

# Planning Commission Work Session

January 31, 2023

# RZN22-0004 Glade Spring Crossing

- Location 1000-block Glade Road
- Owner Glade Spring Crossing, LLC
- Parcel Size ±45 ac.
- Use Agricultural
- Zoning RR1
- FLU Low density residential

# RZN22-0004 Glade Spring Crossing

## Key Dates:

- Application submittal 11/30/2022
- Neighborhood Meeting 12/07/2022
- Planning Commission preview at work session 12/20/2022
- Planning Commission work session 01/17/2023
- ***Planning Commission work session 01/31/2023***
- Staff Report available 02/10/2023
- **Planning Commission work session 02/21/2023**
- **Planning Commission Public Hearing 03/07/2023**
- Town Council dates TBA

# Work Session

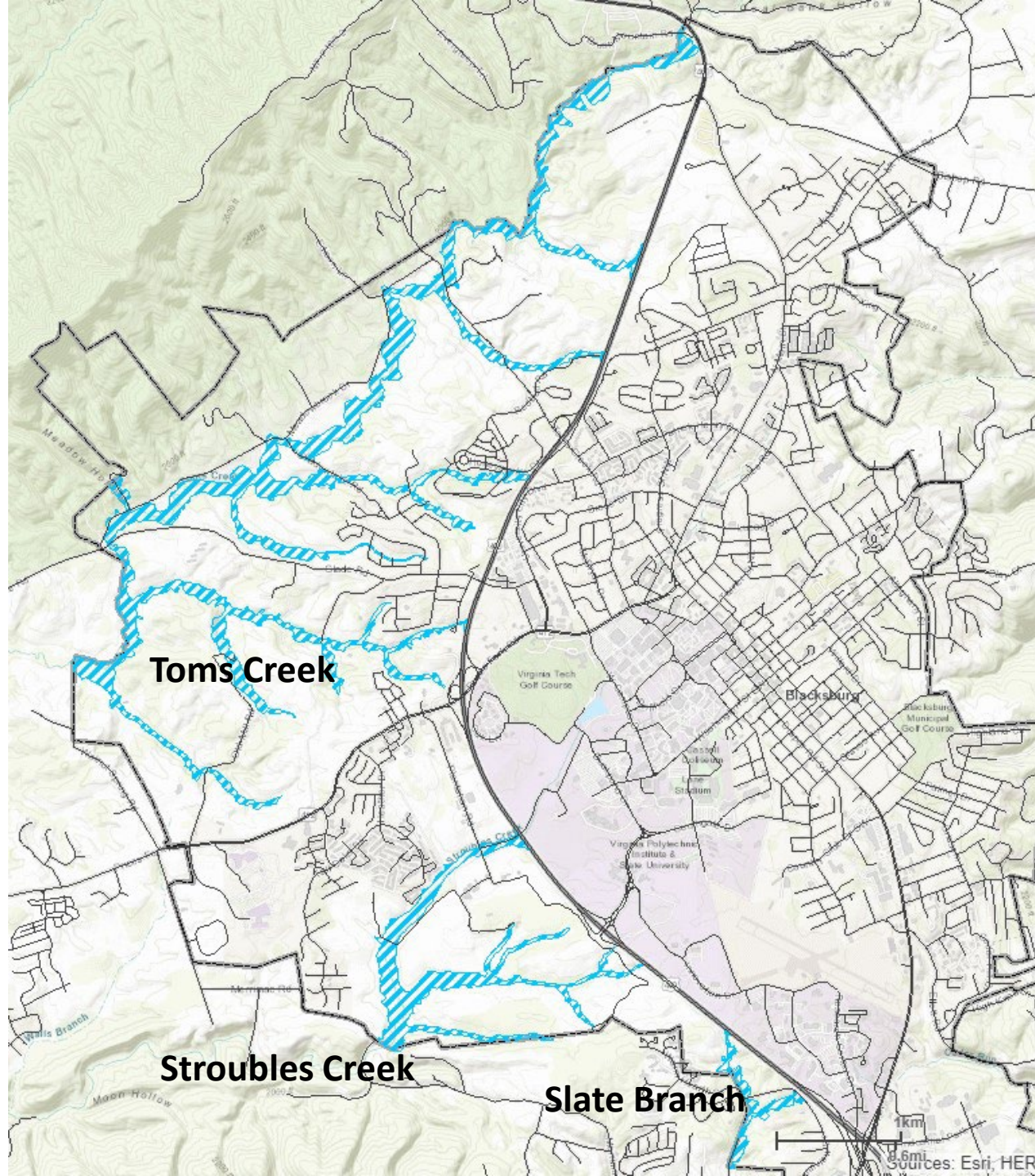
- Review applicant's request to modify Creek Valley Overlay & do work within the CVO
- Review variance requests and street sections
- Review proffer evaluation
- Other follow-up

# Creek Valley Overlay

- Restrictive zoning overlay district west of US 460-bypass
- Designed to protect sensitive creek areas and adjacent land from development and grading
- Intended to enhance the floodplain protections with regulations
- Limits permitted uses
- Restricts grading & land-disturbing activities

# Request to Modify Creek Valley Overlay

- CVO geography is defined in zoning ordinance:
  - Toms Creek & 100-yr floodplain; Stroubles Creek & floodplain west of West Campus Drive; Slate Branch & floodplain west of 460-bypass; 25% or greater slopes adjacent to floodplain or within 50' of creek; all adjacent wetlands; any other land within 50' of the centerline of the creek that is not otherwise implicated
- Currently mapped based largely on older data
- Ordinance offers a method to re-define the CVO based on survey & criteria



