

Follow Up Actions

The following is a summary of necessary follow up actions associated with the adoption of the Transportation Corridor Overlay District.

Immediate Action Steps:

Amend the City Land Use Plan Map

- The City's Land Use Plan Map should be amended to extend the limits of the Suburban Overlay District to be co-terminus with the HRSD Sewer Service Area Boundary. This will better facilitate the development-phasing scheme contained in Appendix A of this document and provide consistency between City policies.

Amend the Planning and Land Use Policy

- All development within the Transportation Corridor Overlay District should be subject to the City's Planning and Land Use Policy. The Planning and Land Use Policy should be amended to include a schools test of 110% (instead of 120%), including the impact associated with the development under review, for development proposals within the Transportation Corridor Overlay District.

Adopt a Strategy for the Overall Extension of Public Utilities

- The strategy guidelines contained in Appendix A of this document provide a reasonable utility extension schedule, designed to facilitate the orderly extension of growth into these corridors. This strategy will require provisions for a finding of conformance with the Comprehensive Plan (Code of Virginia Section 15.2-2232) for the HRSD Shillelagh, South Battlefield (part), and Southeastern Interceptors and the necessary water main extensions. The strategy should include a component addressing the use of HRSD Interest Participation Agreements to fund needed improvements. It has been recommended that the development strategy be incorporated into the upcoming Comprehensive Plan process.

Amend the City Zoning Ordinance to require conditional use permits for public buildings within the Corridors

- Public buildings are permitted uses in all zoning classifications, and therefore are not subject to the review of a rezoning process. It is recommended that the use permit process be used as the mechanism for ensuring the design guidelines of this policy are met.

Ongoing / Future Action Steps:

Coordinate the Extension of Capital Facilities through the Capital Improvement Budget

- Capital improvements should reflect the phasing scheme presented in the timing mechanism of this policy and should not be directed to areas that would decrease the effectiveness of this policy.

Continue to Identify Future Water Sources

- Studies should continue to identify and develop all feasible water sources to address future growth outside of current utility service areas.

Continual Review of the Transportation Corridor Overlay District

- The timing of utility extensions associated with any subsequent utility extension strategy should be periodically reviewed for consistency with City goals.
- The City should review potential intersections with the Transportation Corridor Overlay District for inclusion as Target Areas when future alignments are determined.

- The City should continue to review other corridors for potential inclusion as Transportation Corridor Overlay Districts.
- The City should further pursue the development of a Strategic Plan for the future development of the City's ultimate form. Through this plan, revisions to the Transportation Corridor Overlay District may be identified.