



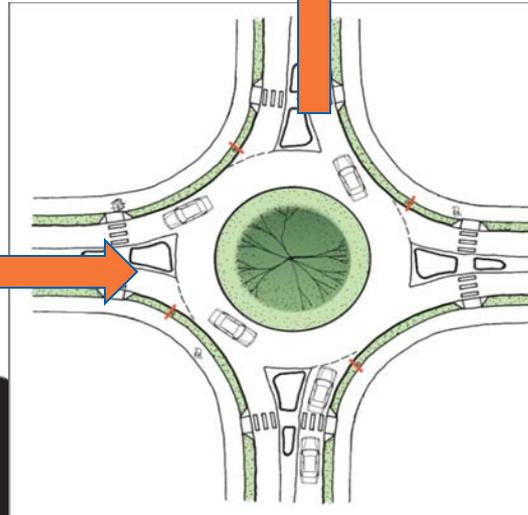
# **Coordinating Transportation & Land Use Planning Forum**

**April 2, 2014**

**John Tyler Community College**

# Forum Agenda

## And other housekeeping

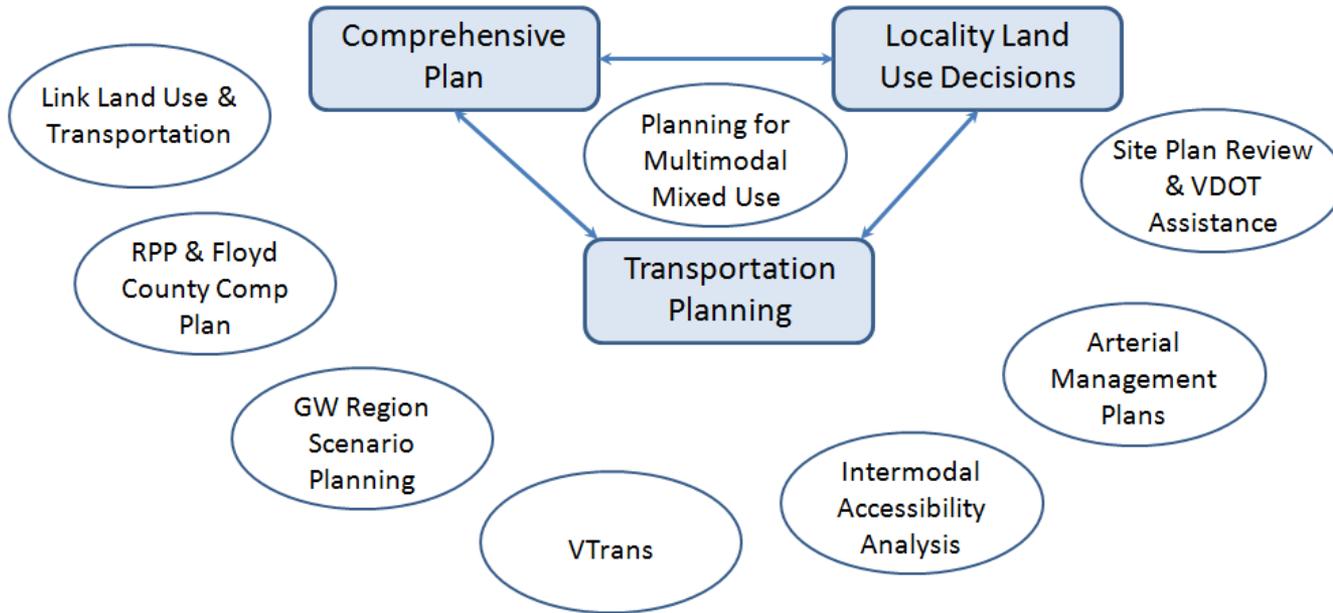
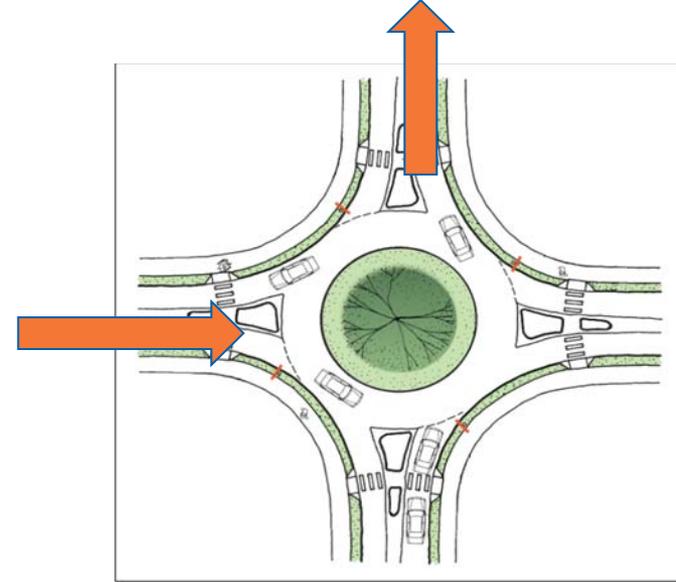