**Toms Creek**

**Stroubles Creek**

**Slate Branch**

0.6mi  
1km  
Sources: Esri, HER

**Glade Spring Crossing**  
1006 Glade Rd.  
RZN22-0004

-  Bus Stops
-  Subject Area
-  Parcels
-  Creek Valley Overlay



**Blacksburg** TOWN OF  
VIRGINIA

2021 Aerials provided by Pictometry  
Town of Blacksburg, E&G Dept. 1-4-2023

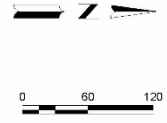
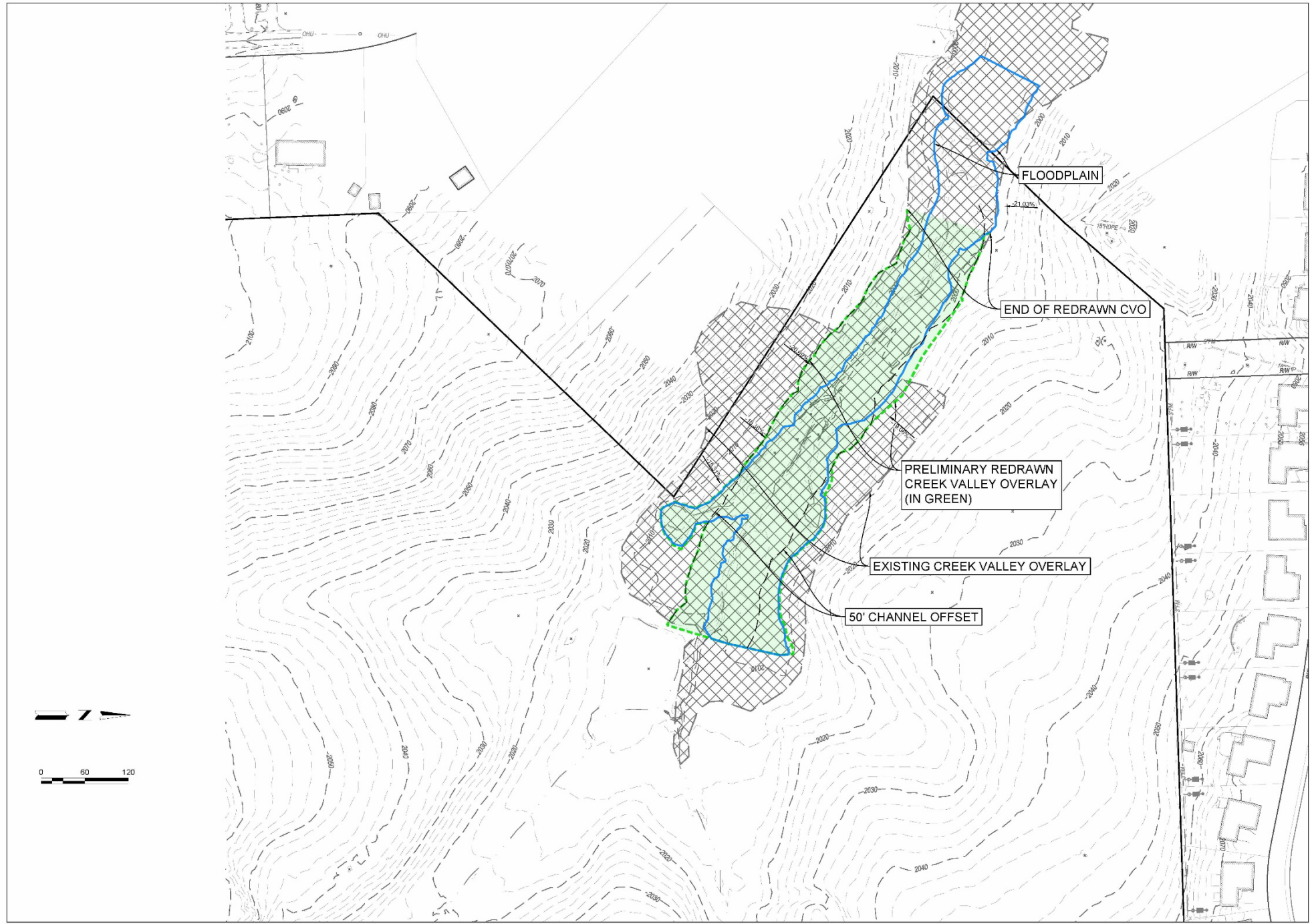




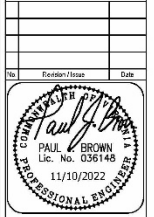
# Creek Valley Overlay

- Applicant requests to “redraw” CVO based on the geographical criteria in the ordinance
- Applicant’s request includes revised survey data showing 100-year floodplain; areas of 25% or greater slope; and revised map of US waters including wetlands
- Applicant will have to further revise the CVO boundary to include the wetlands identified by ECS

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EDEN & ASSOCIATES  
 engineering • planning • development  
 1700 KRAFT DRIVE, SUITE 2350  
 WASHINGTON, MISSISSIPPI 39201  
 VOICE: 767-632-6931  
 FAX: 214-632-3448

