



PLANNING COMMISSION

AGENDA for October 8th 2024

AGENDA

REGULAR MEETING

Call to Order by Chairman and Roll Call

Public Comment on Items Not on the Agenda

Review and Adoption of Minutes

- 1) Minutes of the July 9th meeting
- 2) Minutes of the August 13th meeting
- 3) Minutes of the September 10th meeting

Old Business

- 1) Zoning Map Amendment, Conditional Use Permit, and Site Plan Review - 4004 Catalpa Ave

New Business

- 1) Zoning Map Amendment, Conditional Use Permit, Site Plan Review – 2500 Block of Sycamore Ave
- 2) Zoning Map Amendment – 486 S Magnolia Ave

Report of Secretary

- A recent issue with a home occupation business has brought the home occupation regulations into the spotlight for staff and City Council. At Council's request, I will be researching and proposing changes.
- Tom is working with a team of WLU seniors this year to design a pedestrian bridge over the Maury River. They all have the understanding that this may never be built because of cost but it is a valuable exercise.

Adjournment

Members and Term Expirations

Dennis Hawes, Chairman, 7/31/2028

Harold Kidd, 6/30/2026

Justin Wiseman, 8/31/2025

Marolyn Cash, 6/30/2028

Sarah Henson, 9/30/2027

Melvin Henson, City Council Representative,
9/30/2027

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 July 9th 2024

Members of the Buena Vista Planning Commission met in Council Chambers at 7:00 PM on Tuesday, July 9th 2024.

Members Present:

Dennis Hawes, Chairman
Sarah Henson
Marolyn Cash
Kristie Gibbons
Harold Kidd
Timothy Petrie

Members Absent:

Jason Tyree, Ex Officio member
Melvin Henson, City Council Representative
Justin Wiseman

Staff Present:

Tom Roberts, Director of Community Development

Meeting is called to order.

Minutes

For minutes of 6/11/2024 meeting:

Corrections: none

Motion to approve: 1st by Mr. Kidd, 2nd by Mrs. Cash

Abstentions: Mrs. Gibbons because she was absent.

Secretary's Report

Mr. Roberts noted that at the previous meeting they had discussed some sort of rezoning or master planning in the 800-900 blocks of West 29th Street. He now recommends that the City wait to do that planning process because the Bontex site has received an EPA technical assistance award to perform environmental study and master planning for redevelopment of the site. Studying at the houses on 29th St as part of that project will be more beneficial.

New Business

600 Block Magnolia – Zoning Map Amendment, ROW Abandonment

Mr. Hawes asked the applicant and engineer if they wished to speak. Hunter Young, the engineer, spoke. He gave a very brief overview of the project and then described some details of the utility relocations and connections.

Mr. Roberts then outlined the process for approval. This presentation is very preliminary. The site plan is not quite finalized, and architectural design is not complete. The next step will be review of the final site plan and building designs. This will not be ready in August but may be in September.

Mr. Roberts relayed the questions and concerns from Mr. Mel Henson. Mr. Henson asked about snow removal, which would be the responsibility of the owner because the through street would be private; and about emergency vehicle access. The emergency access off of Woodland Ave is only 10' wide, but this is not seen as a route for emergency vehicles except in a true emergency. The development will have two entrances, on one 6th St and the other on Magnolia Ave. Mr. Henson's other concern is about visibility of the entrance, sight distances, and ice that forms on this part of Magnolia because of shade.

Mr. Hawes stated that he shares the sight line concerns of Mr. Henson. There was some discussion of whether the sign distance was adequate and the traffic dynamics in this area. Then there was some discussion of making the north entrance to the development (closer to the creek) could be a one-way entrance.

Mr. Hawes also stated that he expects some neighborhood resistance to the density proposed because this is surrounded by detached single-family homes. The height requested is 40' which is above the 35' limit in R4. Mr. Petrie said they would need the actual design of the units.

Other development sites in the City, specifically the one between 30th St and 34th St and Catalpa Ave and Rockbridge Ave. Mr. Roberts noted that delivering sewer to that area is difficult.

Mr. Hawes asked Mr. Roberts to research what the R3 zoning would allow to be built on this site. Mr. Roberts stated that it would not be many because none of the lots fronting on Woodland would be developable because of the steep hillside and creek. Mr. Roberts then noted that the Kimbers are expending a great deal of effort to correct the floodplain delineation. Mr. Young explained the challenges of the site and the process with FEMA to adjust the floodplain delineation.

Mr. Petrie circled back to the vehicular circulation issues and suggested maybe a flashing yellow light on Magnolia or some sort of traffic signal based on the added vehicles. Mr. Roberts stated that he would ask VDOT about recommendations they have based on the volume of Magnolia Ave and trip generation from the units. Mr. Roberts then offered that Magnolia Ave could be modified with traffic calming measures to slow down vehicles and increase driver alertness. This could be landscaped curb bumpouts or a rumble strip or other measures.

Mr. Young pointed out, in reference to traffic volume, that if all outgoing traffic were funneled to the 6th St entrance, there would be no higher volume there than most of the numbered streets intersecting Magnolia through downtown, which serve multiple blocks of houses. Additionally, 6th St has good visibility and sight distance.

Mr. Roberts stated that there would be a combination of for-sale condominium units and rental units, and there would be a HOA.

Adjournment 7:55 PM

Approved: _____



PLANNING COMMISSION

MINUTES of August 13th 2024

Members of the Buena Vista Planning Commission met in Council Chambers at 7:00 PM on Tuesday, August 13th 2024.

Members Present:

Dennis Hawes, Chairman
Kristie Gibbons
Marolyn Cash
Justin Wiseman
Timothy Petrie

Members Absent:

Jason Tyree, Ex Officio member
Sarah Henson
Harold Kidd
Melvin Henson, City Council Representative

Staff Present:

Tom Roberts, Director of Community Development

Meeting is called to order.

Minutes

Mr. Roberts has not completed the minutes.

New Business

740 W 4th St – ROW Abandonment

Mr. Hawes began by asking if this was different from the previous abandonment done here. Mr. Roberts clarified that the previous abandonment was for Palm Ave. Mr. Roberts then explained that he passed out a sheet with an additional old plat that shows an additional perpendicular section of alley in addition to the section shown in the staff report that is parallel to 4th Street. Mr. Roberts estimates that this additional section of alley is 25' long so adds \$187.50 to the price of the alley. He added that he still needed to pull together the plats and documentation for the public hearing.

Mr. Hawes went over the process. This will go to City Council public hearing on September 5th. Mr. Petrie motioned to recommend approval, Mrs. Cash seconded, and all voted yes.

4004 Catalpa Ave – Zoning Map Amendment, Conditional Use Permit, Site Plan, ROW Abandonment

Mr. Roberts went over the staff report. He apologized for forgetting the actual site plan in the packet, and stepped back up to his office to print those out.

Mr. Hawes asked about the parking and noted the perpendicular parking spaces on 40th Street. Mr. Roberts acknowledged that there are some safety concerns with perpendicular parking. There was some discussion about the ROW width and pavement width. Mrs. Cash asked about the number of units accessed by Heavner's Way (the alley). There are only a handful of mobile homes that front on Heavner's Way because it dead ends before connecting to Locust Ave.

Mr. Wiseman asked about whether mobile homes could be put on this site and the zoning status of the mobile home park. Mr. Roberts explained that the MHP is a pre-existing non-conforming use, and mobile homes are not permitted in R3. He also noted that the MHP has indicated they are having a hard time finding small mobile homes to replace the very old single-wide units they are pulling out. Mr. Hawes stated that the mobile home park could be a good location for apartment redevelopment in the future.

There was some discussion of the number and size of units. The Commission expressed some concern that 12 is too many units, and Mr. Hawes suggested moving the laundromat inside the building instead of one of the apartments. Mr. Wiseman suggested that two of the units could be combined into a single larger unit. This could reduce pressure on parking.

25 CJ Morrison Drive – Site Plan

Mr. Roberts gave brief background on the process for selecting a site for a new Dept of Social Services office. The process was flawed initially and there were false starts but ultimately the three localities settled on this new site by Food Lion in Buena Vista. It will be jointly owned by the three localities.

This building will be 14,000 sf. DSS will be the only occupant at this time. They need to stay on track with plan approval because of the funding source.

Mr. Hawes stated at the outset that he did not want to approve tonight because he could not read the site plan and it did not have a landscaping plan.

Mr. Roberts noted that the parking spaces listed in the staff report (139) is incorrect. The actual number of spaces is 107. This is plenty, but the parking lot is intentionally overbuilt to accommodate a second building in the future, potentially for the health department.

