



PLANNING COMMISSION

AGENDA for June 13th 2023

AGENDA

PUBLIC HEARING

- 1) Zoning Map Amendment for Rehl property, Tax Maps 8-1---1 & 2 (INST)
- 2) Zoning Map Amendment for Rehl property, Tax Maps 19-1-6-52-1 (R4)
- 3) Zoning Text Amendment for Institutional Zone

REGULAR MEETING

Call to Order by Chairman and Roll Call

Public Comment on Items Not on the Agenda

Review and Adoption of Minutes

Minutes of April 11th 2023 and May 9th 2023

Report of Secretary

Old Business

- 1) Zoning Map Amendment for Rehl property, Tax Maps 8-1---1 & 2 (INST)
- 2) Zoning Map Amendment for Rehl property, Tax Maps 19-1-6-52-1 (R4)
- 3) Zoning Text Amendment for Institutional Zone

New Business

- 1) Abandonment of portion of alley adjacent to 1105 E 24th Street, between Holly Ave and Spruce Ave

Adjournment

Members and Term Expirations

Dennis Hawes, Chairman, 7/31/2024

Harold Kidd, 6/30/2026

Justin Wiseman, 8/31/2025

Marolyn Cash, 6/30/2024

Lucy Ferrebee, 9/30/2023

Melvin Henson, City Council Representative,
9/30/2023

Kristie Gibbons, 12/31/2024

Timothy Petrie, 12/31/2024

Jason Tyree, Ex Officio member

Staff

Tom Roberts, Director of Community Development

City Hall, 2039 Sycamore Avenue, Buena Vista VA 24416

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Meetings

Members of the Buena Vista Planning Commission meet in Council Chambers, 2039 Sycamore Avenue, at 7:00 p.m. on the 2nd Tuesday of each month, unless otherwise announced. Meetings may be held and business conducted without a quorum, but no votes may be taken unless a quorum is present. A majority of members constitutes a quorum. A motion passes with a majority vote; a tie constitutes defeat of the motion.



PLANNING COMMISSION

MINUTES of April 11th 2023

Members of the Buena Vista Planning Commission met in Council Chambers at 7:00 PM on Tuesday, April 11th 2023.

Members Present:

Dennis Hawes, Chairman
Melvin Henson, City Council Representative
Marolyn Cash
Kristie Gibbons
Lucy Ferrebee
Timothy Petrie
Justin Wiseman

Members Absent:

Harold Kidd
Jason Tyree, Ex Officio member

Staff Present:

Tom Roberts, Director of Community & Economic Development

Meeting is called into order and roll was called. There was no public comment on items not on the agenda.

Minutes

There were no corrections. Mr. Petrie motioned to approve as presented, Mrs. Cash seconded, and all voted yes.

New Business

Site Plan approval for commercial garage at 1054 Magnolia Ave

Mr. Roberts introduced the project and gave a brief summary of the staff report. The project is a 40' x 60' metal commercial building located more or less in the middle of the lot. He highlighted that the renderings of the building do not show the stone wainscoting planned by the applicant, Mr. Keiser. Mr. Henson asked if Mr. Keiser could put more windows on the building, and Mr. Keiser noted that the rolling bay door will have windows in it.

Mr. Hawes proposed a motion to approve site plan as presented with the landscaping, the wainscoting, and that Mr. Keiser would conduct a survey prior to construction. Mr. Petrie made the motion, Mr. Wiseman seconded, and all voted yes.

Secretary's Report

- Council chose NOT to pursue the zoning map amendment to allow manufactured home. That issue is now done. Mr. Roberts noted he is not going to pursue Council approval of

the “housekeeping” changes to the manufactured home regulations because they are not a priority at this time.

- Duplexes and occupancy CUPs came up for discussion. Mr. Hawes shares concerns about having a CUP process on the books but which will not lead to approval. Mr. Petrie asked if there is a list of conforming or non-conforming duplexes, and Mr. Roberts replied no. There are some partial lists but nothing comprehensive. Mr. Roberts agreed this would be a good idea.
- City was awarded technical assistance program for transportation study on Rt 60 corridor between Vista Links Dr and Forge Rd to look at pedestrian accommodations and safety.
- City code update for RV parking on streets has been sent around to staff but there is a lot going on right now including budget season, Police chief search, etc. so no movement yet.
- We had VERY successful Recreation Economy for Rural Communities (RERC) workshop 4/4-5, excellent turnout, lots of ideas, should result in a useful plan for outdoor recreation action steps.

Old Business

None

Adjournment 7:40 PM

Approved: _____



PLANNING COMMISSION

MINUTES of May 9th 2023

Members of the Buena Vista Planning Commission met in Council Chambers at 7:00 PM on Tuesday, May 9th 2023.

Members Present:

Dennis Hawes, Chairman
Melvin Henson, City Council Representative
Marolyn Cash
Lucy Ferrebee
Harold Kidd
Timothy Petrie
Justin Wiseman

Members Absent:

Kristie Gibbons
Jason Tyree, Ex Officio member

Staff Present:

Tom Roberts, Director of Community & Economic Development

Meeting is called into order and roll was called. There was no public comment on items not on the agenda.

Minutes

The minutes are delayed and will be presented at next meeting.

Secretary's Report

- Greenwood Cemetery boundary adjustment was approved by City Council. It encompasses all the known graves and adds about 1.1 acres. The remaining land will be two parcels of which only one is developable. The Friends of Greenwood Cemetery plans to create an entrance off 1st Street with informative and memorial signage.
- Council approved installation of four electric vehicle (EV) charging stations in the City-owned parking lot downtown. These will be the first chargers in the City. They will be installed, owned, and operated by Greenspot at no cost to the city. If there is a profit, then the City receives a small share.

