plan lays the foundation for planning for the future transportation and parks/open space systems that are needed to support the 2010 Land Use Plan recommendations. The 2010 update of the Major Thoroughfare Plan should follow closely the adoption schedule for the Land Use Plan. The update of the Parks, Recreation and Open Space Plan will be initiated in late 1996.

ACTION AGENDA ITEM: Planned Unit Development

Planned Unit Development (PUD) zoning district. This implementation tool is needed to effectuate the 2010 Land Use Plan's Large Tract Planned Development Guidelines. Amendments to the County's Zoning Ordinance should be considered for residential and non-residentially oriented PUDs.

Planned unit development (PUD) is a technique which allows a development to be master planned and built as a unit and which, as a result, permits variations in many of the traditional controls related to density, land use, setbacks, open space, other design elements, and the timing and sequencing of the development. PUD, therefore, is both a type of development and a regulatory process. As a development type, PUD permits: flexibility in site design that allows buildings to be clustered; mixtures of housing types such as detached houses, townhouses, garden apartments; combining housing with such other uses as neighborhood shopping centers; better design and arrangement of open space; retention of valuable natural features such as flood plains, steep slopes, wetlands, etc.

In summary, PUD offers many opportunities for carrying out the Goals, Objectives and Policies of the County's Land Use Plan, opportunities not readily available through traditional zoning techniques. PUDs can promote variety in uses, building types and densities, create more complete neighborhood-scale planning, create opportunities for improved design, and help achieve public objectives. PUDs can have a predominately residential or non-residential character. These results can be accomplished primarily as a result of the larger scale of the developments, the mixed use provisions, and as a result of negotiations and process flexibility.

ACTION AGENDA ITEM: Zoning Overlay District

Zoning Overlay District. This implementation tool may be used to effectuate the Far W. Broad Street Special Strategy Area. In addition, a zoning overlay district could be an effective means to implement future design guidelines for Scenic Corridors shown on the Land Development Guide.

This method involves a two-tiered regulatory approach. Basic standards are set forth for the underlying zoning. Then, for a certain geographic area (e.g., the Far W. Broad Street corridor), an overlay zone is established. The overlay zone is a mapped zone (placed by the Board of Supervisors) that imposes a set of requirements in addition to those imposed by the underlying zoning district. In an area where an overlay zone is established, property is placed ultimately in the two zones. Overlay zones typically are applied when there is a special public interest in a specific geographic area that does not coincide with the underlying zone boundaries.

A host of subjects can be addressed by overlay zones. Some common uses for such zones relate to: specific design requirements such as pedestrian connections, building orientation, and signage; special environmental features such as flood plain zones, water supply recharge areas, and wetlands; architectural concerns such as uniform treatment, roof form, and wall construction; maintenance of the integrity of historic areas, etc. These zones can also be used to trigger the need for a special, more intensive design review process.

In summary, overlay zones highlight a particular area as being of special concern to the community and set forth a process to ensure that particular attention is given to new development or renovation projects. The design standards they contain are tailored to the specific context and concerns being addressed.

ACTION AGENDA ITEM: Route 5 Study

Route 5 Corridor Study Design Guidelines. This study will assist in providing specific criteria and proposed strategies for the design of development in the Route 5 Corridor, identified as a Special Strategy Area (Scenic Corridor) in the 2010 Land Use Plan. The Study, *Proposed Design Guidelines and Strategies for the Protection and Enhancement of the Route 5 Byway Corridor and Adjacent Historic Resources*, was delayed by a vote of the Planning Commission at its meeting on January 23, 1996.

The time extension granted by the Planning Commission will permit the Project Team representing various County departments to:

- ◆ Consider an interim plan for roadway improvements (improved two lane with shoulders and bike lanes) based on the 2010 Land Use Plan recommendations and transportation model developed for the Major Thoroughfare Plan Update;
- ◆ Redefine the Route 5 Corridor for practical implementation of the design guidelines;
- ◆ Study the overall recommended design guidelines (separate from the Route 5 Corridor Study) with the goal of having them adopted to implement the Route 5 Special Strategy Area identified in the 2010 Land Use Plan;
- ◆ Incorporate a study of Civil War battlefields in Henrico County authorized by the Board of Supervisors;
- ◆ Investigate related studies by the Virginia Department of Transportation regarding bike lanes on Route 5 and the development of roadway design guidelines in scenic and historic areas; and
- ◆ Re-write the Implementation Section of the draft report to emphasize that the proposed design guidelines are not intended to affect the property rights of individual homeowners to use and enjoy their property in the Route 5 corridor.

The study is expected to be completed during 1996 with policies adopted by the Board of Supervisors for implementation of the design guidelines.

ACTION AGENDA ITEM: Brook Road Study

Brook Road (U.S. Route 1) Streetscape Improvement Project. Funds in the amount of \$25,000 for FY 95/96 have been allocated as part of the County's Community Development Block Grant (CDBG) Program to conduct Phase II of the Brook Road Study. (Phase I was adopted by the Board of Supervisors in October, 1993.) These funds are to be used for consultant services to prepare a landscaping plan and offer free consultation to businesses for improving the appearance along a portion of Brook Road identified as a Special Strategy Area (Redevelopment Corridor) in the 2010 Land Use Plan. This phase of the Brook Road Study will be initiated in early 1996.