**VDOT Coordinating Transportation Planning and Land Use Forum**  
**Wednesday, April 2, 2014**  
**John Tyler Community College – Chester Campus**  
**13101 Jefferson Davis Highway – Nicholas Center**

- 9:00 A.M. Welcome and Introduction**  
 Connection between Transportation and Land Use
- Charles A. Kilpatrick, P. E., VDOT Commissioner – Keynote Speaker
  - Robert Hofrichter, VDOT Transportation & Mobility Planning Division
- 9:30 A.M. Locality and VDOT Cooperation**
- 9:30 – Site plan review, rezoning and VDOT assistance – James May, Rockingham County Community Development & David Atwood, VDOT Staunton District
  - 10:00 – Rural Planning Program and Floyd County Comprehensive Plan – Darrel Johnson, VDOT & Elijah Sharp, New River PDC
- 10:30 to 10:45 A.M. Break**
- 10:45 A.M. Scenario Planning**
- 10:45 – Fredericksburg Metropolitan Planning Organization Land Use Scenario Planning – Andy Waale, Fredericksburg Area MPO
  - 11:15 – Alternative Scenarios and Comprehensive Planning – David Maloney, Hanover County Planning
- 11:45 A.M. Lunch (Apple Spice Junction)**
- 12:30 P.M. Planning for Activity Centers**
- 12:30 – Transportation efficient land use – Paul Graszewicz, VDOT Transportation & Mobility Planning Division
  - 12:55 – Multimodal activity center guidelines and planning methodology – Vlad Gavrilovic, Renaissance Planning Group
  - 1:25 – DRPT's multimodal design guidelines and incorporation into the VDOT Road Design Manual – George Rogerson, VDOT Location & Design Division
  - 1:50 – County Multimodal Design Adoption – Eric Teitelman, Fairfax County
- 2:15 to 2:30 P.M. Break**
- 2:30 P.M. VTRANS & Corridor Planning**
- 2:30 – VTRANS, Corridors of Statewide Significance and corridor master plans – Nick Donohue, Deputy Secretary of Transportation – Charlie Rasnick, VDOT – Kelli Nash, OPI
  - 3:00 – Arterial Management Plans – Chad Tucker, VDOT Transportation & Mobility Planning Division
- 3:30 P.M. Close**
- Updated: March 7, 2014

# Forum Topics

- State/Local Cooperation
- Scenario Planning
- Activity Centers
- VTrans and Corridor Planning