New Business

Zoning Map Amendment for Rehl Property

Mr. Roberts introduced the item by orienting the Commission to where the property is and reminding them of the PUD approved last year. The whole 285 acres is proposed to be rezoned. The existing zoning is a combination of GM and R6. Mr. Roberts then introduced Mr. Austin Rehl to describe the proposed uses.

Mr. Rehl explained that one of his dreams is to establish a trade school to cultivate a new generation of people with the skills such as blacksmithing, masonry, timber framing, even stained glass. He wants to give an alternative to college that is residential and provides many of the social and developmental benefits of college but teaches the trades instead. This will be the Rockbridge Creative Institute to be located on this property, along with Meridian Farmstead, a teaching farm. He noted that the house currently under construction is intended to serve multiple purposes, potentially including housing the first few students.

Mr. Petrie and Mr. Henson both commented that this project will complement the existing educational and workforce training reputation of the City, and contribute toward a great need in the community. Mr. Rehl stated that he expects to collaborate with local industries as well as the City to offer targeted curricula and pipeline students. He will work to complement, not duplicate, existing training programs.

Mr. Kidd voiced his support for the project, but asked about the next steps of development and about a stormwater management plan. Mr. Rehl responded that he has been working an engineer, Hunter Young, from the beginning to ensure the development is executed with good quality. He hopes to start the first class fall 2023, but the buildout would be over many years. Mr. Roberts added that his current, approved plan of development allows him to build the house, an accessory building, and the new access road. Prior to any further construction, a comprehensive stormwater management plan addressing the whole property must be approved. Any future buildings will require site plan review by the Planning Commission.

Mr. Wiseman stated that although he appreciated his bachelor's degree, but asked if the Rockbridge Creative Institute would offer options for non-traditional students or short workshops. Mr. Rehl responded that he would definitely be offering short courses that may or may not be credentialed, for adults and for children. In the future, he would like to grant degrees, possibly in collaboration with SVU.

Mr. Rehl clarified that the school entity will be non-profit, but the land will continue to be taxable. Mr. Roberts added that real estate tax exemption is not automatic, and the organization needs to apply to the Commissioner of Revenue.

Mr. Hawes stated he would like to schedule a site visit for the Commission and Council.

Next the Commission considered the smaller (1 acre) tract on the south side of 32nd St requested to rezone to R4 Medium Density Residential. Mr. Hawes asked that this tract be treated separately for rezoning.

Zoning Text Amendment for Institutional Zone

Mr. Roberts explained that changes to the INST zone were spurred by Mr. Rehl's project, but he found a number of items that were outdated and needed editing or updating. Mr. Roberts went through the items listed in the staff report, beginning by defining the word "institution" and reinforcing the intent statement of the district. He recommends that the INST zone be only for uses directly related to an institution.

There was some discussion of specific uses. Mr. Wiseman asked about hotels and said that he felt that a hotel was a stretch for appropriate uses in the INST. Mr. Roberts explained that the term "hotel" would apply to a wide range of sizes and types of transient occupancies, but Mr. Wiseman and Mr. Hawes agreed that they did not think it was appropriate.

Mr. Roberts explained that he wanted to rework the draft language for retail uses to expand them beyond just those targeted to members or participants in an organization, to allow Mr. Rehl to have stores marketing products produced on site to visitors. There was then some discussion about appropriate types of retail and restaurant type uses, both at Mr. Rehl's property and around SVU. Retail uses up on either one of the hills could either pull customers away from downtown, or they could draw customers/visitors up to one of the institutions.

Mr. Roberts ended by explaining the campground use. Mr. Rehl would like to have some permanent camping facilities as well as temporary camping associated with special events. Mr. Roberts said he will work on setting more parameters around this use.

Subdivision of parcel between 6th and 9th Streets on Magnolia Ave

Mr. Kidd asked if the property was being sold contingent on this subdivision, to which Mr. Roberts replied no. Mr. Petrie asked if this subdivision would affect access to 139 E 6th St, and Mr. Roberts answered no. Mr. Henson brought up the idea of widening the alley to 20' in order to accommodate two-way traffic since there won't be any street access.

Mr. Roberts explained that Lot 1 needs to be widened to create a buildable area out of the floodplain. Although the floodplain could be adjusted through a letter of map amendment, that does not make much sense in this case as a cost-effective approach.

Mr. Henson also pointed out there is a stormwater drop inlet on Lot 4, and its pipe route needs to be identified.

Mrs. Cash motioned to table the subdivision pending edits, Mr. Henson seconded, and all voted yes.

2424 Magnolia Ave Conditional Use Permit for Apartment Conversion

This item was added at the last minute and was not on the agenda or with the packet. Mr. Roberts explained that the owner proposes converting this existing building to apartments, which will require a CUP. He received this plan today so this is a very preliminary presentation. There is ample existing off-street parking. Mr. Petrie motioned to have a public hearing for this item at the June meeting, Mr. Wiseman seconded, and all voted yes.

Old Business

None

Adjournment 8:30 PM

Approved: _____



PLANNING COMMISSION Staff Report

Zoning Map Amendment

Rehl Property

5/26/2023

Synopsis

Rezone 204 acres from R6 Residential Planned Unit Development (PUD) to INST Institutional and 81 acres from GM General Manufacturing to INST for future development of a trade school and teaching farm.