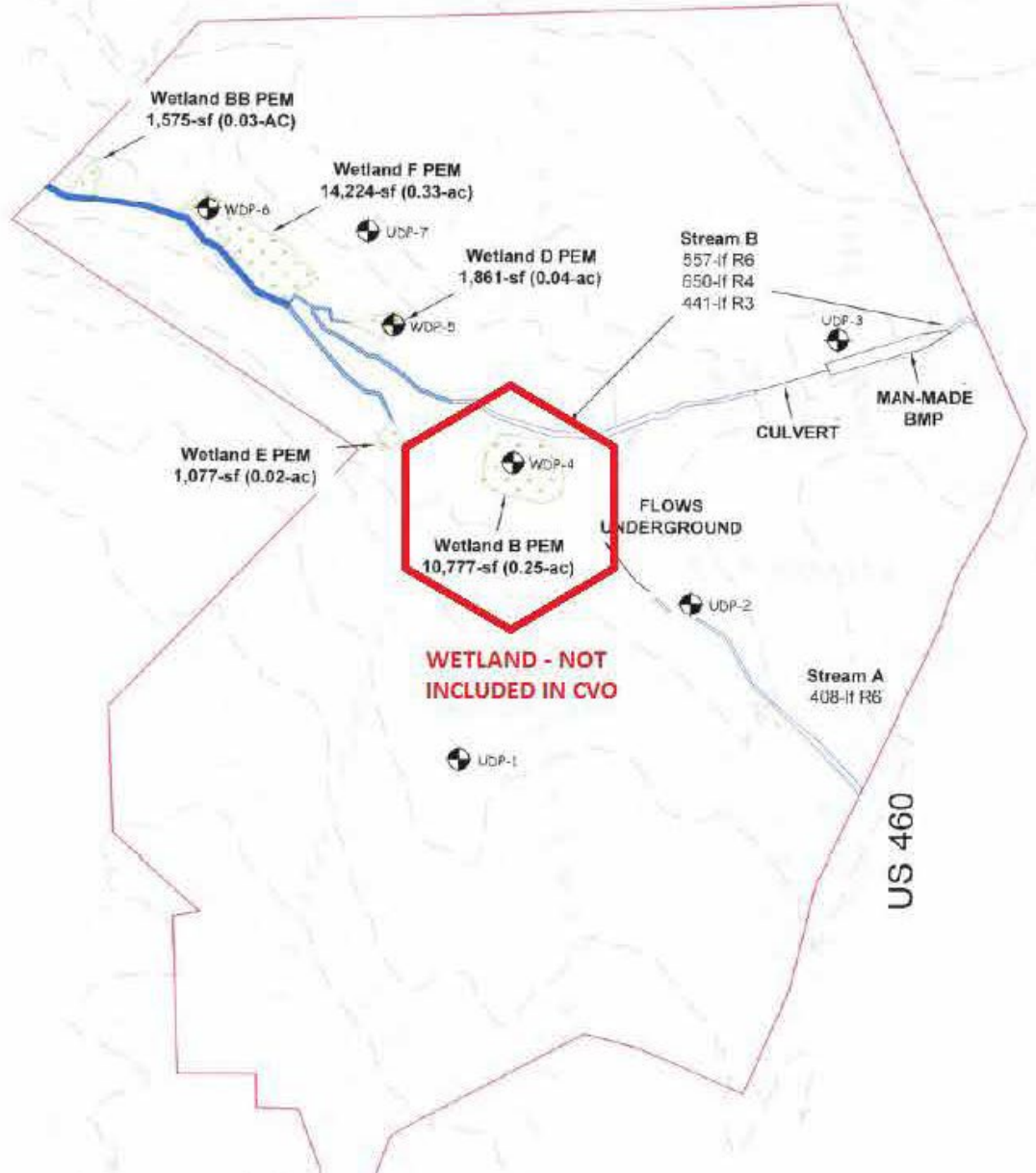


**PROPOSED CREEK VALLEY  
 OVERLAY MODIFICATION  
 EXHIBIT**

PROPOSED DEVELOPMENT OF  
**GLADE SPRING CROSSING**  
 PROPERTY OF GLADE HGTS. LLC - TAX PARCELS  
 225-(A)-3, 225-(A)-4, & 224-(A)-5, 7, 45.0876 AC.  
 TOWN OF WASHINGTON COUNTY, MISSISSIPPI

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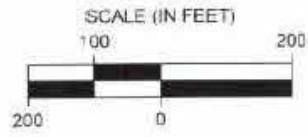
GLADE RD



- LEGEND
- PERENNIAL STREAM CHANNEL (R3)
  - INTERMITTENT STREAM CHANNEL (R4)
  - EPHEMERAL STREAM CHANNEL (R6)
  - PALUSTRINE EMERGENT WETLAND (PEM)
  - APPROXIMATE WETLAND DATAPoint LOCATION
  - STUDY AREA
  - MAN-MADE BMP

