



PLANNING COMMISSION

AGENDA for May 9th 2023

AGENDA

REGULAR MEETING

Call to Order by Chairman and Roll Call

Public Comment on Items Not on the Agenda

Review and Adoption of Minutes

Minutes will be delayed to June meeting

Report of Secretary

- Boundary adjustment for Greenwood Cemetery approved
- Greenspot electric vehicle charging stations approved

Old Business

None

New Business

- 1) Subdivision of parcel between 6th Street and 9th Street on Magnolia Avenue, Tax Map 47-1—E-A
- 2) Zoning Map Amendment for Rehl property, Tax Maps 8-1---1 & 2, 19-1-6-52-1
- 3) Zoning Text Amendment for Institutional Zone

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

(540) 261-8607 | troberts@bvcity.org | buenvistava.org/planning

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 Staff Report

Subdivision
 600 block Magnolia Ave
 5/4/2023

Synopsis

Subdivide parcel into four lots.

Site Information

Address/Tax Map:	47-1-E—A and 47-1-1-27-1	
Existing zoning:	R3 Residential Limited	
Existing land use:	Vacant/undeveloped	
Proposed zoning:	Same	
Proposed land use:	Same	
Surrounding zoning and land use: R3 Residential Limited, single family homes		
Size:	1.06 acres	
Staff Recommendation:		
Tentative Timeline	Preliminary Commission Discussion	5/9/2023
	City Council Public Hearing	5/18/2023
	City Council Adoption	6/1/2023

Overview

This parcel was donated by the City to Mountain Gateway Community College to provide support for their Wilson Workforce Center project. The College and the real estate agent are seeking to subdivide into parcels to make more appealing in the market. Subdivision review is required because this will result in more than three parcels of less than two acres.

Site description

This property is grassy with a few trees and sloping. At the northern edge of the property is Pedlar Gap Run, which lies in the 100 year flood plain. There is sidewalk and curb and gutter along Magnolia Ave. There is a platted but undeveloped alley at the rear (east). It is unclear why this property was not platted into lots in the original City plat, but it was at the edge of the original Buena Vista plat and the Enderly Heights plat.

The proposal would create four lots ranging from 0.22 to 0.32 acres. Lot 1, the northernmost lot, is partly in the 100 year and partly in the 500 year flood plain.

Analysis and Recommendation

Article 9 of the Land Development Regulations lay out regulations for subdivision review and approval. Because this is a small site, no new roads or public ROW is being created, and the utilities and curb & gutter are already present, almost of the requirements do not apply or have already been met. The purpose of the detailed requirements for subdivisions is to ensure that new development is built in an orderly and quality manner.

When the City donated this parcel, staff and Council made it clear that no new driveways would be cut onto Magnolia, so vehicular access will be via the alley.

Because of the location of the buildable window based on setbacks, which is shown on each lot in dashed lines, Lot 1 is unbuildable due to the 100 year flood plain. Housing is not permitted in the 100 year flood plain. Staff recommend that the lot lines be revised to expand Lot 1 so that there is adequate space to build a house outside the flood plain.

THIS TOPOGRAPHIC INFORMATION SHOWN HEREON IS PULLED DIRECTLY FROM ROCKBRIDGE COUNTY GIS AND IS FOR INFORMATIONAL PURPOSES ONLY

**SUBDIVISION SURVEY FOR
MGCC REAL ESTATE
FOUNDATION**
CITY OF BUENA VISTA
ROCKBRIDGE COUNTY, VIRGINIA
GREEN FOREST JOB # GF01765
REVISION 3, MAY 2, 2023
SHEET 1 OF 1



SOURCE OF MERIDIAN
VA GRID

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND, THEREFORE, MAY NOT, NECESSARILY, INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	560.10'	95.27'	95.15'	N 11°58'25" E	9°55'22"
C2	545.63'	88.73'	88.63'	N 21°38'01" E	9°19'01"
C3	525.20'	93.38'	93.26'	N 31°11'39" E	10°11'14"

LINE	BEARING	DISTANCE
L1	S 40°13'49" W	42.72'
L2	S 07°00'09" W	22.61'
L3	S 07°00'09" W	68.90'
L4	S 07°00'09" W	69.79'

**MGCC REAL ESTATE
FOUNDATION**
INSTRUMENT # 202000596
TM# 47-1-1-27-1 & 47-1-E-A
1.060 ACRES

A PORTION OF THIS PROPERTY LIES WITHIN OR ADJACENT TO THE TRAVELED WAY OF MAGNOLIA AVENUE (ROUTE 501) AND, IS SUBJECT TO ANY PUBLIC OR DEEDED RIGHTS NORMALLY ASSOCIATED WITH A ROAD AND, OTHER RIGHTS OR RESTRICTIONS REVEALED BY A TITLE REPORT.