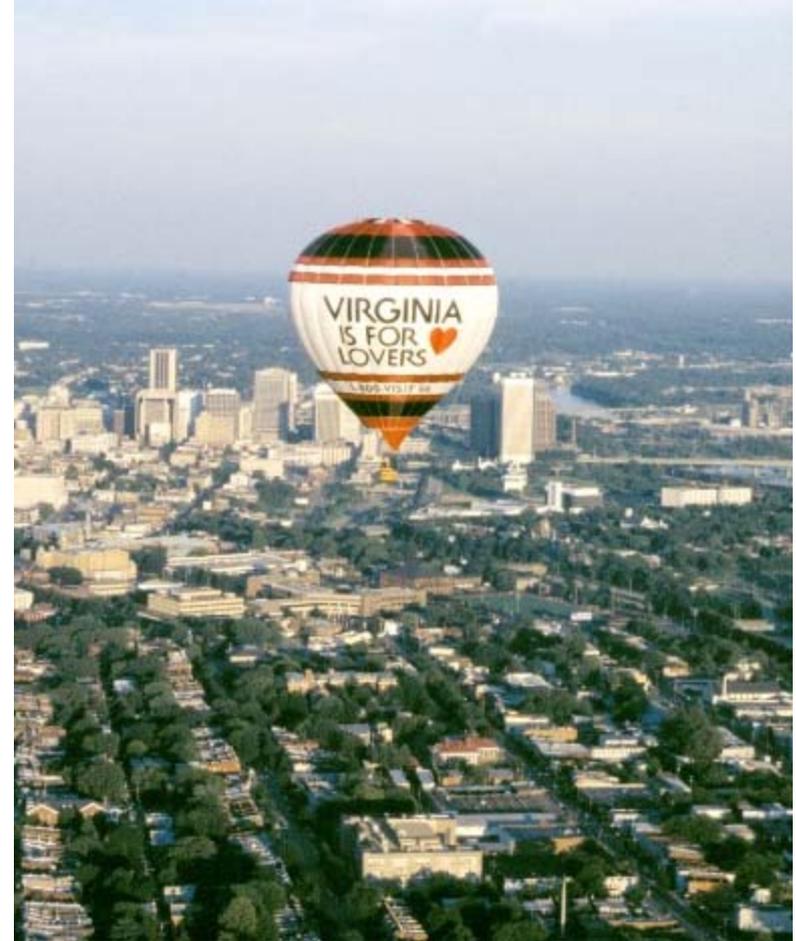
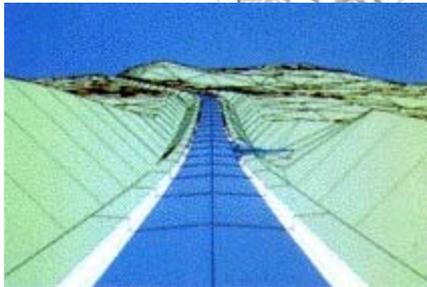


Charles A. Kilpatrick  
Commissioner of Highways

# Transportation and Land Use Background

- Land Use in Virginia
  - State Law
  - Agencies and Disciplines
  - VDOT Involvement
- Transportation and Land Use
  - What Comes First?
  - Transportation Impacts Land Use
  - Land Use Impacts Transportation

# Land Use in Virginia



- State Law
  - Title 3.2 (Agriculture and Forestry)
  - Title 5.1 (Airports, Heliports)
  - Title 10.1 (Parks, Dams, Soil and Water Conservation, Erosion, Waste Management)
  - **Title 15.2 (Comp Plans, Zoning, Subdivisions, Site Plans)**
  - Title 27 (Fire Prevention Code)
  - Title 28.2 (Wetlands)
  - Title 32.1 (Health, Sewer Systems)
  - **Title 33.1 (Highways, Junkyards, Outdoor Advertising)**
  - Title 35.1 (Hotels, Restaurants, Campgrounds)
  - Title 36 (Housing, Building Code)
  - Title 45.1 (Mines)
  - Title 46.2 (Parking, Car Dealerships, Vehicle Salvage Yards)
  - Title 55 (Property)
  - Title 56 (Utilities)

- Building Inspector
- Planning and Zoning
- Health Department
- Fire Marshal
- Public Works
- School District
- Soil and Water Conservation District
- Planning District Commission
- Metropolitan Planning Organization
- Department of Aviation
- Department of Environmental Quality
- Department of Forestry
- Department of Game and Inland Fisheries
- Department of Historic Resources
- Department of Motor Vehicles
- US Army Corps of Engineers (and other federal agencies)

- Comprehensive Plans
  - Comprehensive Plan and Plan Amendment Review
  - Transportation Plan Review
  - Comprehensive Plan Preparation Assistance
- Zoning
  - Traffic Impact Analysis of Rezoning Actions
  - Outdoor Advertising Control Ordinance Certification
- Site Plans and Plats
  - Subdivision Plat Review
  - Site Plan Review
- Site Construction and Use
  - Permits for Work on State Highways
  - Subdivision Street Construction
  - Outdoor Advertising
  - Junkyards