\*WATER FEATURES WERE DELINEATED BY ECS ON FEBRUARY 17, 2022 AND LOCATED USING A SUB-METER ACCURACY GPS UNIT

\*\*WATER FEATURES DEPICTED HEREIN SHOULD BE CONSIDERED PRELIMINARY UNTIL CONFIRMED BY THE U.S. ARMY CORPS OF ENGINEERS

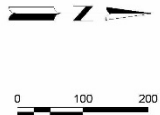


**GLADE ROAD PROPERTY  
1000 GLADE ROAD  
BLACKSBURG, VIRGINIA**



**WATERS OF THE U.S.  
DELINEATION MAP  
CARY HOPPER**

ECS REVISIONS	
ENGINEER AMM	DRAFTING JMH
SCALE AS SHOWN	
PROJECT NO. 47-13438-A	
SHEET 1 OF 1	
DATE FEBRUARY 2022	



PROPOSED DEVELOPMENT OF  
**GLADE SPRING CROSSING**  
 STORMWATER MANAGEMENT  
 AREAS EXHIBIT

PROPERTY OF GLADE HTS. LLC - TAX PARCELS  
 225-(A)-3, 225-(A)-4, & 224-(A)-5, 7, 45, 0876 AC.  
 TOWN OF GLENNHURST, DISTRICT  
 TOWN OF GLENNHURST (LOCALITY), VIRGINIA

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# Creek Valley Overlay

- Request to do land-disturbing work in the Creek Valley Overlay requires Zoning Administrator approval
- The use proposed within the CVO (pump station; trail; individual unit lots; open space) are all permitted uses in the CVO
- Additional information will be needed to determine the full impact of proposed work including pump station and trail
  - Individual unit lots will not be permitted to construct retaining walls, accessory structures, or other permanent obstacles in the CVO area on their lots.

# Variations

- Applicant has requested a number of variations to specific subdivision ordinance standards
- All standards must be followed unless specifically addressed through the rezoning, or at the major subdivision preliminary plat public hearing.

# Request to remove from Toms Creek Basin Unsewered Area

- Parcel is located in the “Toms Creek Basin Unsewered Area” which limits development to traditional septic systems, or STEP/STEG systems.
  - These systems are not appropriate for the density proposed
  - The applicant is proposing a new pump station to handle the development’s wastewater to pump into the Town’s gravity system

# Utility Separation Variance

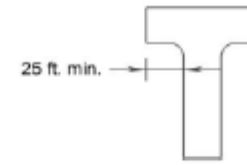
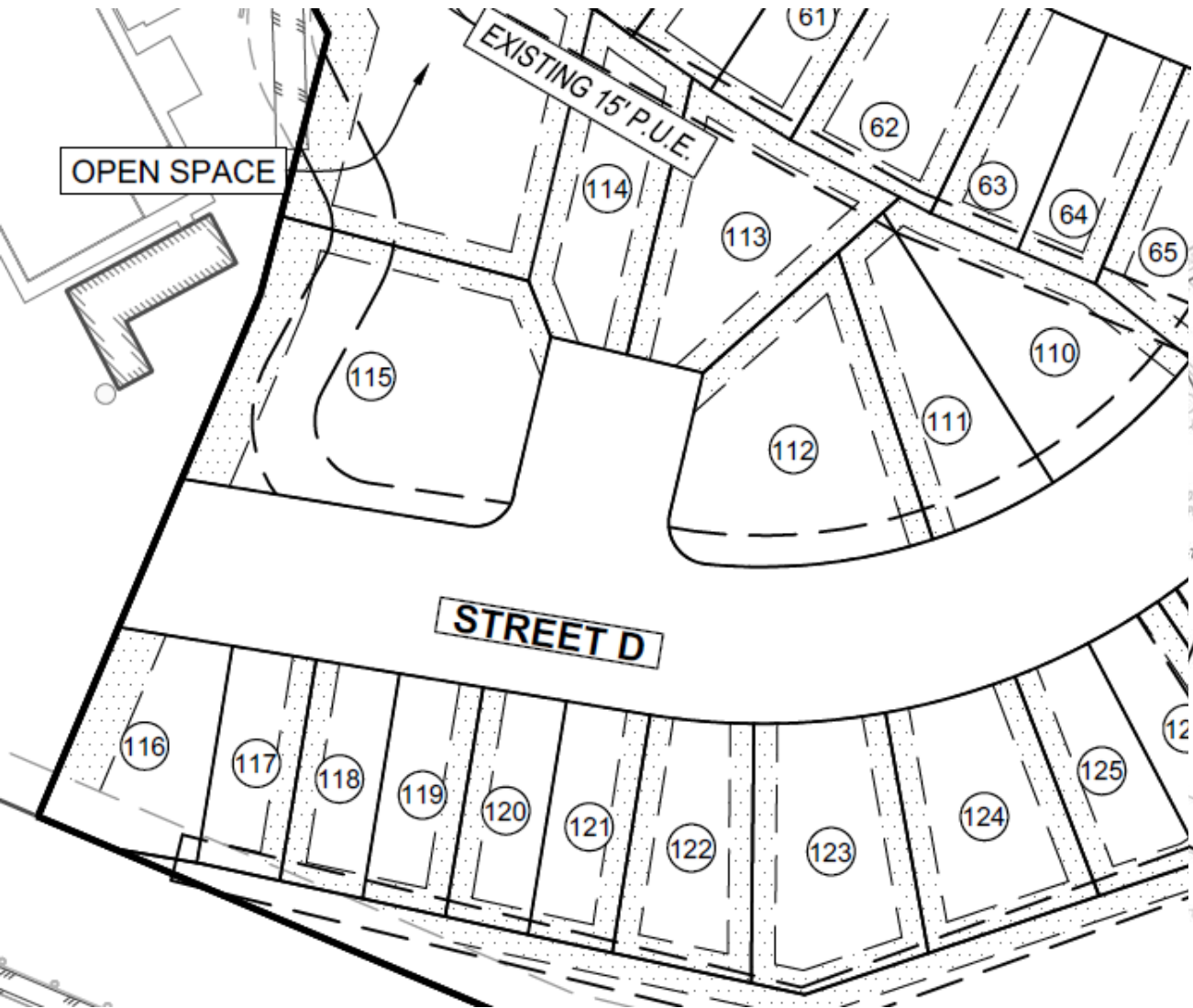
- Applicant requests to reduce minimum utility separation overall
- Variance may be appropriate in some locations, but a blanket approval is not appropriate