PORTIONS OF THIS PROPERTY LIE IN THE VARIOUS "SPECIAL FLOOD HAZARD AREAS" AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR ROCKBRIDGE COUNTY, VIRGINIA AND INCORPORATED AREAS. MAP NUMBER 51163C0401 C; EFFECTIVE DATE: APRIL 6, 2000.

ZONE A, "SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD; NO BASE FLOOD ELEVATIONS DETERMINED."

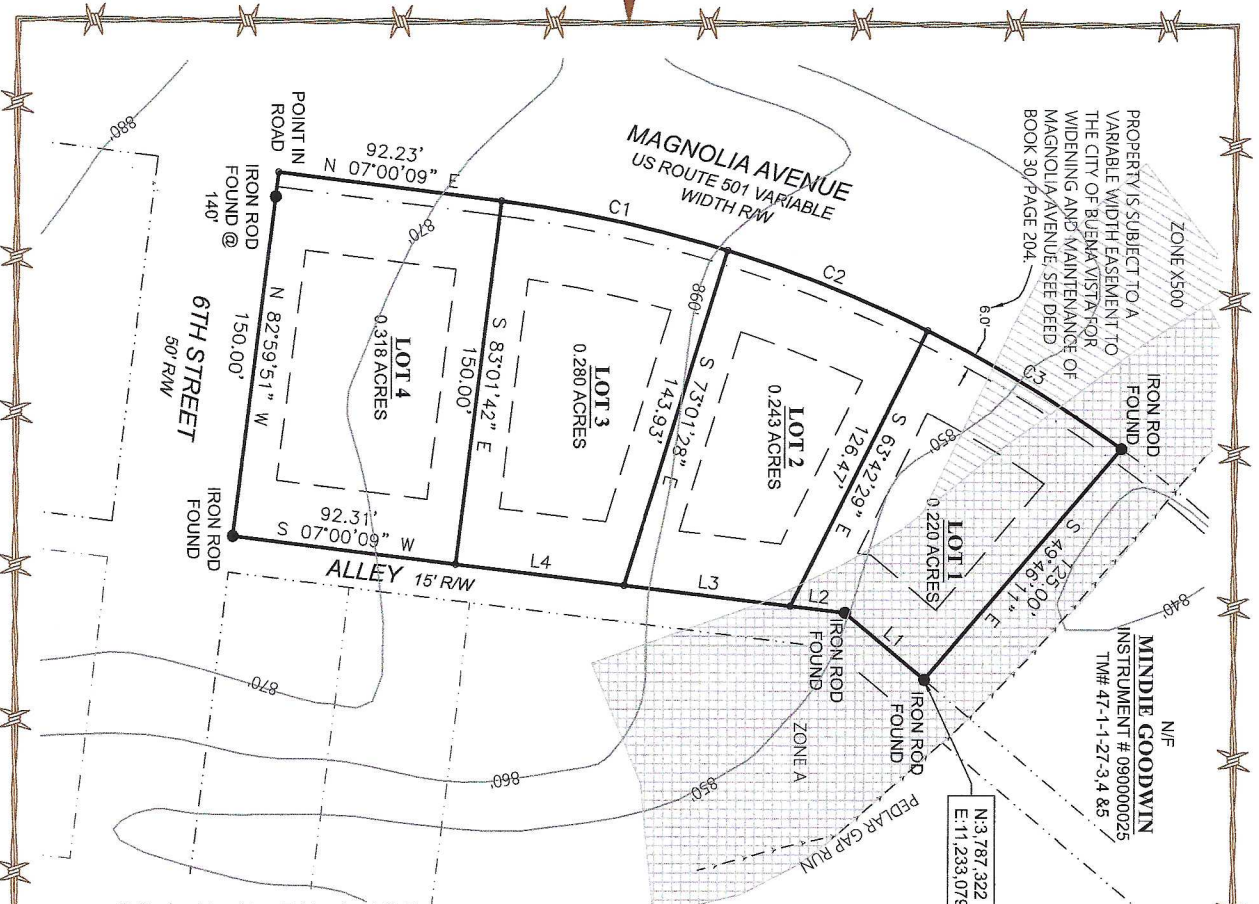
ZONE X / SHADED, "AREAS OF 500-YEAR FLOOD."