Site Information

Address/Tax Map:	774 Longhollow Rd, 8-1---1, 8-1---2	
Existing zoning:	Combination of R6 Residential Planned Unit Development (PUD) and GM General Manufacturing	
Existing land use:	One single-family home under construction; undeveloped forest and meadow	
Proposed zoning:	Institutional	
Proposed land use:	See text	
Surrounding zoning and land use:		
North: single-family residential in Rockbridge County		
East: GM General Manufacturing zoning with industrial uses such as Northwest Hardwoods and Funk’s Welding		
West: R3 Residential Limited zoning with primarily single-family dwellings but also one apartment complex and a manufactured home park		
South: R4 Medium Density Residential Carriage Apartment Homes, GM General Manufacturing zoning with Northwest Hardwoods		
Size:	Approximately 285 acres	
Staff Recommendation:	Approve as presented	
Tentative Timeline	Preliminary Commission Discussion	5/9/2023
	Planning Commission Public Hearing	6/13/2023
	City Council Public Hearing	7/20/2023
	City Council Adoption	8/3/2023

Overview

Applicant Austin Rehl plans two primary uses for the property. The first is the Rockbridge Creative Institute, a non-profit post-secondary institution to teach building trades, traditional/preservation trades, and other skills and crafts. The second is Meridian Farmstead, a teaching farm.

These primary uses will encompass a wide range of core and peripheral uses to be built out gradually over time. These may include the following:

- Trade and manufacturing type workshops such as metalworking, blacksmithing, masonry, auto mechanics, carpentry, sawmill, commercial kitchen, etc.
- Educational classrooms, administrative offices, assembly spaces, etc.
- Dining hall, café, etc.
- Short-term and long-term residential uses including dormitories, cottages, houses, duplexes, etc.
- Indoor recreation
- Outdoor recreation including a pond, athletic fields, rally/event field, RV and tent camping
- Agriculture to include cultivated fields, orchard, cows, chickens, etc.
- Facilities maintenance

This Zoning Map Amendment is paired with some updates to the text of the Institutional zone.

The tract of land will remain private property. No subdivision or public streets or utilities are proposed. The Rockbridge Creative Institute is planned to be a nonprofit organization, but at this time the real estate is anticipated to remain taxable. (Nonprofit ownership does not automatically exempt a property from real estate tax.)

Comprehensive Plan Conformance

The Comprehensive Plan future land use designations align with the current zoning. The R6 Residential PUD area is designated for Mixed-Use Planned Development, which is described in the comprehensive plan as a mix of commercial and residential uses in a planned development. Mr. Rehl's proposal fits this well, as the Creative Institute will support a variety of uses, will support pedestrian connectedness, and a master-planned approach because it will be under single ownership.

The future land use of the GM General Manufacturing zoned area is Heavy Industrial. Although the portion of the property zoned GM is between two manufacturing uses when viewed on a map (Sayre and Northwest Hardwoods), the topography and access make this a poor location for any industrial development. For the most part the land is steeply sloped, especially the area close to Chalk Mine Run. Because of the creek, the only access is via 32nd St without constructing a new bridge (at great expense) to tie into Green Forest Avenue.

The proposed Institutional zoning is in conformance with the comprehensive plan.

Environmental Characteristics

The site is currently undeveloped forest and meadow, except for one single-family home approved last year under construction currently. Future development will require a comprehensive storm water management plan to account for all land disturbance.

Surrounding Land Uses

The project is surrounded by residential (single, multifamily, and manufactured home) and manufacturing. However, site is very large, and proposed uses will generally be buffered by forest from existing surrounding uses. The topography close to existing residences to the west and south is steep, meaning that the developable area is significantly set back from those adjacent uses. The developable area at the north end of the property is close to the farm adjacent to the north, located in the County.

Infrastructure and Access

The long-term buildout will require substantial transportation and utility infrastructure. Mr. Rehl engaged an engineer from the beginning to plan out water and sewer with capacity for full buildout as well as a new access road from 32nd Street.

Water service for the site comes from the 34th St water tank with a new, private pump station on his property. Sewer service for the site is via a new connection to City sewer main at 39th St. Both of these have been built already and will serve the house. All utilities on site are privately owned.

The existing access to the site is from Longhollow Road. This entrance cannot be sufficiently expanded to accommodate significant traffic, and the driveway is narrow, curved, and steep. As such, it will only be used as a secondary access. A new private road is being built connecting to 32nd St. This road is built to VDOT GS-4 Mountainous Terrain standard, as required by the City's zoning code. The road geometry (width, curve, slope) is able to accommodate up to 2,000 vehicles per day, although at this time the road will have a gravel surface. 32nd St is located in a residential neighborhood, but is located only a few blocks from Rt 60, and can support a significant increase in traffic which this project may ultimately bring.

Analysis

Impact on Community

This project has enormous potential to contribute positively to the region's economic and community development. Combined with Mountain Gateway Community College's upcoming workforce training center downtown, this project will make Buena Vista a hub for training in practical trades. The Rockbridge Creative Institute's format and offerings will draw students from outside the region as well. Educational institutions are economic drivers not just because they churn out workers, but by their nature they drive creativity and entrepreneurship. RCI will have students, faculty, and alumni who will live here and contribute their creativity and their time to the community.

The project will also generate housing. The housing will be primarily for RCI's students, but some housing will be rented to others on a long-term basis, and some will be available for

short-term rentals. Although not the focus of the project, it will contribute to much needed new housing units.

As the project build out, it will provide community facilities to host public festivals and private events, such as weddings. These facilities will complement existing facilities at Glen Maury Park and enhance the outdoor appeal of the region.