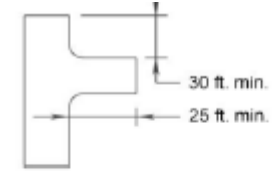
# Cul-de-Sac Variance

- Subdivision ordinance requires bulb cul-de-sac, but T or Y turnarounds may be approved by administrator or PC
- Applicant requests to construct a Branch turnaround instead of a bulb cul-de-sac
  - Branch turnaround is accepted by VDOT

Proposed Layout



T - Type

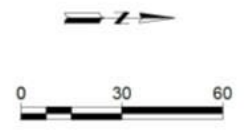
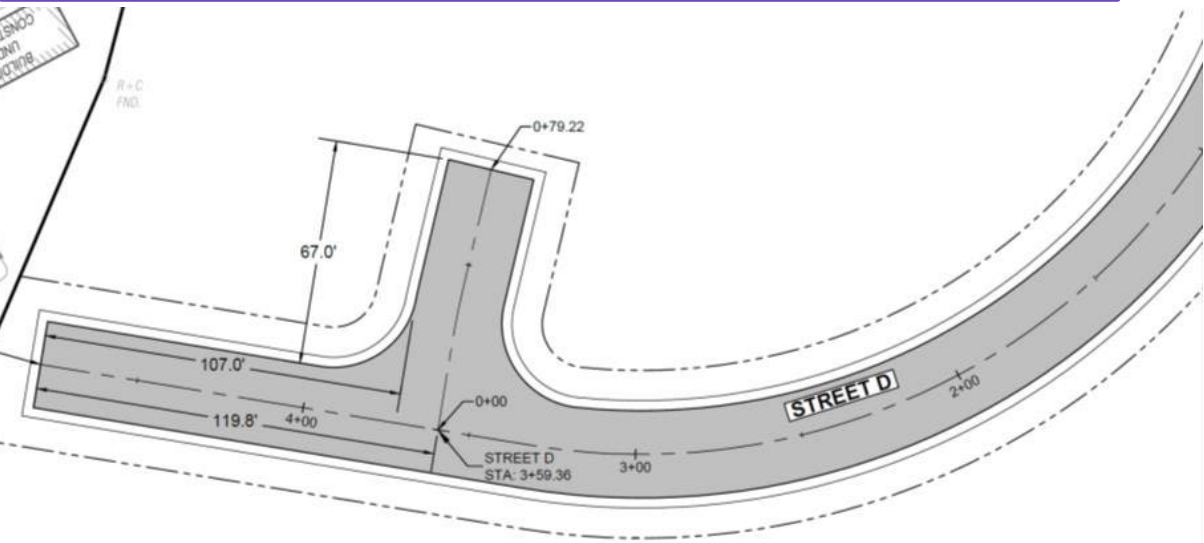