Mr. Roberts explained that he is recommending more shade trees over the parking lot. Mrs. Gibbons motioned to approve the footprint but hold site plan approval until the landscaping and lighting plan is complete. Mr. Petrie seconded and all voted yes. Mr. Roberts then briefly read his five recommendations from the staff report.

Secretary's Report

Mr. Roberts briefly summarized the items in the secretary report staff report.

Adjournment 7:55 PM

Approved: _____



PLANNING COMMISSION

MINUTES of September 10th 2024

Members of the Buena Vista Planning Commission met in Council Chambers at 7:00 PM on Tuesday, September 10th 2024.

Members Present:

Dennis Hawes, Chairman
Sarah Henson
Harold Kidd
Justin Wiseman
Timothy Petrie

Members Absent:

Jason Tyree, Ex Officio member
Kristie Gibbons
Marolyn Cash
Melvin Henson, City Council Representative

Staff Present:

Tom Roberts, Director of Community Development

Meeting is called to order.

Public Hearing

4004 Catalpa Ave – Zoning Map Amendment, Conditional Use Permit, Site Plan Review, and ROW Abandonment

Mr. Roberts noted the changes since the previous meeting, namely that they moved the laundromat building and added parking spaces. He then noted a few feedback items he had, which were that the laundromat building is too close to Hevener's Lane. There will be a dumpster between the laundromat building and the apartment building.

Stephanie McCoy, who lives directly across from the property on Longhollow Rd, spoke. She stated that she does not support the project. Her concerns are increasing traffic on Longhollow Rd; sufficiency of parking for the laundromat business, and that people may start parking on the street; and risk of flooding and how stormwater will be managed. She stated that water runs off Hevener's Lane into Longhollow Rd, and the storm sewer backs up and water sits in the road. She is concerned that the new apartment will make this worse. She also pointed out that this corner, where the new alley entrance will be, is a good place for cops to catch people speeding here, which is a problem.

Mr. Hawes summarized the concerns relayed by email to Mr. Roberts from Christian Cronin, owner of the Hillside Mobile Home Park, adjacent property. (The letter is in the packet.) He noted that they had invested a lot into upgrading the park. One concern is the scale of the

building at three stories being too large for the neighborhood. Mr. Hawes stated that he agreed with this concern. Another concern is having any type of business here being out of character with the neighborhood, and that a laundromat may attract people who loiter, especially if it is open late.

Mr. Hawes also relayed comments from Marolyn Cash, who could not be at the meeting because she is on vacation. Her concerns are that there are too many units, and that the units are plenty large enough to have their own laundry facilities. She also speculated that if there were three bedrooms in each unit, that could mean three cars per unit. Mr. Roberts noted that he has not gotten floorplans or confirmation of the number of bedrooms in each unit. Mr. Hawes continued that Mrs. Cash is sympathetic to MHP owner's concerns about the laundromat business.

Mr. Roberts then relayed comments from Mel Henson. His comments were concern about the quantity of parking for 12 units, the sight distances, and the Fire Department's ability to handle a three story building. Mr. Roberts noted that the developer is planning on installing sprinklers.

Mr. Roberts also stated that this project is one that is fairly debatable in terms of whether the density or commercial use is appropriate or not. He stated that he does not have a strong opinion on the density, the number of units, or the laundromat use. He noted that the site is about an acre, but the mobile home park is actually pretty dense because they are spaced close together. He then stated that he had spoken with the developer Raymon Holguin, and Mr. Holguin is open to placing restrictions on the hours of operation of the laundromat, such as 6:00 or 7:00 AM to 8:00 PM. He continued that because this site is an acre, it will be subject to the stormwater management permitting process and will have to treat quantity and quality of stormwater. There is currently a drop inlet close to Catalpa at the edge of the site, which goes under Catalpa Ave into the creek.

Mr. Petrie agreed that he is also concerned with stormwater management impacts. He also has concerns about traffic impacts, density, height of the building being out of character, and the laundromat use. He opined that it is unusual to have a public laundromat accessory to apartments.

Raymon Holguin, developer, spoke. He stated that he has been building in Buena Vista for two years. He sees a need for a laundromat here because the only other one is on the other side of the City. He sees a lot of opportunity for development in Buena Vista. He noted that the building won't appear its full height of three stories because the site will be graded down and a retaining wall built behind it; the first floor will be at or below street level. The site will be graded to direct water into the storm drain and not into the street. He is willing to close the laundromat at 8 or 9 at night, will put lights on the parking lot, and will have a staff person living on site who can open and close and monitor the laundromat.

Mrs. McCoy spoke again. She reiterated her concern about the storm water management, noting that it already floods. She does appreciate the limitation on hours of the laundromat.

Mr. Hawes closed the public hearing and summarized the feedback on the proposal and gave his perspective. He agreed that there is too much on this lot, with concerns about parking and the height of the building. He is OK with the laundromat, but noted that it adds to the demand on parking, and agrees that lights and security cameras are a good idea. He repeated his

suggestion of putting the laundromat on the first floor of the apartment building rather than a separate building.

Mr. Petrie motioned to deny the site plan for 4004 Catalpa Ave, noting that the proposal is too dense for this location, the building is too tall, this might generate too much traffic, and there are stormwater management concerns. He noted that the laundromat use is a change from this area but did not necessarily object to it. Mrs. Henson seconded Mr. Petrie's motion.

Mr. Wiseman motioned to table the zoning map amendment and the conditional use permit and Mr. Petrie seconded.

Mr. Petrie motioned to recommend approval of the right of way abandonment and Mr. Kidd seconded. The Planning Commission voted unanimously in favor of all four motions.

Old Business

Site Plan Review – 25 CJ Morrison Dr

Mr. Roberts stated that the engineer had provided the requested landscape plan and made the other changes requested including adding the sidewalk connection to CJ Morrison Dr and curb and gutter along CJ Morrison Dr. There were no changes to the Baner Lane portion. Although they did not relocate the parking lot lights, they placed other trees around the perimeter to shade the lot. The trees meet preferred species list.

Mr. Petrie asked if the stormwater management for this site has anything to do with the stormwater for the BVPHC site under construction currently. Mr. Roberts replied no they are not connected.

Mr. Roberts also explained that there will be a ROW reserved for a future access road connecting to the Baner Ln extension from the south. This would provide access to the remainder of a City-owned parcel between the RADSS site and the former golf course for future development.

Mr. Petrie motioned to approve the site plan, Mr. Wiseman seconded, and all voted yes.

New Business

Site Plan Review – 2013 Magnolia Ave

Mr. Roberts summarized the staff report.

Daniel DeSouza came up to speak about his project. He explained that he wants to be involved in downtown revitalization and provide ready to rent retail space and residential space for anyone. The terrace will provide an open meeting space that could be rented out. He knows that there is demand for more retail space so the second building will provide a lot of space which can be configured as the market dictates.

Mr. Petrie asked how the exterior would be renovated since it is a historic building. Mr. DeSouza replied that they will be preserving the style and just cleaning up the façade, and the new building will be similarly styled but modernized.

Mr. Hawes noted that there will be a lot of people living here and not much parking, although no off-street parking is required. Mr. DeSouza stated they would be relying on street parking.

Mr. Hawes asked about trash collection and where there will be cans or a dumpster. Mr. DeSouza responded that there would be a dumpster at the rear next to the existing building.

Mr. Wiseman motioned to approve the site plan. Mr. Petrie seconded with the addition that the site plan should be updated to reflect the trash collection location. All voted yes.

Site Plan Review – 100 block East 31st St

Mr. Roberts introduced the project by summarizing the staff report. There was some discussion of the private water and sewer. Mr. Kidd stated that he is concerned that while the utilities start out as private, years down the road people may forget and the City may end up assuming responsibility for them, regardless of the legal arrangements.

Mr. Petrie asked whether the stormwater retention pond was up to snuff. Mr. Roberts responded that yes, the engineer had looked at the existing drainage area and designed the modifications to the pond to accommodate the existing drainage as well as the new impervious area.

Mr. Hawes asked about the ROW abandonment, and Mr. Roberts confirmed that both property owners on the other side down the alley would have access easements. There are other ways to access the remaining property further off the Catalpa, such as the 32nd St ROW or 31st St coming from Rockbridge Ave. Mr. Hawes then asked a question about the site plan and the developer, Joe Whetstone, spoke up to answer, clarifying that it was stormwater piping and that there were two collection and piping routes, one that more or less collects the existing flow at the upstream side of the site and takes it to a new outfall into Chalk Mine Run; and one that more or less collects the flow from the new development and takes it into the expanded pond, which then has an outfall into Chalk Mine Run.