ZONE X / NOT SHADED, "AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN"

THE LOCATION OF THESE VARIOUS FLOODPLAINS CAN BE DETERMINED BY AN EXAMINATION OF THE FIRM REFERENCED ABOVE, AND THE ROCKBRIDGE COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS), OR BY A FLOOD ELEVATION SURVEY.

COMMONWEALTH OF VIRGINIA
CHRISTOPHER J. PAPPAS
Lic. No. 2633
SEPTEMBER 9, 2021
LAND SURVEYOR

GREEN FOREST SURVEYS, LLC
WWW.GREEN-FORESTSURVEYS.COM
P.O. BOX 121, FAIRFIELD, VA 24435 (540) 261-1077





PLANNING COMMISSION Staff Report

Zoning Map Amendment

Rehl Property

5/4/2023

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.

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

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 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 potentially including an indoor shooting range
- 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 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.

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 plan as a mix of commercial and residential uses in a planned development. Mr. Rehl's proposal fits this use 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.

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. Mr. Rehl has

mapped out a potential pond location by damming an intermittent waterway on the property, but this would likely require environmental permitting.

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.

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

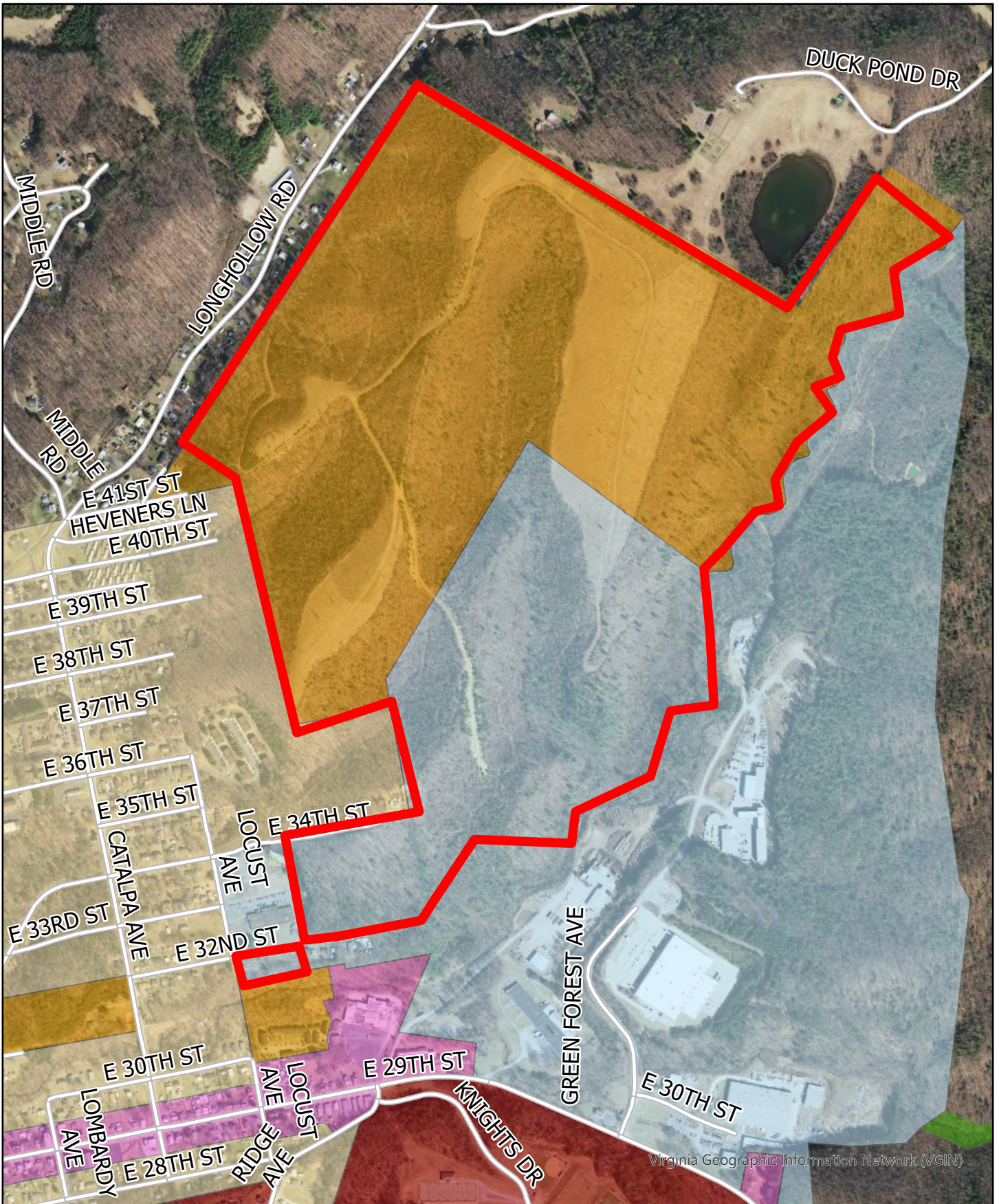
Across Chalk Mine Run to the south are the Carriage Apartments owned by SVU. On either side of this parcel on the south side of 32nd St are single family homes. Directly across 32nd St is the entrance to Sayre, a manufacturing facility. Although Sayre is located here, this is chiefly a quiet residential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