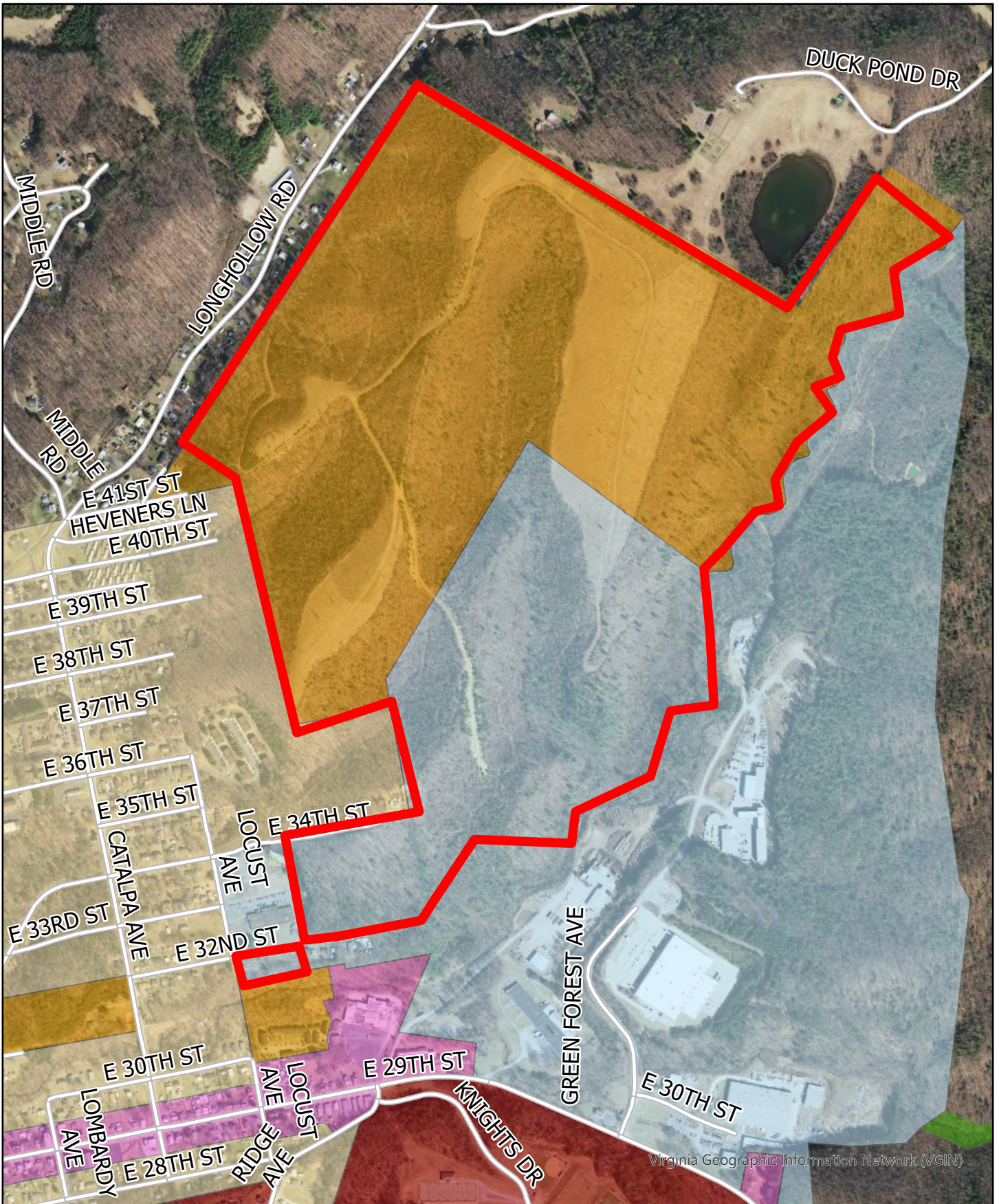
Land Use and Development Review

This is an unusual combination of land uses, and in some ways this project will be a tiny city for itself—with agriculture, manufacturing, residences, assembly, dining. This location is well-suited to such a combination of uses, all under single ownership and focused around the institution and the farm. It is well-buffered from most all adjacent properties and uses, and it possesses good vehicular access.

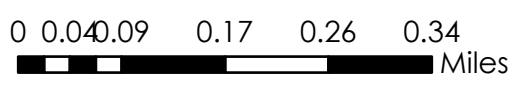
This rezoning proposal is “open-ended” and does not include a master plan of development. Such a plan of development would provide additional details such as where the orchard will sit in relation to the blacksmith shop, or where the dormitory will sit in relation to the dining hall. However, these details are not critical to determining whether the overall set of uses is appropriate for this location in light of the fact that any construction or land development will require both a comprehensive storm water management plan and site plan review. These processes will give opportunity for staff and the Planning Commission to review and comment on buffers, screening, siting, drainage, parking, access, and other development features.

Recommendation

Staff recommend approval as presented.