Mr. Whetstone then discussed the whole project, stating that he would build one building at a time. There will be more than two parking spaces per unit. There is a trash can corral at the end of the parking lot close to Catalpa Ave. Each unit will have two bedroom and one and a half bathrooms. He confirmed that the grading and ESC will be all at the beginning.

Mr. Roberts pointed out the landscaping on the site, that there are trees around the perimeter and evergreens screening the adjacent property.

Mr. Hawes asked about lighting, and Mr. Whetstone replied that there will be building-mounted lights.

Mr. Hawes noted that since Mr. Wiseman left a few minutes ago they don't have a quorum, by Mr. Wiseman stated before he left that he supported Mr. Whetstone's development and was expressing his vote. Mr. Roberts stated that Mr. Whetstone is anxious to move forward.

Mr. Kidd motioned to recommend approval of the ROW abandonment, Mr. Petrie seconded, and all voted yes.

Mr. Hawes stated that this is a good development and what the Commission was hoping for when they rezoned the property, and it is not too dense. Mrs. Henson motioned to approve the site plan, Mr. Petrie seconded, and all voted yes, although Mr. Kidd restated his concern that the private utilities are not wise in the long term.

Minutes

Mr. Hawes pointed out that although there are two sets of minutes, there is no longer a quorum in the meeting to approve since Mr. Wiseman left. He asked if there were any edits to make, and no one raised any.

Secretary's Report

- 1) The City received a \$10,000 grant from the National Trust for Historic Preservation for an architectural and market study of the library (Old City Hall) building. This study has been on the list for a while to properly evaluate whether the City should renovate the building for the library, or if there is a better use for the building. There have been maintenance and condition concerns of that building for years.
- 2) October 3-6 the timber frame group will construct a band shell on the stage platform at Town Square. We are soliciting donations to cover the City's costs.

Adjournment 8:25 PM

Approved: _____



PLANNING COMMISSION Staff Report

Zoning Map Amendment, Conditional Use Permit, Site Plan, ROW
 Realignment
 4004 Catalpa Ave
 10/1/2024

Synopsis

Applicant Raymon Holguin proposes 12-unit apartment building in the 4000 block of Catalpa Avenue, with accessory laundromat open to the public.

Site Information

Address/Tax Map:	6-1-6-25-2, to be addressed 4004 Catalpa Ave	
Existing zoning:	R3 Residential Limited	
Existing land use:	Vacant/grass	
Proposed zoning:	R4 Medium Density Residential	
Proposed land use:	Apartments and laundromat	
Surrounding zoning and land use: R3 Residential Limited		
North and East: Hillside Mobile Home Park		
South and West: Single family detached residential		
Size:	Approximately 19,000 sf	
Tentative Timeline	Preliminary Commission Discussion	8/13/2024
	Planning Commission Public Hearing	9/10/2024
	Planning Commission Discussion	10/8/2024
	City Council Public Hearing	11/7/2024
	City Council Adoption	11/21/2024

Overview

This project would construct twelve apartments and a laundromat on a vacant site at the corner of 40th St and Catalpa Avenue, where it transitions to Longhollow Rd. There are four land use approvals on which Planning Commission must weigh in:

- 1) Zoning Map Amendment – the current zoning (R3 Residential Limited) does not allow multifamily; staff propose R4 Medium Density Residential zone
- 2) Conditional Use Permit – required for the laundromat use in R4, the number of units, increase in allowed height of building, and a reduction in the minimum setbacks for the R4 zone
- 3) Site Plan – required for multifamily and commercial development

- 4) Right of Way Realignment – the current site plan proposes realigning a portion of the alley along an existing road access that runs across the applicant’s property. The City would swap the platted alley for the right-of-way of the new alley alignment.

Following, or concurrent with, the zoning approval process, the site will be subject to Erosion & Sediment Control permitting.

Updates Since 9/10/2024 Meeting

At the 9/10/2024 Planning Commission meeting, the Commission took the following action:

- 1) Voted to deny approval of the site plan based on the following concerns:
 - a. Density – too many dwelling units for this size site in this area
 - b. Height of building
 - c. Potential traffic generation from the dwelling units and laundromat
- 2) Voted to table the zoning map amendment
- 3) Voted to table the conditional use permit
- 4) Voted to recommend approval of the ROW abandonment to City Council

The developer has provided an updated site plan and floor plan. Staff analysis and comments:

- There were no changes to the layout of buildings or the parking lot, except that an ADA space and the dumpster location is shown. However, the developer stated he is open to making changes. (Discussion below.)
- Grading plan supplied
 - Site maintains positive slope toward Catalpa Ave
 - 8’ tall retaining wall at rear of site, with fence on top, separating site from the mobile home park
 - Southeast corner of apartment building set into the hill on the south wall where parking & sidewalk is along 40th St
 - Laundromat building set into the side of the hill (acting as retaining wall)
- Stormwater collection shown
 - Ditch line on top of retaining wall collects runoff coming down hill from mobile home park and directs it north to new storm drain next to Hevener’s Lane. It is piped to existing drop inlet on Catalpa Ave
 - New storm drain in between the two buildings collects runoff at base of retaining wall and pipes it to existing drop inlet on Catalpa Ave
 - Note: at previous meeting staff stated that the site is over one acre in size and is therefore subject to the Storm Water Management permitting process. This is incorrect. The site is roughly 19,000 sf (my own staff report says so.) Thus it is subject only to the Erosion & Sediment Control permitting process. ESC laws require permanent management of water quantity, not water quality (e.g. nitrogen and phosphorus load of runoff etc.) The plan will be reviewed by the City’s ESC review engineer. After development, there should be no increase in runoff from the site compared to pre-development conditions.
- Building floor plan provided

- 12 units are shown (three stories of four units each). Note that at the previous meeting, staff stated that because the site was one acre, the proposal was within the maximum units per acre of the R4 zone. This is not the case. The max units per acre in R4 is 15. Based on the size of the site, the max units are 6.5. However, this max can be increased in the rezoning process with a conditional use permit.
- Each unit will have 2 bedrooms and 2 bathrooms. The units have generous master bedrooms (13 x 17) and large closets.
- The total height of the building is 45 feet. The max height in R4 is 35 feet, but this can be increased in the rezoning process with a conditional use permit.

Potential Changes

Staff discussed concerns from the Planning Commission about the project with the developer and he is open to alternative options to address concerns from the last meeting. Some possibilities discussed with developer are the following:

- Reducing the height of the apartment building to two stories with eight units
- Adding a single apartment on top of the laundry building
- Maintaining the three story height of the apartment building, but substituting one apartment with the laundromat, eliminating the second building

Action to Take

The following items are requested:

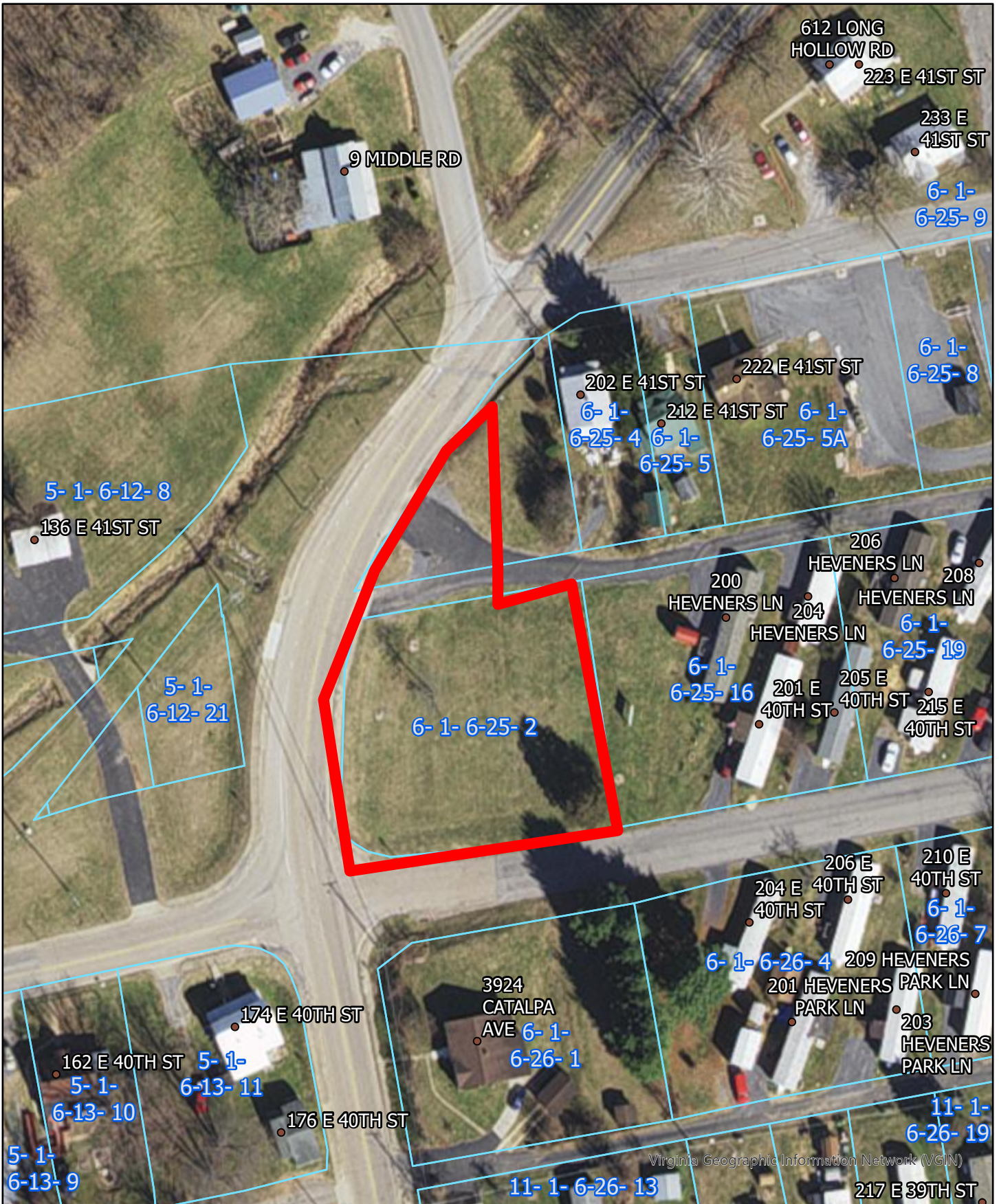
- 1) Approval of the site plan
- 2) Zoning Map Amendment from R3 Residential Limited to R4 Medium Density Residential
- 3) Conditional Use Permit for
 - a. Additional building height (45' instead of 50')
 - b. Reduced setbacks
 - i. 25' rear setback reduced to 5' for laundry building and 15' for apartments
 - ii. Side setback reduced from 15' to 5' for laundry building and to 10' for apartment building
 - c. More units than maximum units per acre (12 units instead of 6.5)
 - d. Laundromat use (code text below)
 - i. *603.03-3Commercial operations which will:(1)Not adversely affect the health or safety of persons residing in the neighborhood of the proposed use;(2)Not be detrimental to the public welfare or injurious to property or improvements;(3)Not be in conflict with the intent of this district; and(4)Comply with all other provisions regulating such uses;*

Staff Recommendation

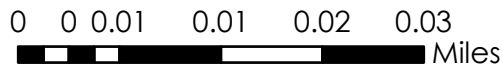
Staff believe that the proposal places too much use on the site, and that there should be a reduction in the number of dwelling units or elimination of the commercial use or both, which would thus reduce the mass of the building and reduce the number of vehicles parking on site.

Staff also believe this project illustrates the need for a High Density Residential zone. While the conditional uses listed above may or may not be approved for this project, undoubtedly there

are some sites in the City where three story (or more) apartment buildings which are close to property lines on small sites are appropriate. These type of multifamily developments would be allowed in the Mixed Use, Mixed Business, Mixed Use Corridor, R6, Institutional, Hilltop – Residential, and Hilltop – Mixed Business zones, that does not leave a good option for sites that should be purely residential in use but allow higher density. This is a gap in our zoning code. The City grappled with this for the red apartments years ago.

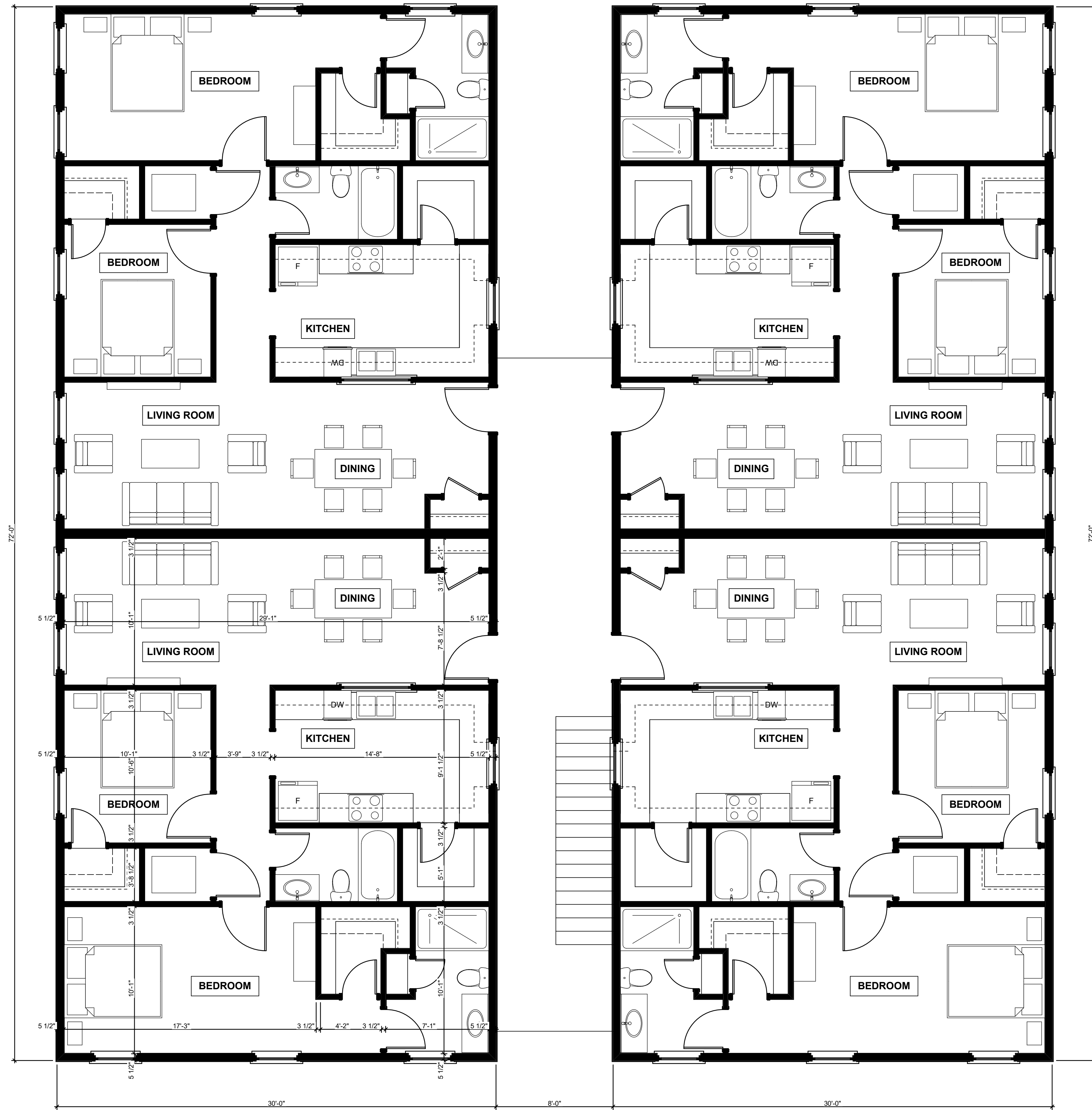


Virginia Geographic Information Network (VGIN)