Infrastructure and Access

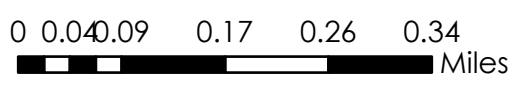
This site has good street frontage, and the location has good connectivity to the rest of the City, only a few blocks away from Rt 60. Water and sewer are readily available to the site.

Recommendation

Staff recommend approval as presented.

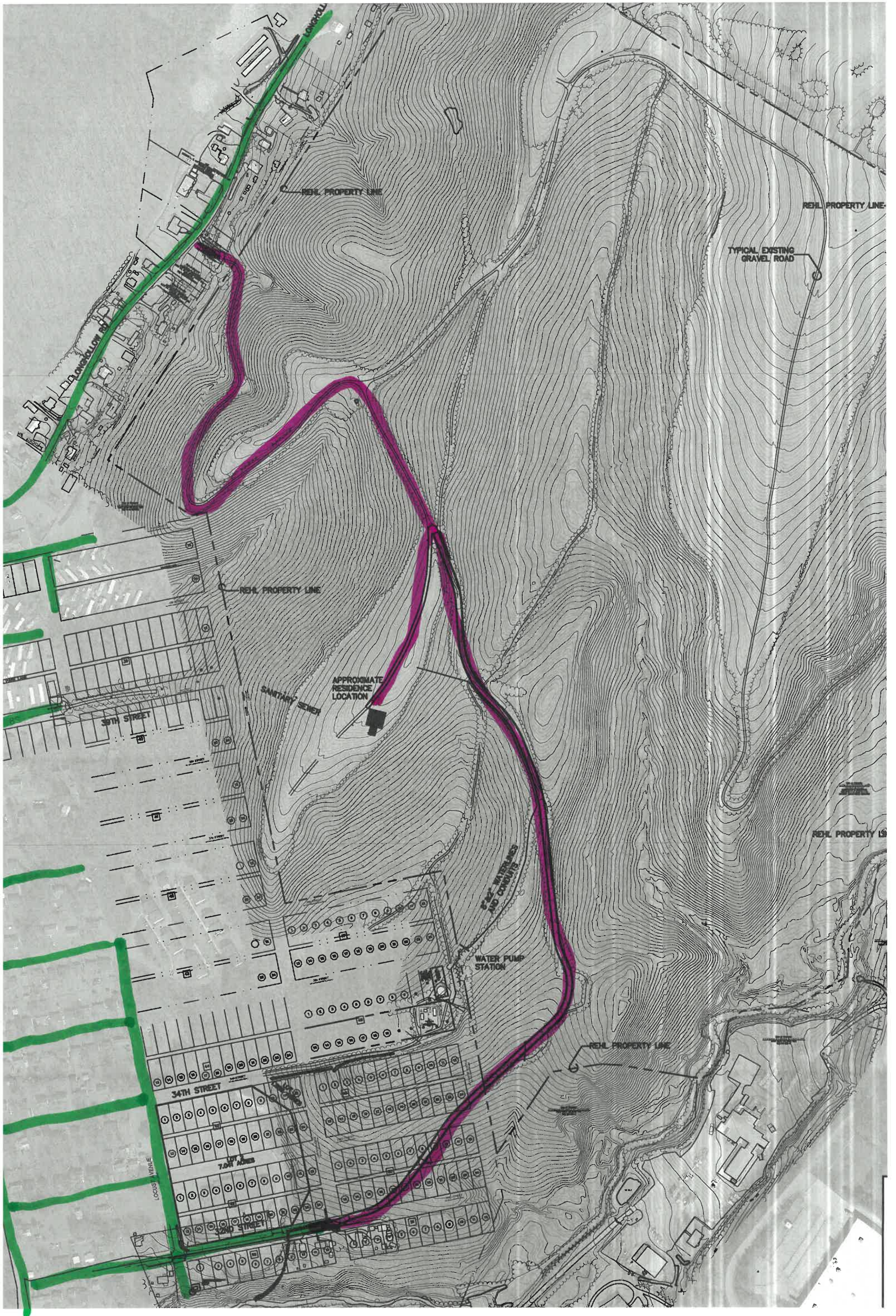


Virginia Geographic Information Network (VGIN)