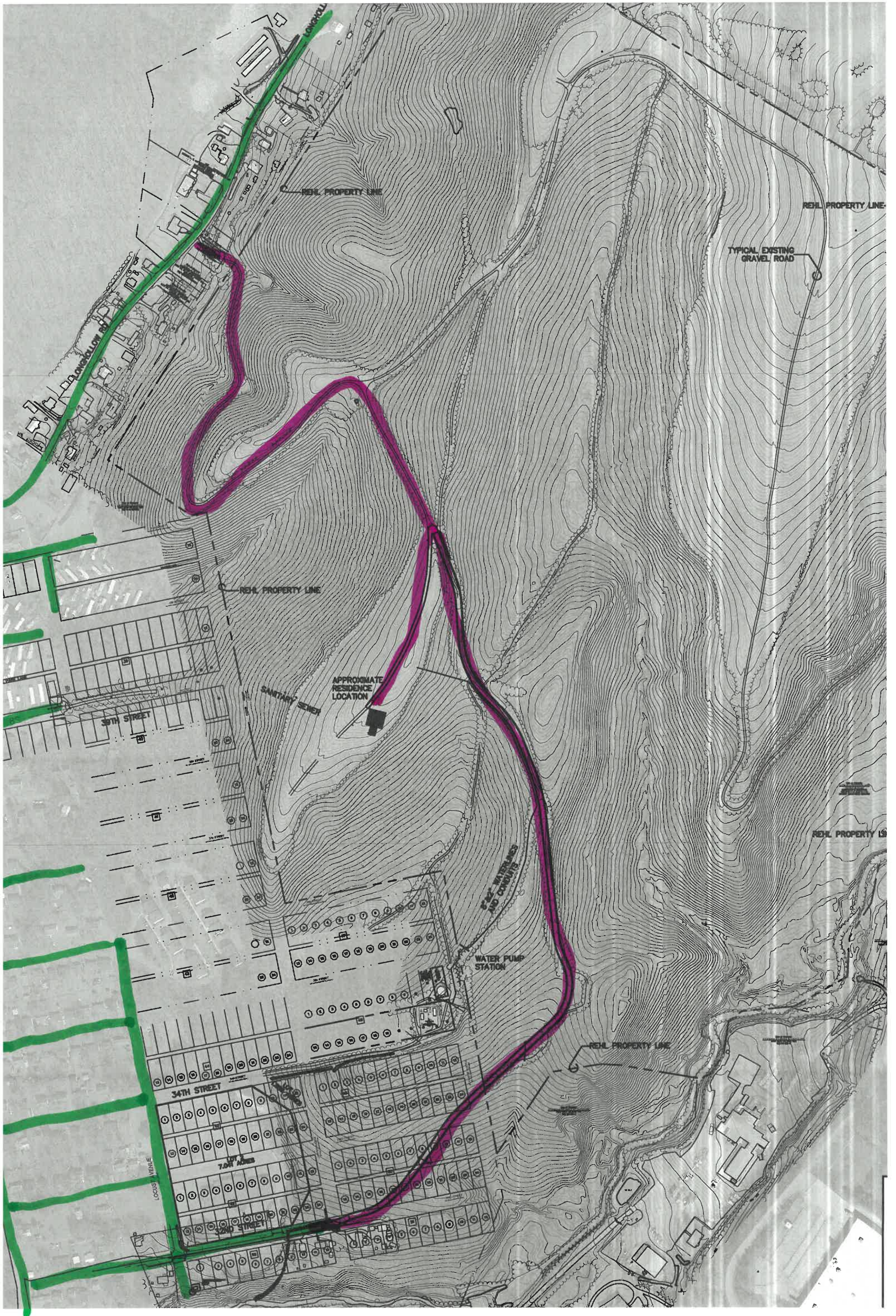


Virginia Geographic Information Network (VGIN)



Rehl Property Current Zoning

4/24/2023





PLANNING COMMISSION Staff Report

Zoning Map Amendment

Rehl Property

5/26/2023

Synopsis

Rezone 1.1 acres from GM General Manufacturing to R4 Medium Density Residential for future development of housing.

Site Information

Address/Tax Map:	300 block E 32 nd St, 19-1-6-52-1	
Existing zoning:	GM General Manufacturing	
Existing land use:	Vacant lots	
Proposed zoning:	R4 Medium Density Residential	
Proposed land use:	Future apartments or townhouses	
Surrounding zoning and land use:		
North: GM zone, Sayre factory and vacant land in main Rehl tract		
East: GM zone, single family residences		
West: R3 zone, single family residential		
South: R4 Medium Density Residential, Carriage Apartments		
Size:	1.1 acres	
Staff Recommendation:	Approve as presented	
Tentative Timeline	Preliminary Commission Discussion	5/9/2023
	Planning Commission Public Hearing	6/13/2023
	City Council Public Hearing	7/20/2023
	City Council Adoption	8/3/2023

Overview

This small portion of Mr. Rehl’s property is not contiguous with the main tract of land. It is across 32nd St from the Sayre factory. In the future, he would like to develop this site with single or multifamily housing. No site plan or specific proposal is presented at this time, but he wishes to rezone this at the same time as the larger tract.

The current zoning of GM General Manufacturing does not match the existing single-family home use on the south side of 32nd St on either side of this parcel.

Comprehensive Plan Conformance

The future land use designation for this block is Heavy Industrial. This is because it is currently zoned GM General Manufacturing. Future land use designations paint with a broad brush, and this particular site would not be suitable for industrial development because of its small size (only 125' deep) and the existing single-family dwellings on either side.

The Comprehensive Plan encourages appropriate infill residential development where possible. This location is well suited to such infill residential development.

Environmental Characteristics

The site is level and clear, sloping off at the rear (south). The rear of the site is wooded. Just south of the parcel is Chalk Mine Run. Currently storm water drains naturally into Chalk Mine Run. Development would concentrate and channelize flows, so if developed storm water would need to be managed so it is drained to the creek without creating erosion.

