

Proposed Lee Hall Corridor Overlay District

Presented by the
Department of Planning

Summary of Revisions

- Revisions based on public comment:
 - Removed Warwick Boulevard from overlay
 - Exempted single-family residential
 - Simplified guidelines and development standards
 - Established clear review and approval process

Purpose

To improve
the aesthetic and visual character
of the Lee Hall area
adjacent to major entrance corridors

Boundaries

- Jefferson Ave between Ft. Eustis Boulevard and county line
- Yorktown Rd between county line and Warwick Blvd
- Crafford Rd between county line and Yorktown Rd
- I-64 between reservoir and county lines

Affected Development

- Individual single family properties **not** subject to provisions
- Affects all new non-single family development and new subdivisions
- Affects additions and major improvements to non-single family uses
- Does not prevent ordinary maintenance and repair

Permitted Uses



- As established by the underlying zoning district subject to limitations
- Uses with drive through require CUP
- Uses greater than 30,000 SF require CUP

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Uses Not Permitted

- Amateur Radio Tower (>70')
- Auto sales/used car dealerships
- Commercial radio or TV station
- Tower/antennas
- Extended stay motel
- Mini-storage
- Outside storage as main use
- Pawn Shop
- Leasing/rental of automobiles, vans, motorcycles and limousines

Guidelines

- Provisions include:
 - Work doors/bays should not face corridors
 - Active building elevations along public streets
 - Mechanical equipment shall be screened
 - Loading spaces at rear of buildings
 - Parking areas at side or rear of buildings

Development Standards



- General standards for new development to provide for:
 - Visual compatibility
 - Protect views and vistas from corridors
 - Continuity of site design

Development Standards

- Grading and Drainage
- Parking and Circulation
- Lighting
- Stormwater
- Utilities
- Landscaping
- Signs

Potential Development without Overlay District



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Plan Review and Approval



- Preliminary review required
- Formal application with \$100 fee
- 30 day review period
- Development or site plan submittal

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Plan Review and Approval

- Committee comprised of:
 - 2 citizen members
 - 1 Planning Commissioner
 - City Manager or designee
 - Director, or designee, of Codes Compliance, Development, Planning
 - Museum and Historic Services Administrator

Summary of Citizen Questions and Comments

Q: Will resale of single family be affected?

A: No.



C: This will make redevelopment difficult.

R: The ordinance will not hinder redevelopment.

C: Existing commercial should be exempt.

R: No, otherwise the ordinance becomes unnecessary.

Summary of Citizen Questions and Comments

Q: What is the definition of ordinary maintenance and repair?

A: Up to 25% of replacement cost.



C: Overlay District will be a benefit to the area.