4004 Catalpa Ave Site

8/7/2024

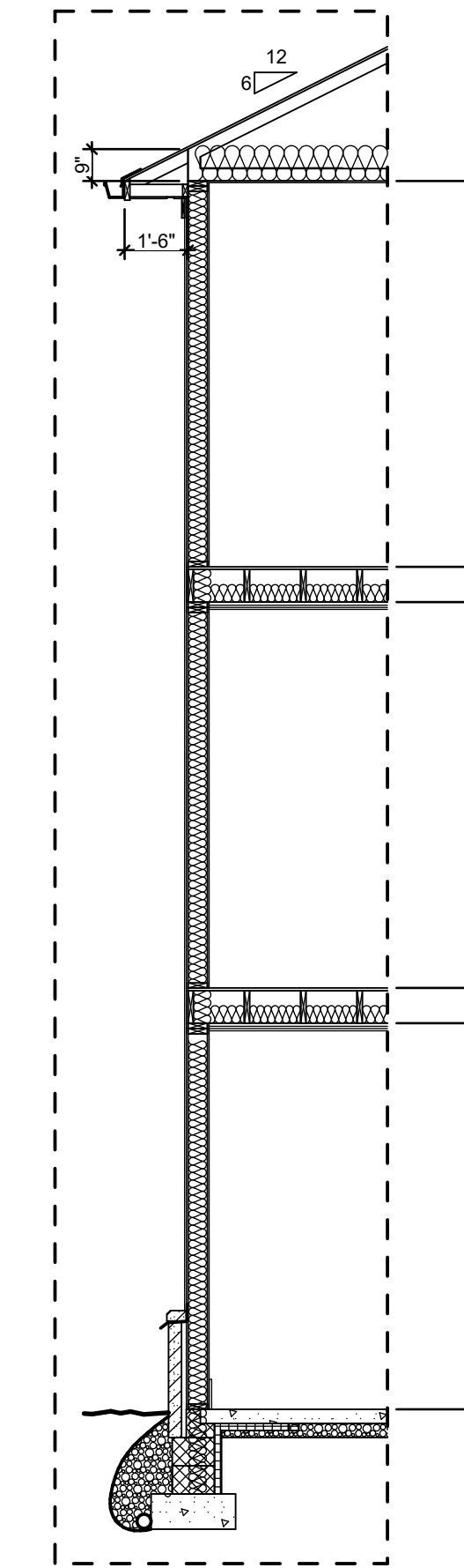


1 TYPICAL FLOOR PLAN
SCALE: 1/4" = 1'-0"

MARK	DATE	DESCRIPTION
	09/26/2024	CONCEPTS

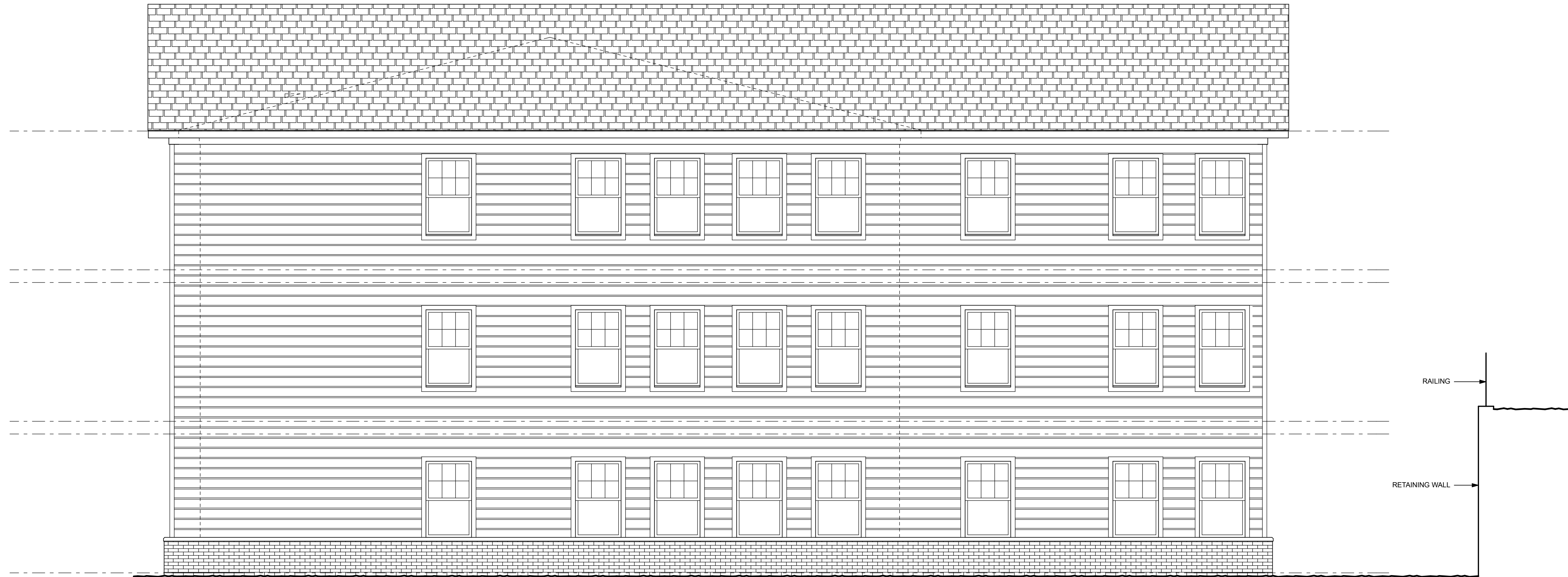


1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 TYPICAL WALL SECTION
SCALE: 1/4" = 1'-0"

MARK	DATE	DESCRIPTION
	09/26/2024	CONCEPTS



1 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

MARK	DATE	DESCRIPTION
	09/26/2024	CONCEPTS



PLANNING COMMISSION Staff Report

Zoning Map Amendment, Conditional Use Permit, Site Plan
 2500 block Sycamore Ave
 10/2/2024

Synopsis

Applicant Ryan Goodsell proposes renovation of existing building at 2517/2519 Sycamore Ave and construction of new townhouses and apartments on adjacent property for a total of 13 units in the southeast portion of the 2500 block of Sycamore Ave.

Site Information

Address/Tax Map:		
Existing zoning:		R3 Residential Limited
Existing land use:		Duplex, single family residential
Proposed zoning:		R4 Medium Density Residential
Proposed land use:		Multifamily apartments and townhouses
Surrounding zoning and land use: R3 Residential Limited single family dwellings		
Size:		
Staff Recommendation:		
Tentative Timeline	Preliminary Commission Discussion	10/8/2024
	Planning Commission Public Hearing	11/12/2024
	City Council Public Hearing	12/5/2024
	City Council Adoption	TBD

Overview

This block – bounded by Sycamore Ave on the east, Park Ave on the north, Ivy Ave on the west, and 25th St on the south – has been recognized for several years as a prime area for redevelopment. There have been several rezoning and redevelopment proposals over the years. The current proposal is to renovate an existing duplex into a four-plex and construct nine new units as a combination of townhouses and apartments, along with off-street and on-street parking.

Summary of request:

- A. Zoning map amendment from R3 Residential Limited to R4 Medium Density Residential.
- B. Conditional Use Permit for reduction of required setbacks in R4 and increase in allowed units per acre in R4.
- C. Site plan review for multifamily development.

Analysis

1. Use and Zoning

- a. Redevelopment of this block - This neighborhood is zoned R3 Residential limited, and is primarily single-family residential. However, this block is recognized as a potential redevelopment location because it is at the transition between single-family residential buildings and commercial buildings on the Beech Ave corridor, and the institutional use across Park Ave to the north. Additionally, the western half of this block is entirely vacant except for one derelict and unoccupied house. The proximity of this block to the Beech Ave corridor and to SVU make it well suited for multifamily development, provided it appropriately transitions from the surrounding single-family dwellings.
- b. Existing use – the single family dwelling at 2507 Sycamore Ave and the two-family dwelling at 2517/2519 Sycamore Ave are both unoccupied buildings.
- c. 2517/2519 Sycamore background - In 2022, this building was granted a conditional use permit for use as a duplex. Long ago, the building had clearly been used for some sort of multifamily dwelling, but the most recent use had been as a single-family dwelling. It is in poor condition and the developer desired to convert it to a four-plex because it is about 5,000 sf. However, rezoning was not recommended by staff or approved because the project did not involve redevelopment of any other portion of the block. Staff have maintained that they desire to see comprehensive redevelopment of this block that involves as much of the block as possible.
- d. Multifamily use – The need for new housing in the City is well-established. Construction of new townhouses and apartments improves the diversity of housing options. This means that residents can live in the type of housing that best suits their needs and budget, rather than being forced to live in a detached single-family home with a yard—the primary housing type in Buena Vista.
- e. R4 Multifamily Residential proposed zoning – This project needs zoning that will allow greater density and be expressly residential. Like the project at 4004 Catalpa Ave, a high-density residential zone that did not have deep setback requirements would be a better fit than R4, but Buena Vista currently does not have such a zone. As a result, a conditional use permit for reductions in setbacks and increase in allowed units will be requested.