Surrounding Land Uses

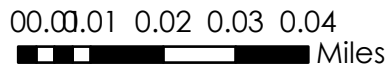
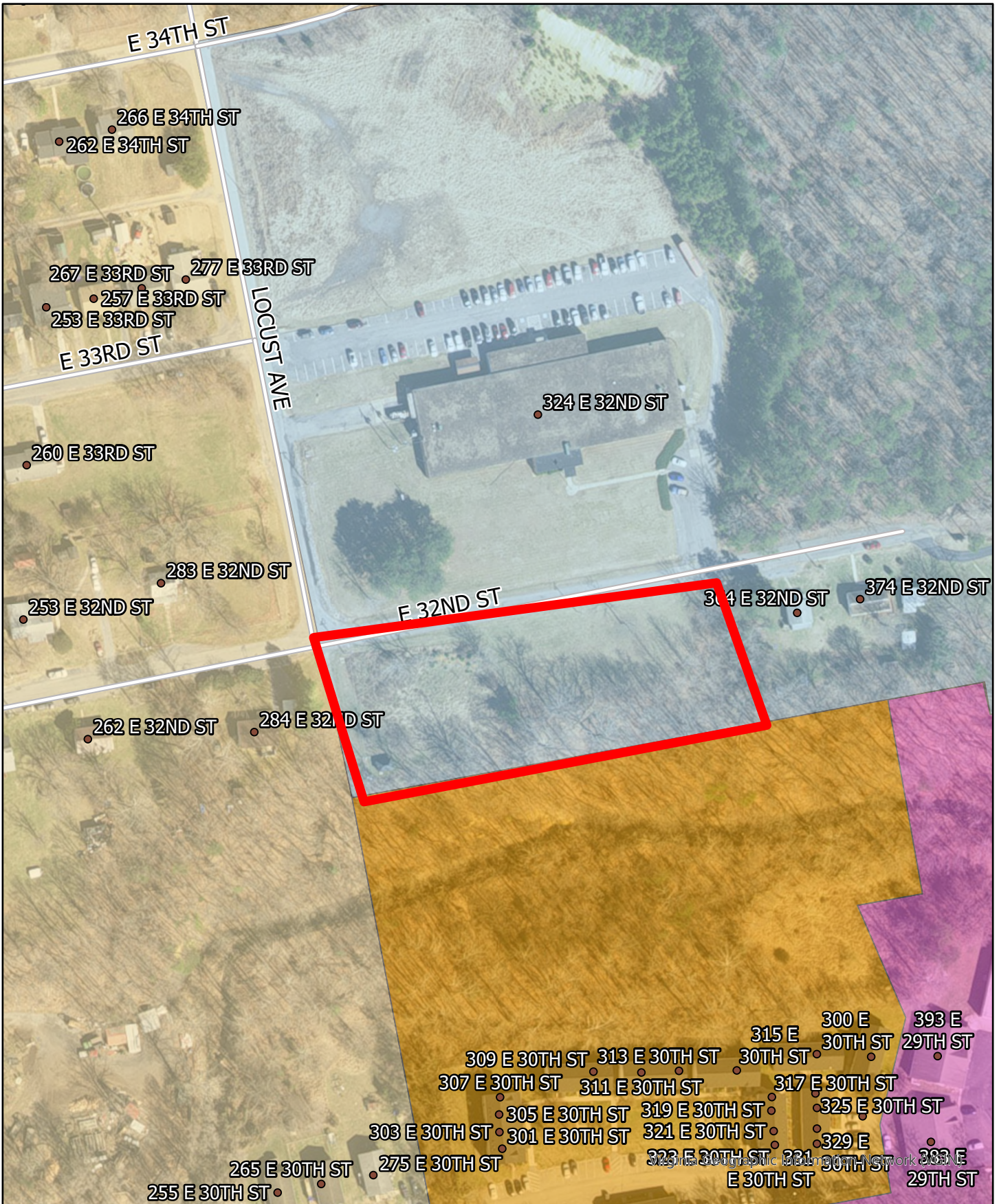
Across Chalk Mine Run to the south are the Carriage Apartments owned by SVU. On either side of this parcel on the south side of 32nd St are single family homes. Directly across 32nd St is the entrance to Sayre, a manufacturing facility. Although Sayre is located here, this is chiefly a quiet residential neighborhood.

Infrastructure and Access

This site has good street frontage, and the location has good connectivity to the rest of the City, only a few blocks away from Rt 60. Water and sewer are readily available to the site.

Recommendation

Staff recommend approval as presented.



Rehl Property - 32nd St Current Zoning

4/24/2023





PLANNING COMMISSION Staff Report

Zoning Text Amendment

INST Institutional Text Amendments

6/8/2023

Synopsis

Update by right and conditional uses in the Institutional zone.

Summary:

- Define the word “institution” and reinforce intent of zone
- Revise retail uses allowed
- Update permitted/conditional uses for eating establishments
- Allow small-scale production establishments by right
- Allow parks and playgrounds
- Allow hotels by conditional use permit
- Make indoor and outdoor athletic fields and recreation uses by right unless they have outdoor lighting
- Define “campground” and add as permitted and conditional use with restrictions
- Add maximum lot coverage and maximum height
- Housekeeping to clean up duplicate and obsolete uses

Analysis

Overview

The Rehl property development proposal spurs a review of the Institutional zone and the by right, conditional, and accessory uses. However, there have been no significant changes to the INST zone since adopted in the early 2000’s, and some of the language and structure was antiquated even for that time. These proposed changes are intended to cement the zone’s focus exclusively on uses related to an institution (such as a college) but modernize the uses to reflect 21st century realities. While some of the changes are made with an eye toward Mr. Rehl, others are made with an eye toward SVU.

Intent statement and definition

The current zoning code does not define the word “institution.” The proposed text defines the word thus:

Institution. A public or private establishment or facility whose primary purpose and audience is charitable, civic, educational, healthcare, or religious. Institutions need not be non-profit but generally do not have a commercial orientation.

The proposed text revises the intent statement of the district to state, “Uses in the Institutional district are oriented to or supportive of one or more institutions.” This is to cement that the purpose of this zone is just for institutions and not for miscellaneous uses that might be near a college. This also draws a bright line for consideration of future boundary adjustments of the

INST zone. The current text assumes that there are other uses that are not owned or related to an institution within the zone, but as the boundaries are drawn around SVU, almost all the land is owned by SVU. (The exceptions are single-family homes, mostly those on Ridge Ave, and a few vacant lots.) If the INST zone is only drawn around properties directly connected with an institution, this simplifies consideration of what uses are appropriate because it limits the range of possible uses and use conflicts.