Branch Type

Alternative Turnaround

FIGURE B(1)-12 CULS-DE-SAC AND TURNAROUND DETAILS

VDOT Manual

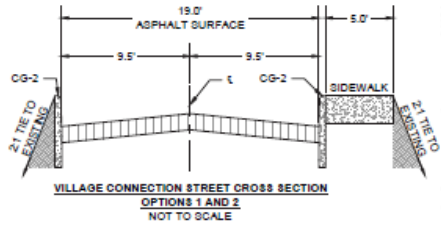


# Street Grades Variance

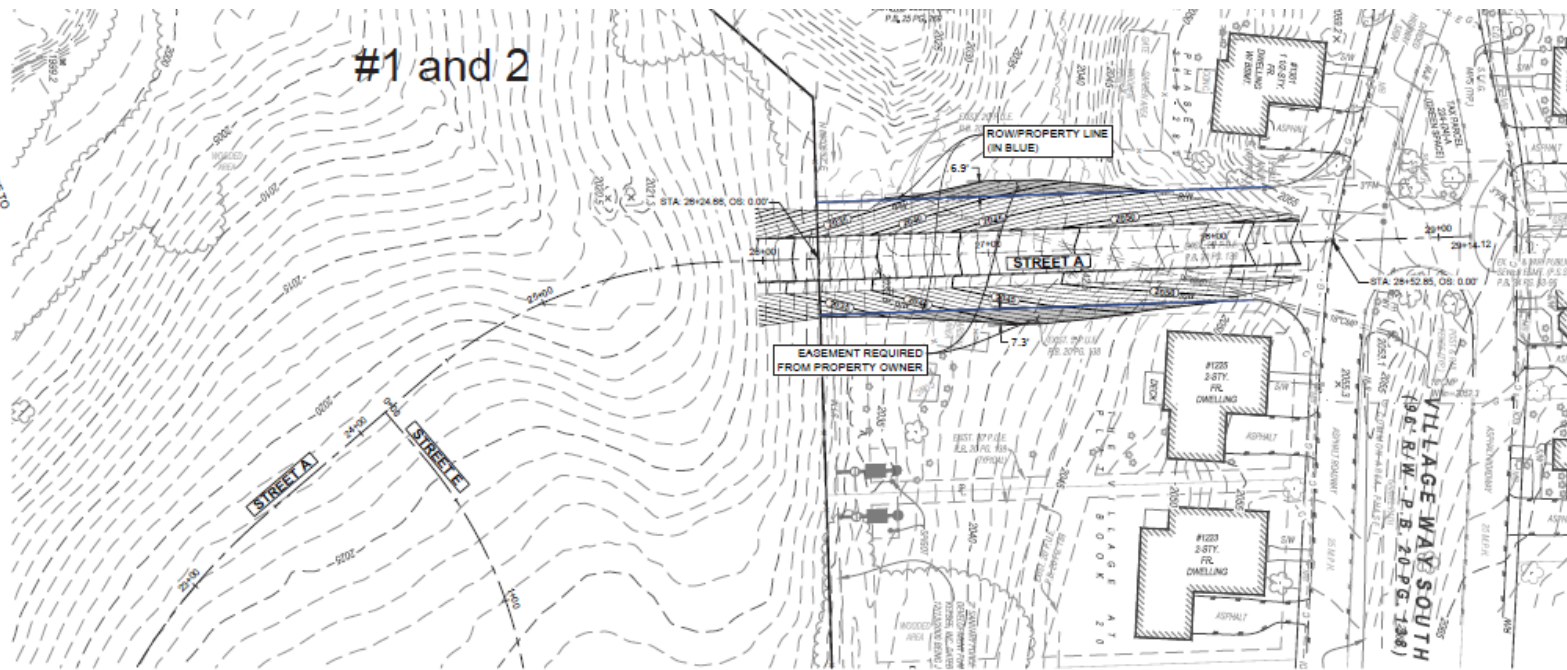
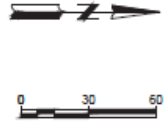
- Subdivision ordinance sets maximum grade for streets of 10%
- Applicant requests maximum of 15% for connection to Village Way South

# Street Landings Variance

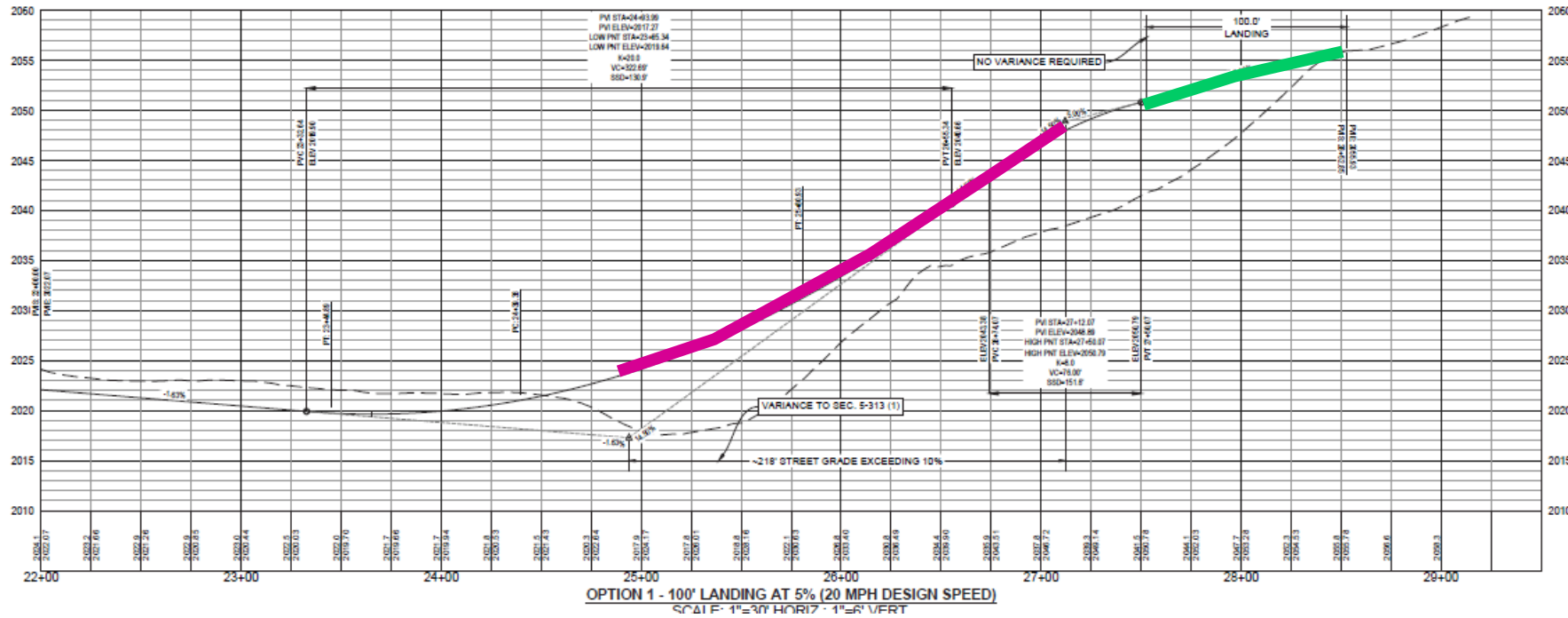
- Subdivision ordinance sets minimum landing distance and grade at intersections for vehicle safety
- Applicant requests reducing landing length at Village Way South