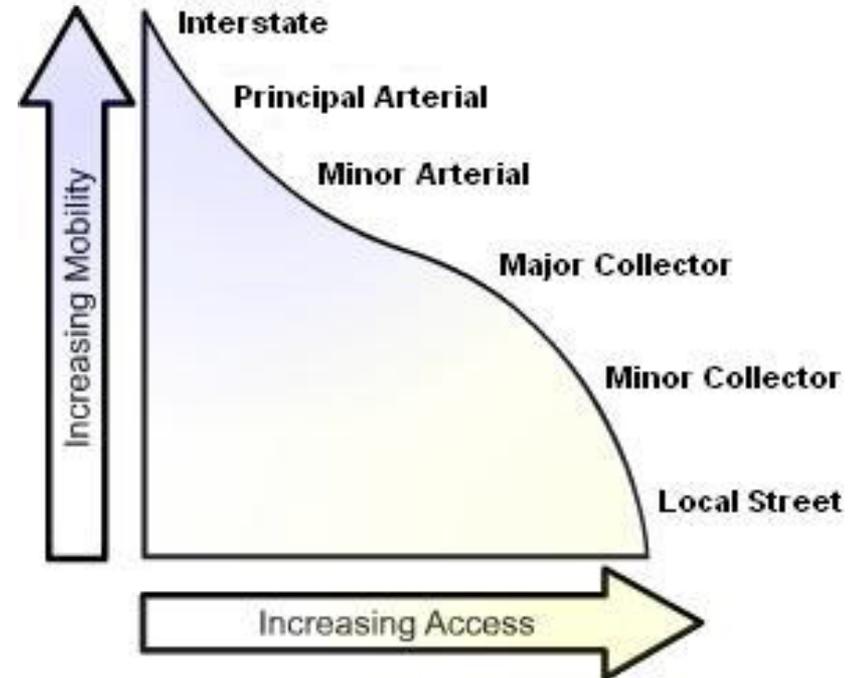
- Comprehensive Plan and Plan Amendment Reviews
  - Chapter 527, 2006 ( § 15.2-2222.1 and 24 VAC 30-155)
  - VDOT focus: potential impact to state highway network
  - [http://www.virginiadot.org/info/traffic\\_impact\\_analysis\\_regulations.asp](http://www.virginiadot.org/info/traffic_impact_analysis_regulations.asp)
- Transportation Plan Review for Consistency
  - Chapter 729, 2012 ( § 15.2-2223 and § 33.1-12)
  - VDOT focus: consistency with SYIP, VTrans, location of routes
  - [http://www.virginiadot.org/info/local-state\\_plan\\_and\\_program\\_consistency.asp](http://www.virginiadot.org/info/local-state_plan_and_program_consistency.asp)
- Comprehensive Plan Preparation Assistance
  - Chapter 691, 2004 ( § 15.2-2223 )
  - Generally accomplished through:
    - Grants to PDCs
    - Providing project cost estimates (district offices)

- Traffic Impact Analysis of Rezoning Actions
  - As transportation consultant to locality (voluntary action)
  - or
  - Chapter 527, 2006 ( § 15.2-2222.1 and 24 VAC 30-155)
  - VDOT focus: highway operation and safety
  - [http://www.virginiadot.org/info/traffic\\_impact\\_analysis\\_regulations.asp](http://www.virginiadot.org/info/traffic_impact_analysis_regulations.asp)
- Outdoor Advertising Control Ordinance Certification
  - ( § 33.1-371 and 24 VAC 30-120)
  - Review submitted ordinances (if locality desires local ordinance to control size, spacing, and lighting of billboards in commercial and industrial areas)

- Subdivision Development
  - Chapter 382, 2007 ( § 33.1-70.3 and 24 VAC 30-92)
  - VDOT focus: eligibility for acceptance into state system
  - [http://www.virginiadot.org/info/secondary\\_street\\_acceptance\\_requirements.asp](http://www.virginiadot.org/info/secondary_street_acceptance_requirements.asp)
- Connections to State Highways
  - Chapter 863, 2007 ( § § 33.1-197, -198 and 24 VAC 30-73)
  - VDOT focus: operation of and safe access to highways
  - [http://www.virginiadot.org/info/access\\_management\\_regulations\\_and\\_standards.asp](http://www.virginiadot.org/info/access_management_regulations_and_standards.asp)