2. Overall Layout

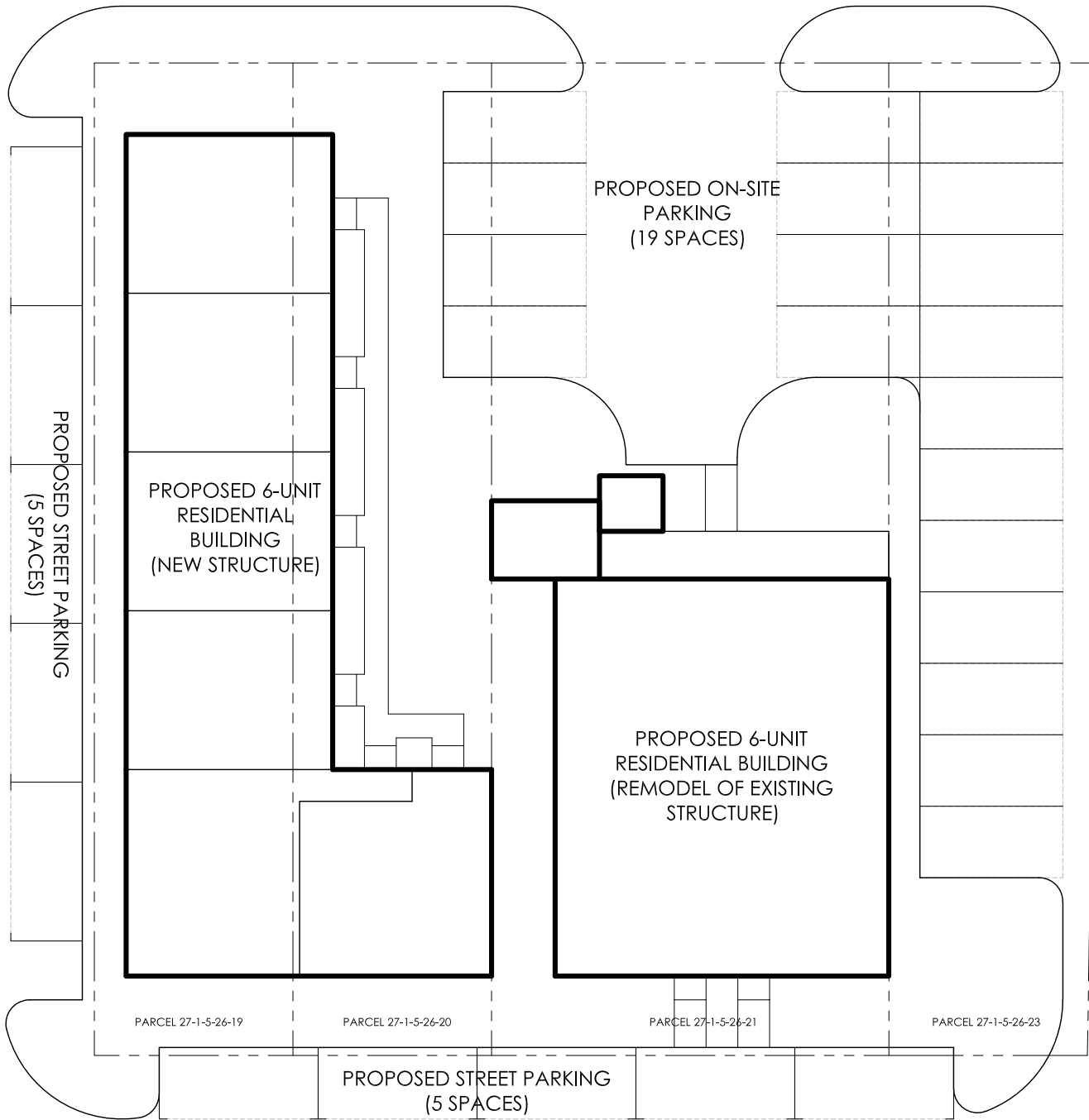
- a. 2517/2519 Sycamore – The existing historic building will keep the same footprint but the interior will be reconfigured as four apartments. Each apartment will be two bedrooms and roughly 1,250 sf each, except one of the first floor units will have three bedrooms. Access to three of the units will be from the first floor front door, and the fourth will be from the rear exterior stairs.

- b. New townhouses and apartments – Five new two-story, two-bedroom, two-bathroom townhouses will be constructed facing 25th Street, spanning the length of the lot from Sycamore Ave to the alley. Attached to the townhouse building will be four apartments facing on Sycamore Ave.
3. Setbacks, Height, and Units
- a. The existing building at 2517/2519 Sycamore Ave has zero front setback; the front wall is on the property line.
 - b. The proposed new townhouses and apartments will have either a minimal or zero front setback on both 25th St and Sycamore Ave. However, with the installation of curb and gutter and potentially sidewalk following the standard City profile, there will be a small green space between the building and the street. The curb will be 12' out from the property line; the sidewalk would be within this 12'.
 - i. This reduced front setback would require a CUP, as the R4 front setback is 30'. A 30' front setback would drastically reduce the developable area on the site.
 - c. Exact dimensions are still TBD, but the side setback of the new townhouses on the west side would likely be less than 15', the minimum side setback in R4, requiring a CUP.
 - d. At two stories, the proposed townhouses & apartments are unlikely to exceed the 35' max height in R4.
 - e. The max units per acre in R4 is 15. This site is 0.36 acres, yielding a 5.4 unit max. This project proposes 13 units, which requires a CUP.
4. Vehicular Circulation and Parking - The site is favorable to offering parking, and the proposal is a good design in staff's opinion.
- a. The site is within the district exempt from off-street parking requirements. However, parking can be required through the ZMA/CUP process. 13 units @ 1.5 spaces per unit = 19.5 spaces.
 - b. The design offers 18 off-street spaces plus 10 on-street spaces on Sycamore Ave and 25th Street. The site benefits from a corner location.
 - c. To the north of the property is an existing public alley, running perpendicular to Sycamore Ave, which has been unofficially opened by the residents of 222 Park Ave as a driveway in conjunction with renovations of that house. This project would utilize that public alley and the primary alley (running parallel to Sycamore Ave) to access the parking areas. This provides a loop.
 - d. Parking lot and driveway surfacing TBD.
5. Pedestrian Circulation

- a. All but one unit opens onto the street. Staff recommend public sidewalk on 25th St and Sycamore Ave in front of the project to allow residents to walk to their vehicles, and walk in either direction (toward Park Ave or toward Beech Ave) from their residence in front of the property. Otherwise people would have to walk in the street between parked vehicles and traffic. In the future, there may be development (facing Ivy Ave or facing Park Ave) which connects into this sidewalk.
6. Landscaping and Screening - TBD
7. Trash Collection - TBD
8. Water and Sewer – Water and sewer available in the alley. Capacity has not yet been verified but staff have no concerns about overall availability.
9. Storm Water Management – Site will be subject to Erosion & Sediment Control permitting. No details provided yet.

PROPOSED DRIVEWAY ACCESS

W 25TH STREET



PROPOSED DRIVEWAY ACCESS

SYCAMORE AVENUE

CHRISTINE GREENALL

PLANNING ARCHITECTURE LANDSCAPE DESIGN

christine.greenall@gmail.com
540.859.0070

PROJECT:

SYCAMORE REDEVELOPMENT

2519 SYCAMORE STREET
BUENA VISTA, VA 24416

CLIENT:

RYAN GOODSSELL

XXXX
XXXX

All designs and other information on these drawings are for use on this specific project and shall not be used otherwise without the express written permission of Christine Greenall.

DATE: SEPTEMBER 23, 2024

SHEET TITLE:
PRELIMINARY SITE PLAN

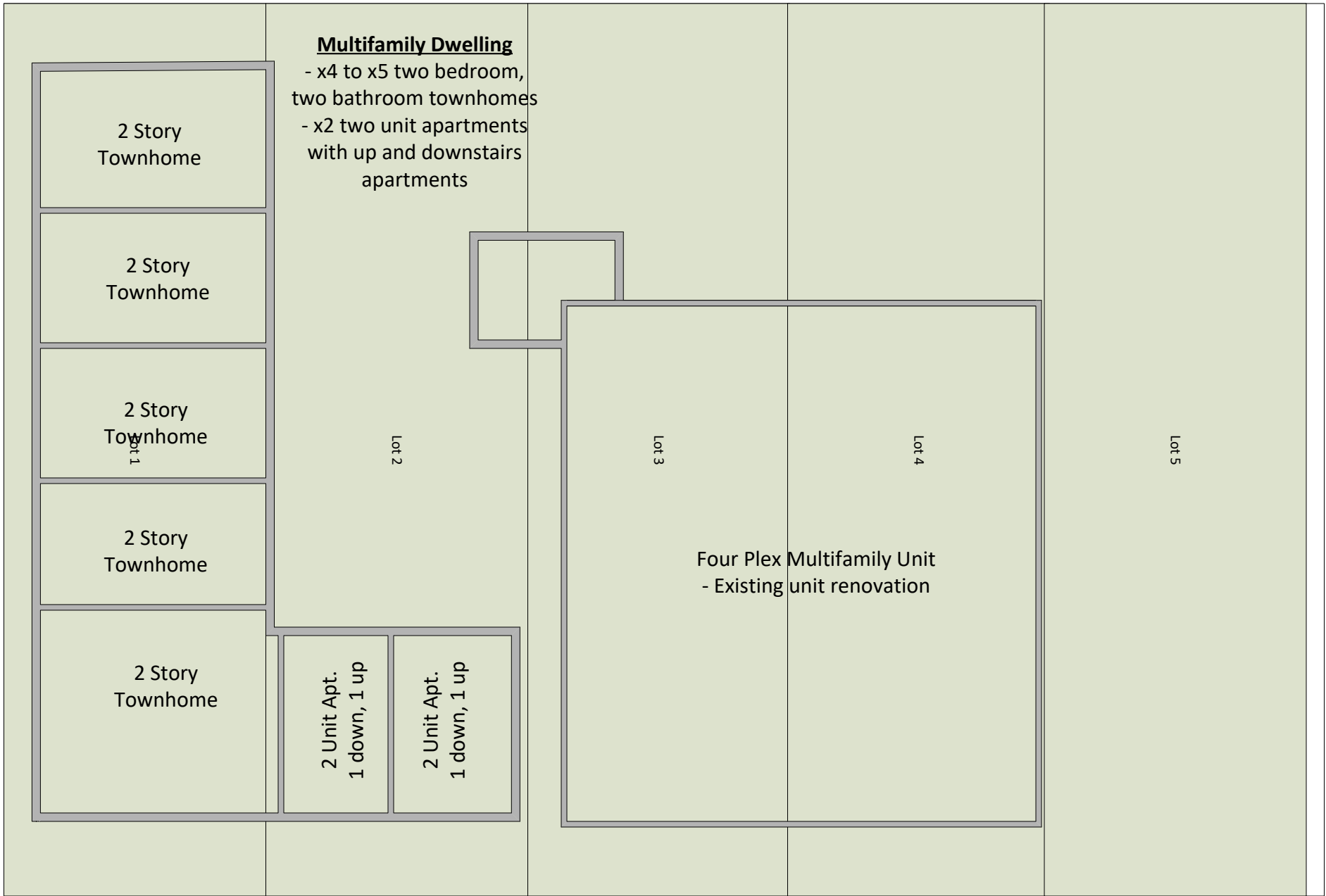
SHEET NUMBER:

1 OF 1

PRELIMINARY SITE PLAN

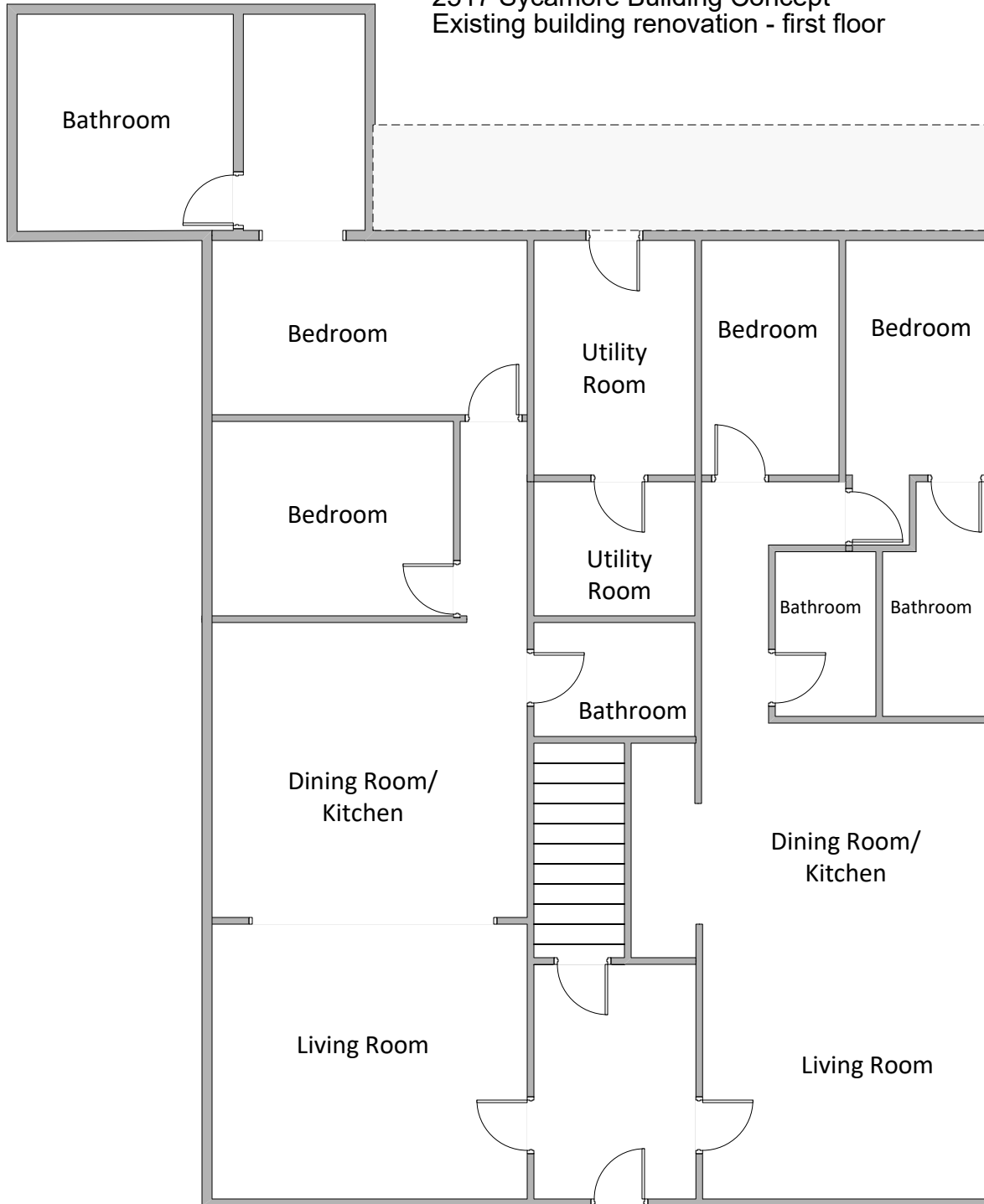
SCALE: 1/16" = 1' - 0"