Retail uses

Current text lists bookstores and print shops as the only permitted retail uses. This may have been appropriate 60 years ago. Revised text is broader and allows any retail use that is primarily intended to serve people associated with an institution. Retail uses include shops but also banks and personal services such as hair salons. With this revision, several conditional uses can be eliminated.

Dining Halls etc.

Current text lists “Dining halls/cafeteria” as a permitted use, but then lists restaurants and coffee shops as conditional uses. While this may have reflected college dining options 75 years ago, modern institutions usually offer a range of eating options that function more like coffee shops and cafes. Moreover, these establishments are not always owned by the institution, but may be outsource. The proposed language broadens the types of eating establishments permitted by right, but specifies that these establishments must be “directly affiliated with an institution.” The text then lists as a conditional use eating establishments *not* affiliated with an institution. Thus for example, SVU could open up a coffee shop for students by right, but a resident of one of the non-SVU owned houses on Ridge Avenue could not open up a coffee shop unaffiliated with SVU without a conditional use permit.

Small-scale production establishments

Including small-scale production establishments in the INST zone will mirror the text amendment several years ago to add them to the Mixed Use zone, as well as accommodating the specific proposed uses at the Rockbridge Creative Institute. Small-scale production establishments are defined by the zoning code as

an establishment where shared or individual tools, equipment, or machinery are used to make or grow products on a small scale, including the design, production, processing, printing, assembly, treatment, testing, repair, and packaging, as well as any incidental storage, retail or wholesale sales and distribution of such products. Typical small-scale production establishments include, but are not limited to, vertical farming or the making of electronics, food products, non-alcoholic beverages, prints, jewelry and clothing/apparel, metal work, furniture, glass, ceramics; together with accessory uses such as training or educational programs.

Parks and Playgrounds

This use should have been included in the INST zone from the beginning as parks and playgrounds are beneficial uses in any neighborhood that has residential or retail uses.

Athletic fields, Indoor athletic uses

Current text lumps all indoor and outdoor recreation uses all together as a conditional use. This does not recognize the significant difference in character of these uses. The proposed text makes indoor and outdoor recreation uses permitted by right unless they involve outdoor lighting. Outdoor recreation with lighting is a conditional use. This is because large outdoor lights on a prominent location such as Mr. Rehl’s property would be visible for miles around and potentially a nuisance.

Camping

Mr. Rehl is interested in providing some facilities for camping, potentially to accommodate visiting students or professors on a short-term basis. The draft text allows campgrounds with 10 or fewer sites by right and more than 10 sites by conditional use permit.

Although multiple zones in the city list outdoor recreational uses (with various wording), nowhere is overnight camping called out explicitly or defined, not even in the Recreational zone. This is an important oversight because while many outdoor recreation uses have similar potential impacts (e.g. football stadium, soccer field) overnight camping is a transient occupancy use. As such, staff plan to draft a separate zoning text amendment to add campground development standards to the Land Development Regulations. These are a common feature of county zoning ordinances and staff have begun assembling draft language to regulate density, spacing, water/sewer provision, etc. in campgrounds.

Housekeeping items

- Eliminated condominiums as a use because condos are a form of ownership, not a use, and should not (or cannot) be governed by zoning
- Eliminated signs as a permitted use. Signs should always be accessory uses, not primary uses.
- Eliminated duplexes because this use was listed twice.
- Eliminated tourist homes because this use has been superseded by Section 715 Residential Transient Use.
- Eliminated “theaters, assembly halls, play houses and dinner theaters” as a conditional use because theaters are already listed as a permitted use.

Changes since May 2023 presentation

1. Changed 617.02-1.1 to read “Retail stores and shops directly affiliated with an institution” instead of “primarily intended to serve persons associated with an institution.”
2. Moved hotel from permitted uses to conditional uses.
3. Campgrounds were permitted by right in draft. Changed so that campgrounds with 10 or fewer sites are by right, but more than 10 sites require a conditional use permit. Staff plan to propose development standards for campgrounds, an element common to many county zoning codes.
4. Changed “Greenhouses” to “Indoor agriculture”

5. Added dimensional regulations (617.05) to limit lot coverage to 80% of the lot area, and a maximum building height of 3 stories. Currently, there are no dimensional regulations in INST, although a height limit is provided by the Seminary Hill District. The proposed maximum lot coverage would be new to the INST zone but is consistent with the existing development patterns on SVU's campus, and would be easily achievable on the Rehl property.



617 Institutional District

6/8/2023

Campground. A facility wherein two or more recreational vehicle, recreational park trailer, or other camping unit sites are offered for use by the public or members of an organization for overnight stays.

Institution. A public or private establishment or facility whose primary purpose and audience is charitable, civic, educational, healthcare, or religious. Institutions need not be non-profit but generally do not have a commercial orientation.

Sec. 617.00. Institutional district.

Uses in the Institutional district are oriented to or supportive of one or more institutions. The regulations are designed to provide for a high level of human interaction with relatively compact, cohesive development of public and private space.

617.01. Multiple principal by-right uses. Insofar as allowed by the building codes, single structures may have multiple uses by right.

617.02. Permitted by right.

617.02-1 Commercial uses.

617.02-1.1 Retail stores and shops directly affiliated with an institution

617.02-1.2 Publishing, printing and lithographing, for institutional private uses such as student newspapers, institutional promotions, institutional printing etc.

617.02-2 Civic/institutional.

617.02-2.1 Assembly halls.

617.02-2.2 Business, private, public, and vocational schools and classrooms, academic facilities, administrative offices, and associated support structures.

617.02-2.3 Churches and other places of worship, and church school buildings.

617.02-2.4 Clubs and lodges, fraternities, and meeting places of other organizations.