- Permits for Work on State Highways
  - 24 VAC 30-151
  - VDOT focus: safety and maintenance
  - <http://www.virginiadot.org/business/bu-LandUsePermits.asp>
- Subdivision Street Construction
  - 24 VAC 30-92
  - VDOT focus: maintenance
  - [http://www.virginiadot.org/info/land\\_development\\_inspection\\_documentation\\_best\\_practices\\_manual.asp](http://www.virginiadot.org/info/land_development_inspection_documentation_best_practices_manual.asp)
- Outdoor Advertising
  - Chapter 7 of Title 33.1 and 24 VAC 30-200
  - VDOT focus: highway beautification and safety
- Junkyards
  - § 33.1-348
  - VDOT focus: highway beautification

# Transportation and Land Use



## Which Comes First?

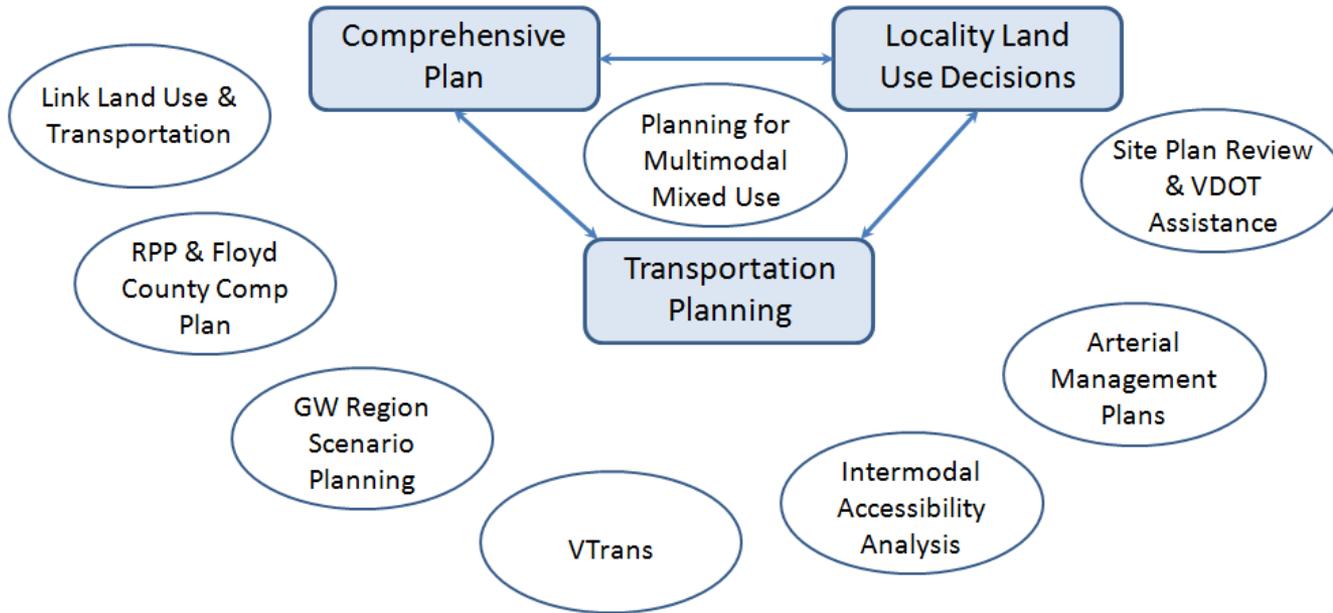
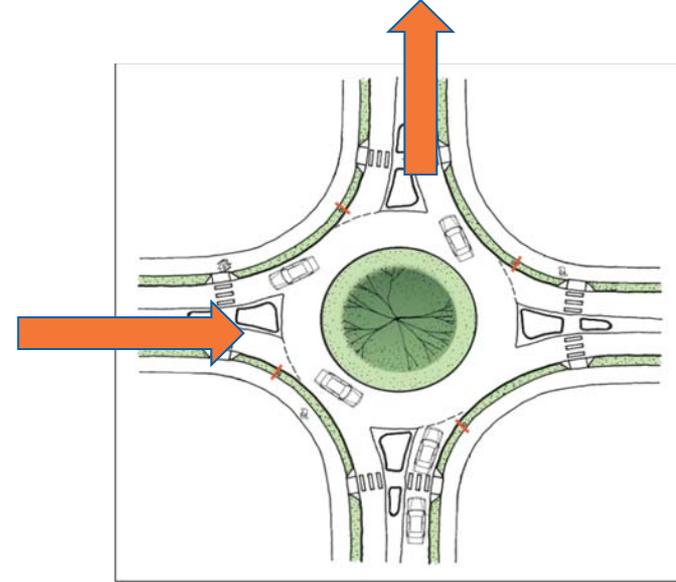
- Land Use or Transportation?
- Roads or Traffic?