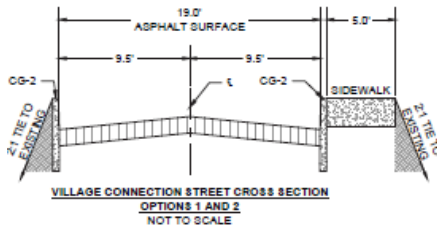


Includes sidewalk, no buffer

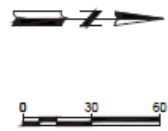


No variance for landing; variance for street grade required

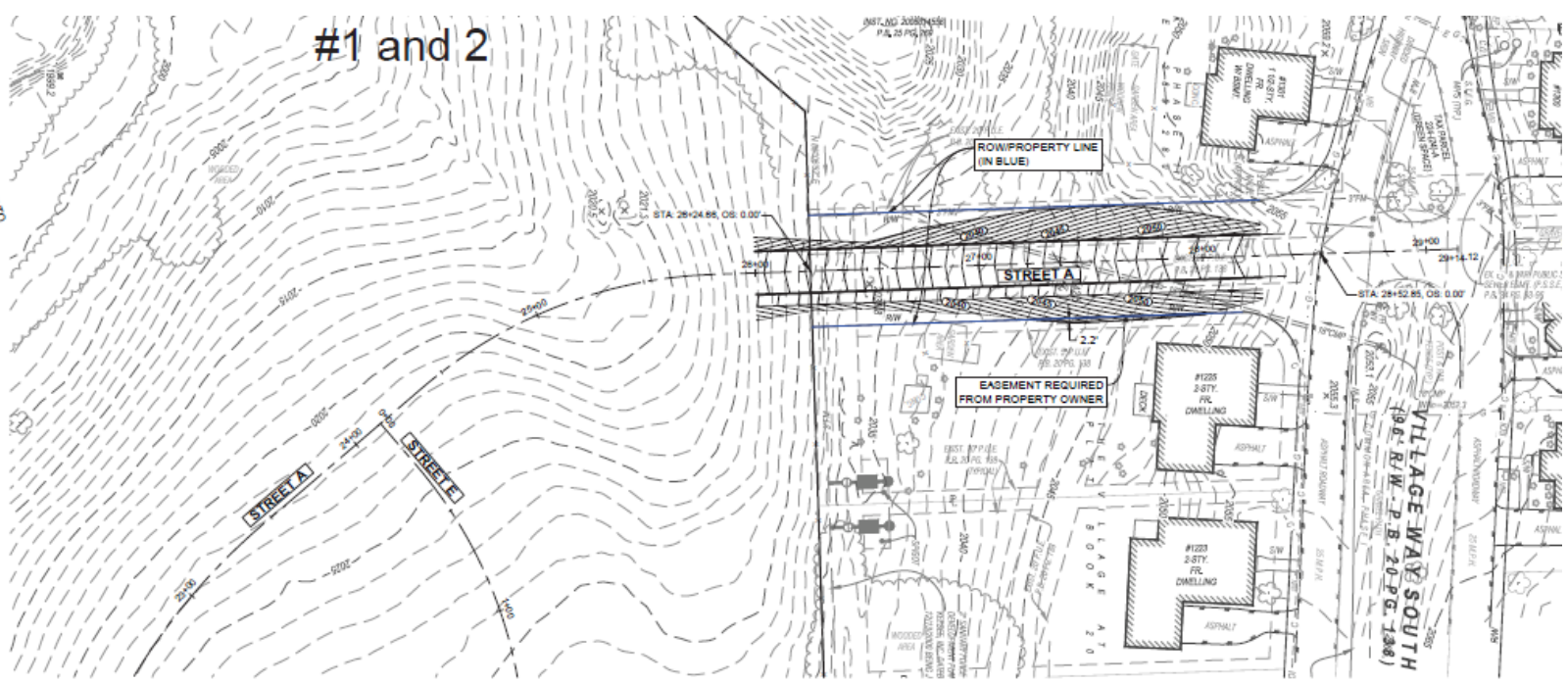




