

Land Use Overview

An introduction to land use matters
that commonly come before City Council

*Presented by The Community Development Department
Planning and Zoning Division*

Most Frequent

- Special Use Permit
- Rezoning
- Final Plat
- Master Plan
- Planned Residential Development

Less Frequent

- Variance to the standards of SCC Title 17, Subdivisions
- Appeal of Minor Subdivision Plat denial
- Appeal of a decision of the Historic Preservation Commission

Special Use Permit

- By-right uses
- Uses Permitted on Review
- Conditions of approval

Rezoning

- Standard rezoning request
- Conditional rezoning request

Plats

- Minor Subdivision Plat – review and approval by Subdivision Agent
- Preliminary Plat – review and approval by Planning Commission
- Final Plat – review by Planning Commission and final approval by City Council

Master Plan

- Most commonly associated with a Planned Residential Development (PRD)
- Review by Planning Commission with final approval by City Council

Planned Residential Development

- Special Use Permit
- Master Plan
- Preliminary Plat
- Staff review of an infrastructure construction plan
- Final Plat for each section

Benefits of a PRD

- Gives the developer flexibility when dealing with challenging sites
- Allows the city to establish restrictions greater than the base zoning district
- Allow development of land that otherwise may not be developable

Drawbacks to a PRD

- More steps in approval process
 - SUP and Master Plan
- Each development has its own specific area regulations
- Requires a HOA to own and maintain open space and amenities

Variance to the Subdivision Standards

- Most Common requests
 - Reduce street width
 - Wavier of requirement to provide sidewalks
 - Relief from the pipe stem prohibition

Appeal of a Decision of the Historic Preservation Commission

- Historic Staunton Foundation reviews applications and makes recommendations to the HPC based on the Historic District Design Guidelines and the Secretary of Interior Standards for Treatment of Historic Buildings.

Appeal of Decisions of the HPC (continued)

- The HPC makes decisions to approve or deny the Certificate of Appropriateness based on the guidelines and standards.
- Those decisions can be appealed to City Council

Appeal of a Planning Commission Decision of Entrance Corridor Overlay District Guidelines

- The ECO requirements include regulations in SCC 18.83 as well as Guidelines
- Guidelines are not hard and fast rules like the regulations of SCC 18.83.

Corridor Appeal (continued)

- The guidelines allow for some give and take between staff and the applicant
- In cases where staff and the applicant are unable to reach a resolution, the Planning Commission will make a decision
- The Planning Commission decision can be appeal to City Council.

Planning and Zoning Staff are always happy to answer questions.

We are happy to come back at any future work session to address more questions