- Each impacts the Other!
  - If there is no land use (activity), there is no need for transportation
  - If there is no transportation, land use is difficult (cannot move resources efficiently)

# Forum Topics

- State/Local Cooperation
- Scenario Planning
- Activity Centers
- VTrans and Corridor Planning



## Transportation Impacts Land Use

- New Local Roads
  - Provide access to new land
  - Allow the new land to be used (higher economic value)
- New Collectors (or Additional Capacity)
  - Provide access to locality's developed and developing areas
  - Provide commercial land use with some "pass by" traffic
  - Encourage local development
- New Arterials (or Additional Capacity)
  - Provide access to or through a region
  - Provide commercial land use with significant "pass by" traffic
  - Encourage economic activity between localities and regions

- Location
  - Shapes transportation network
  - Impacts vehicle-miles of travel
  - Impacts function of highways
- Density
  - Impacts traffic volume
  - Controls transportation network density
  - Impacts practicality of transportation modes
- Land Use Mix
  - Impacts travel needs
  - Impacts non-work travel significantly



## ROCKINGHAM COUNTY

Department of Community Development  
 20 East Gay Street  
 Harrisonburg, VA 22802  
 (540) 564-3030  
<http://www.rockinghamcountyva.gov>

For Staff Use Only:

Date: \_\_\_/\_\_\_/\_\_\_

Time: \_\_\_:\_\_\_ PM

**PRE-APPLICATION MEETING WORKSHEET:**

REZONING  SPECIAL USE  SITE PLAN  SUBDIVISION

1. Applicant Name/Phone: John Smith 555-1234

Email: jsmith@email.com

2. Owner Name/Phone: \_\_\_\_\_

3. Property address 19 Country Rd (Rt 600)

4. Tax map identification number(s) 7-1A, 7-1B

5. Acres in project: 3 7. Current Zoning: A-2

6. Customers/Employees per day: 15 8. Proposed Zoning: A-2

9. How would the proposed project meet its service needs? Circle all that apply.

- |   |                               |
|---|-------------------------------|
| a. County Water                               | e. City of Harrisonburg Water |
| b. County Sewer                               | f. City of Harrisonburg Sewer |
| <input checked="" type="checkbox"/> c. Well   | g. Town water: _____          |
| <input checked="" type="checkbox"/> d. Septic | h. Town sewer: _____          |

10. How is the property currently being used?  
House, vacant lot

11. Please describe in detail the proposed use(s) for the property.  
XYZ business in new building on vacant parcel  
combine both parcels and serve from one entrance

12. Building:  New or Existing \_\_\_\_\_ Stories 1000 Sq. Ft. \_\_\_\_\_ Sq. Ft. to be used  
 Construction Type: Wood Masonry Steel Other Year Constructed \_\_\_\_\_  
 Original Use \_\_\_\_\_ Current Use \_\_\_\_\_

(Please provide information for any additional buildings below.)

13. Additional Information

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For County Use Only (Please check reviewers required for project)			
VDOT	<input checked="" type="checkbox"/>	FIRE AND RESCUE	<input checked="" type="checkbox"/>
SCHOOLS	<input type="checkbox"/>	HEALTH DEPT	<input checked="" type="checkbox"/>
PUBLIC WORKS	<input type="checkbox"/>	SHERIFF	<input type="checkbox"/>
DEVELOPMENT REVIEW	<input checked="" type="checkbox"/>	STORMWATER	<input checked="" type="checkbox"/>
ZONING	<input checked="" type="checkbox"/>	PLANNING	<input checked="" type="checkbox"/>
BUILDING OFFICIAL	<input checked="" type="checkbox"/>	CSPDC	<input type="checkbox"/>
HARRISONBURG	<input type="checkbox"/>	BRIDGEWATER	<input type="checkbox"/>
DAYTON	<input type="checkbox"/>	GROTTOES	<input type="checkbox"/>
ELKTON	<input type="checkbox"/>	BROADWAY	<input type="checkbox"/>
TIMBERVILLE	<input type="checkbox"/>	MT. CRAWFORD	<input type="checkbox"/>