2517 Sycamore Building Concept



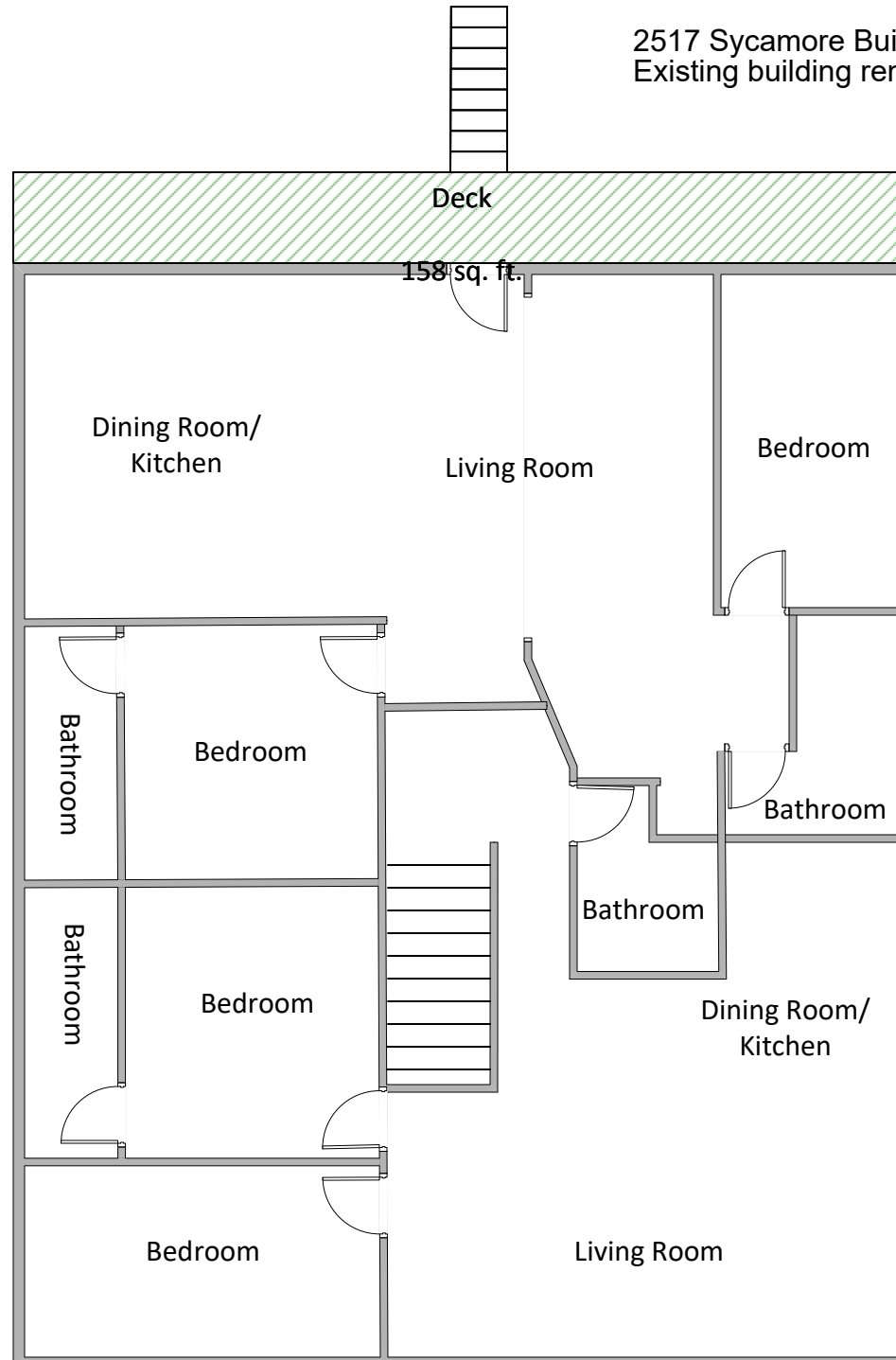
Not to Scale

2517 Sycamore Building Concept
Existing building renovation - first floor



Not to Scale

2517 Sycamore Building Concept
Existing building renovation - second floor



Not to Scale









PLANNING COMMISSION Staff Report

Zoning Map Amendment
 486 S Magnolia Ave
 10/2/2024

Synopsis

Rezone approximately 5 acres from C1 Conservation to R1 Low Density Residential.

Site Information

Address/Tax Map:	486 S Magnolia Ave, Tax Maps 60-1---1C and 61-1---1C1	
Existing zoning:	C1 Conservation	
Existing land use:	Single-family residential	
Proposed zoning:	R1 Low Density Residential	
Proposed land use:	Single-family residential	
Surrounding zoning and land use:		
Single family residential, light industrial, vacant/agricultural R6 Residential PUD and LM Light Manufacturing		
Size:	5 acres	
Staff Recommendation:	Approve as presented	
Tentative Timeline	Preliminary Commission Discussion	10/8/2024
	Planning Commission Public Hearing	11/12/2024
	City Council Public Hearing	12/10/2024
	City Council Adoption	TBD

Overview

This rezoning is not related to any change in land use, but rather to “clean up” a prior rezoning and conform the zoning to the actual land use.

Background

In 2002, the property owner desired to keep horses on his property. The City seems to have informed him that he could only do this if his property were zoned C1 Conservation. He applied for and was granted rezoning to C1. Due to family issues he only kept horses a brief time and has not since then.

Zoning analysis

Based on staff’s interpretation of the zoning ordinance and the City codes relating to keeping horses (both current and in 2002), there is no basis for requiring C1 zoning to keep horses.

Article IV of Chapter 6 of the Code of the City of Buena Vista lists requirements for keeping horses and ponies, and includes requirements for an adequate stable that receives a building permit, but it says nothing about zoning. In 2002, C1 was the only zone that allowed agriculture as a primary use; the code defines agriculture as including the “keeping of animals and fowl.” However, the property at 486 S Magnolia was not primarily agricultural in use—keeping horses was accessory to the residential use.

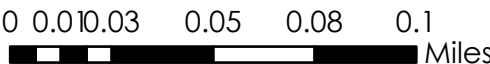
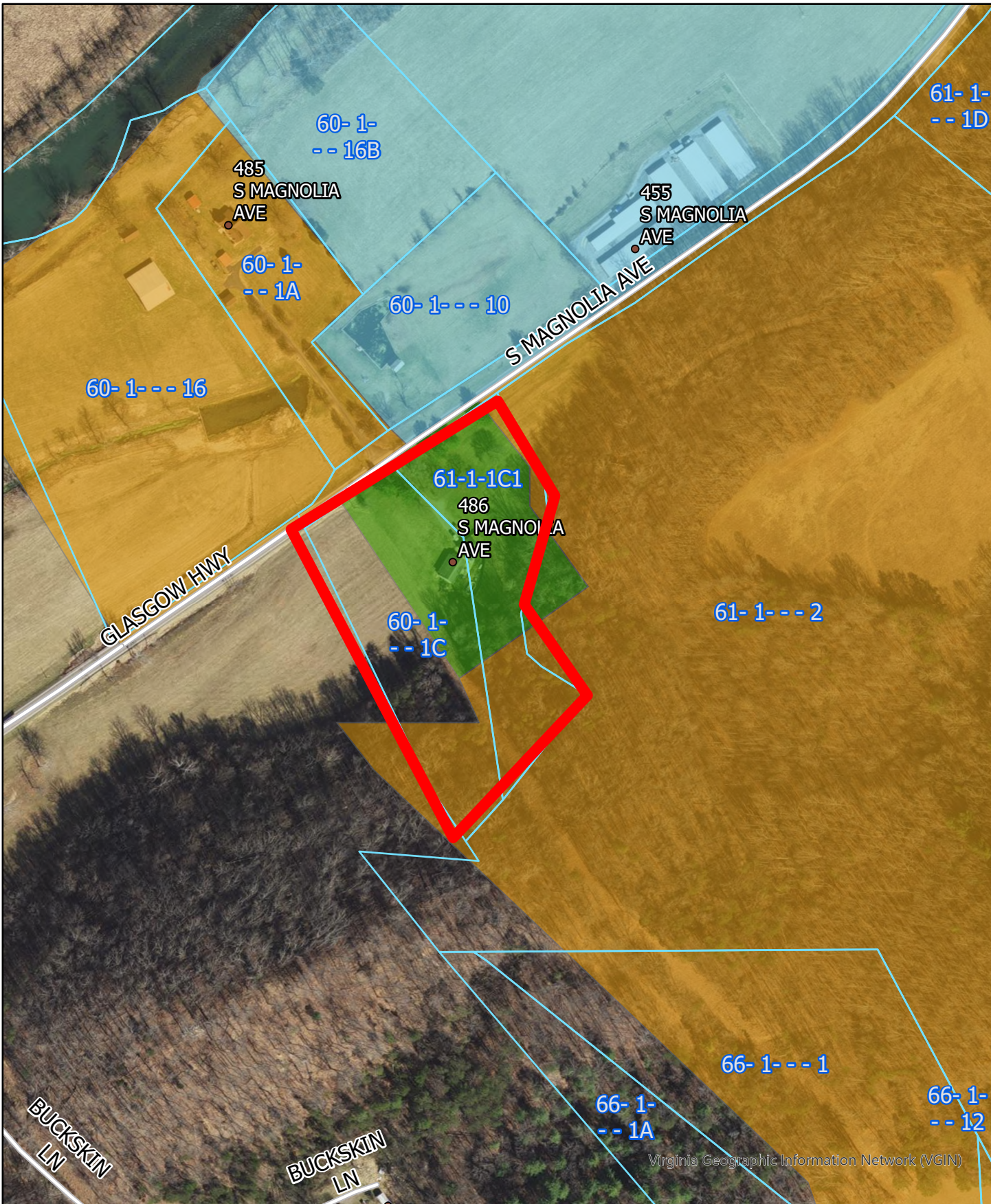
Most important of all, residential uses are not permitted at all in the C1 zone. The intent of C1 is “for the specific purpose of providing recreation and open space uses, conservation of water and other natural resources reducing soil erosion, protecting watersheds, and reducing hazards from flood and fire.” The intent of the zone is contrary to residential use.

The residential use predated the C1 zoning so can continue as a pre-existing non-conforming use. However, this status would prevent the owner from rebuilding if there were a catastrophic fire for example, and it would prevent him from putting an addition on his house. The residential use at this property is reasonable and consistent with the surrounding current land use and the surrounding future land use found in the Comprehensive Plan. (Because the future land use plan was based largely on existing zoning, the plan designates this parcel for Conservation use in the future.) While the City will accommodate agricultural uses in many locations, those are more appropriate for more rural locations in the County. Land in the City—especially on this important corridor—should be dedicated to more productive uses such as residential or Mixed Use Planned Development, which is the future land use designation for most of this southern undeveloped part of the City.

Staff recommend R1 Low Density Residential zone. The intent statement reads, in part, “This district is composed of certain quiet, low-density residential areas plus certain open areas where similar residential development appears likely to occur.” The minimum lot size in R1 is 12,500 sf, far smaller than this tract, but this is the City’s least dense residential zone. The owner has no plans for non-residential or mixed-use redevelopment. It would not be wise to zone to a mixed-use zone until there was a specific proposal for that type of development.

Recommendation

The property owner would like to clean up this zoning history and have the zoning align with his use of the property. Staff recommend approval as presented.



486 S Magnolia Ave