617.02-2.5 Dining halls, restaurants, cafes, and other eating establishments directly affiliated with an institution

617.02-2.6 Hospitals.

- 617.02-2.7 Laboratories and research facilities
- 617.02-2.8 Libraries.
- 617.02-2.9 Museums.
- 617.02-2.10 Police, fire and rescue squad stations.
- 617.02-2.11 Post offices.
- 617.02-2.12 Public and institutional buildings and properties of a cultural, administrative, or service type.
- 617.02-2.13 Public service and storage buildings.
- 617.02-2.14 Public utilities.
- 617.02-2.15 Repair facilities for institutional equipment and property only.
- 617.02-2.16 Theaters.
- 617.02-2.17 Small-scale production establishments directly affiliated with an institution
- 617.02-2.18 Radio and television broadcasting studios.
- 617.02-2.19 Parks and playgrounds
- 617.02-3 Residential/lodging.
 - 617.02-3.1 Childcare centers and family day care homes.
 - 617.02-3.3 Dormitories.
 - 617.02-3.4 Two-family homes
 - 617.02-3.5 Family care homes, foster homes or group homes serving the mentally, retarded, developmentally disabled or others, rest homes, homes for adults, or nursing homes, provided that licensing requirements are met.
 - 617.02-3.6 Multifamily homes/apartments.
 - 617.02-3.7 Single-family dwellings.
 - 617.02-3.8 Townhouses.
- Campgrounds or recreational vehicle parks with ten (10 or fewer camping unit sites).
- 617.02-4 Miscellaneous.
 - 617.02-4.1 Indoor agriculture
 - 617.02-4.2 Parking garages and parking lots.
 - 617.02-4.3 Off-street parking as required by this ordinance.
 - 617.02-4.4 Agriculture
 - 617.02-4.5 Athletic playing fields, golf courses, driving ranges, and similar outdoor recreation uses which are primarily for daytime use and

which do not have artificial lighting directed onto the area of play or recreation

617.02-4.6 Indoor athletic facilities, to include gyms, indoor pools, dance studios, and similar uses

617.02-4.7 Indoor firing ranges, subject to any other applicable regulations

617.02-4.8 Bus and taxi stands.

617.03. Conditional uses. When after review of an application and hearing hereon, in accordance with article 8 herein, the Buena Vista City Council finds as a fact that the proposed use is compatible with surrounding uses, is consistent with the intent of this ordinance and of the comprehensive plan, is in the public interest, and will comply with all other provisions of law and ordinances of Buena Vista, the following uses may be permitted with appropriate conditions:

617.03-1 Bakeries.

617.03-3 Business and professional offices including, but not limited to, medical offices, tax preparation, real estate, engineers, architects not affiliated with an institution.

Campgrounds or recreational vehicle parks with more than ten (10) camping unit sites. 617.03-5 Restaurants, cafes, and other eating establishments not affiliated with an institution

617.03-6 Commercial radio, television, and communication towers along with related buildings and equipment provided the requirements of article 13 are met.

617.03-7 Existing structures to include towers, power towers, water tanks, telephone poles, commercial buildings and rooftops, may be used to affix commercial radio, television, and communication antennas provided the requirements of article 13 are met.

617.03-8 Laundries and dry cleaning shops, and clothes dyeing establishments for institutional and student use only.

617.03-10

617.03-11 Athletic playing fields, golf courses, driving ranges, and similar outdoor recreation uses which have artificial lighting directed onto the area of play or recreation

617.03-15 Hotel

617.04. Accessory uses

617.04-1 Home occupations provided the requirements of article 7, section 705 are met.

617.04-2 Private parking garage.

617.04-3 Temporary office or storage building for use during construction, which shall be removed upon completion or abandonment of the construction work;

617.04-4 Storage of unoccupied travel trailers. 617.05. Dimensional regulations.

617.05-1 Lot coverage. Buildings may occupy no more than 80% of the lot area, unless a conditional use permit for additional area is granted.

617.05-2 Height. Buildings may be no more than three (3) stories tall, unless a conditional use permit for additional height is granted. The maximum distance between the floor and finished ceiling of any story of any building shall be 20 feet.



PLANNING COMMISSION Staff Report

ROW Abandonment

Alley adjacent to 1105 E 24th St

6/7/2023

Synopsis

Applicant Angie Henson requests abandonment of 100' of alley adjacent to 1105 E 24th Street.

Summary:

- Area to be abandoned is 100' x 15' = 1,500 sq ft
- Property owner across alley has verbally agreed to give Hensons her half
- Alley crosses deep ravine, so would never be opened
- Total price using new pricing formula is \$1,125

Analysis

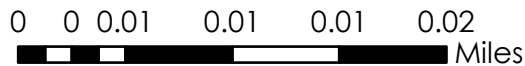
The Hensons own two lots at the corner of Spruce and E 24th St. To the west of their property is an undeveloped block of Spruce Avenue, and to the east is an undeveloped alley. Both are undeveloped because of a deep ravine behind their house which carries drainage from the mountain generally east-west. The ravine makes it impractical to construct at section of Spruce Ave, the alley, or Holly Ave between 24th St and 25th St.

The Hensons are seeking to expand their yard and take ownership of grassy area they already maintain. They have spoken with the owner of the property on the other side of the alley, Deborah Groves, and she has verbally agreed to quitclaim her half of the alley to the Henson if it is abandoned, so that the Hensons have the full 15' width. This is the same process used recently for the abandonment on E 6th Street.

This alley is not needed by the City because of the deep ravine, and abandoning it will not impair any future development of the adjacent vacant lots to the east.

Recommendation

Staff recommend approval of this abandonment as presented.



Proposed Alley Abandonment 1105 E 24th St

6/7/2023