Rehl Property Current Zoning

4/24/2023





PLANNING COMMISSION Staff Report

Zoning Text Amendment

INST Institutional Text Amendments

5/4/2023

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
- Make indoor and outdoor athletic fields and recreation uses by right unless they have outdoor lighting
- Define “camping” as a use and add as conditional use
- 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, recreational, religious, or social. 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.

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.

Hotels

Hotels are a natural extension of the residential and lodging uses already permitted in the zone and would complement other institutional uses. At this time, Mr. Rehl has not indicated interest in building a hotel or motel.

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

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 has a different character because it is quasi-residential and people are spending the night.

Campground. An area to be used for transient occupancy by camping in tents, camp trailers, travel trailers, motor homes, or similar movable or temporary sleeping quarters of any kind.

Because of the nature of a campground, the proposed text lists it as a conditional use.

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.



617 Institutional District
5/4/2023

Institution. A public or private establishment or facility whose primary purpose and audience is charitable, civic, educational, healthcare, recreational, religious, or social. 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 primary land uses of the institutional district are civic and institutional in nature. 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 ~~Bookstore.~~ Retail stores and shops primarily intended to serve persons associated 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/cafeteria.~~ Dining halls, restaurants, cafes, and other eating establishments directly affiliated with an institution

617.02-2.6 Hospitals as defined in 302.82 and clinics.

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.

Commented [TR1]: Moved from conditional use

617.02-2.19 Parks and playgrounds

617.02-3 Residential/lodging.

617.02-3.1 Childcare centers and family day care homes.

~~617.02-3.2 Condominiums.~~

Commented [TR2]: Condos are an ownership form, not a use

617.02-3.3 Dormitories.

~~617.02-3.4 Duplexes. 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.

~~617.02-3.9 Tourist homes. Hotel~~

~~617.02-3.10 Two-family homes.~~

617.02-4 Miscellaneous.

617.02-4.1 Greenhouses.

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 Signs as provided in article 7. 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

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.

~~617.03-2 Banks and loan and finance offices, excluding drive-in types.~~

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.

617.03-4 Bus and taxi stands.

617.03-5 Restaurants, cafes, and other eating establishments not affiliated with an institution~~Coffee/beverage shops.~~

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.

~~617.03-9 Manufacture of goods to be sold as retail on site.~~

617.03-10 ~~Radio and television broadcasting studios.~~

~~617.03-11 Recreational use or facility athletic fields, stadiums, and arenas, public, nonprofit or institutional athletic facilities that offer a variety of programs such as karate, aerobic, dance, weight training, gymnasiums, public parks, playgrounds, recreational buildings and grounds, tennis courts, Public, or commercial or institutional swimming pools and outdoor, skating rinks, golf driving ranges, miniature golf courses, or similar recreational use or facility.~~
Athletic playing fields, golf courses, driving ranges, and similar outdoor

Commented [TR3]: Improve language

Commented [TR4]: Need to refine this a lot

recreation uses which have artificial lighting directed onto the area of play or recreation

~~617.03-12 Restaurants.~~

~~617.03-13 Small scale retail/neighborhood stores. A general retail operation that typically sells groceries and other perishable and nonperishable household goods, but may not include petroleum (gasoline/diesel etc.) pumps. The maximum amount of floor area devoted to retail sales is 2,500 square feet and may include additional uses including a cafe, deli, a contract post office, an automatic bank teller, and a newsstand.~~

~~617.03-14 Theaters, assembly halls, playhouses and dinner theaters.~~

617.03-15 Campgrounds

617.04. Accessory uses ~~and garages.~~

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 Travel trailers, which may be stored within the minimum yard requirements and shall be prohibited from occupancy.

617.05. Setbacks.

617.05-1 No minimum.

617.06. Building area.

617.06-1 No area limitation.

617.07. Yards.

617.07-1 No yard requirement.

Commented [TR5]: Duplicative

Commented [TR6]: Replaced by expanded by right retail uses