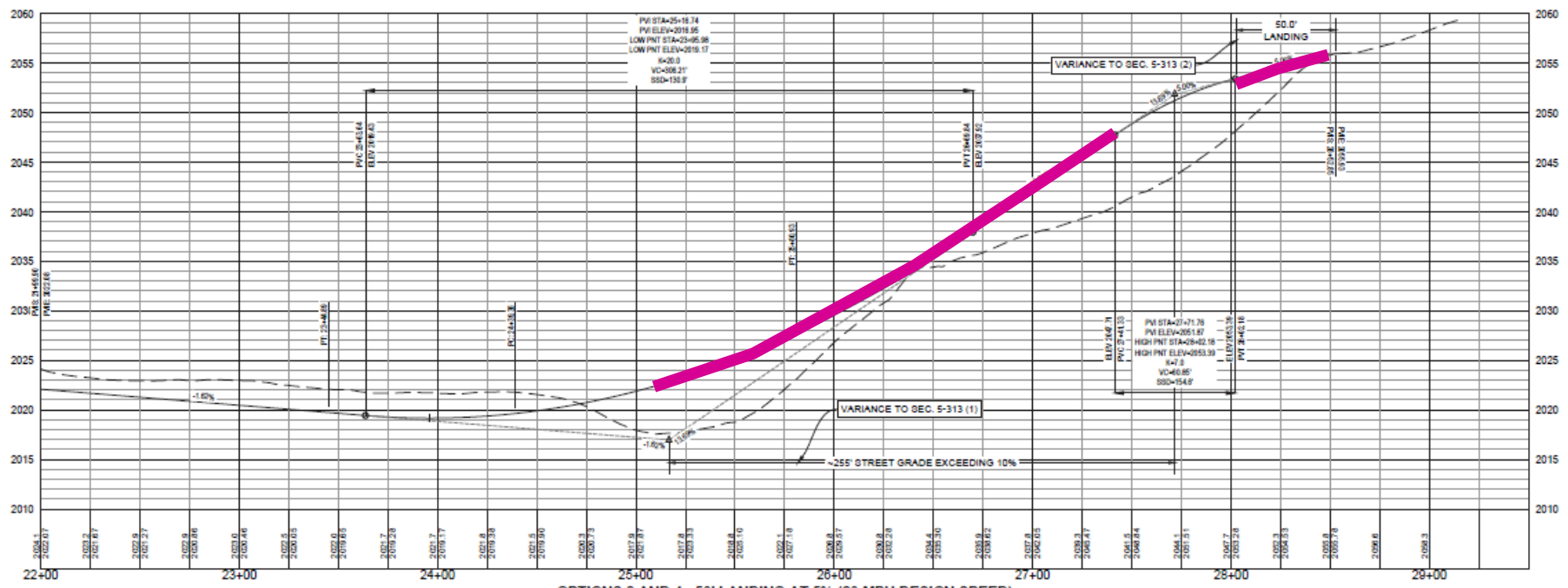
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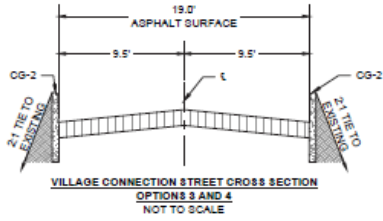


#1 and 2

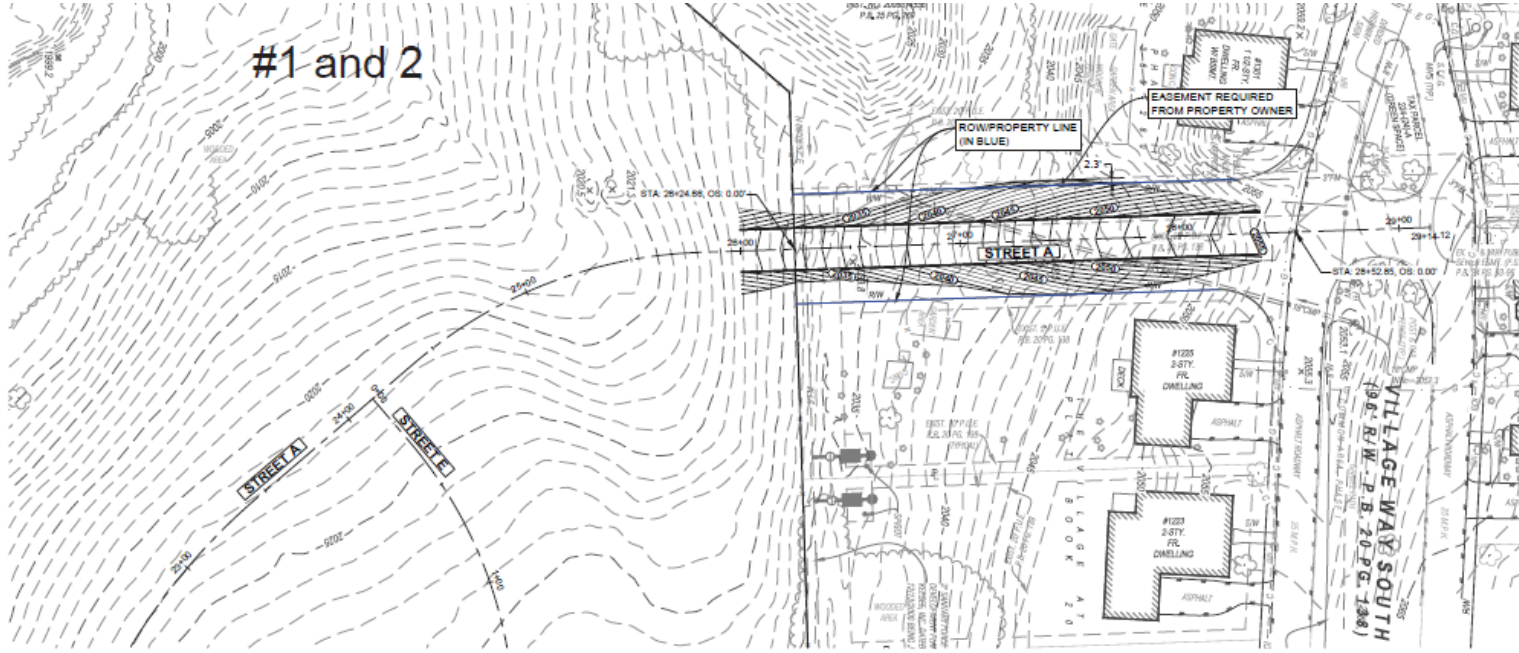
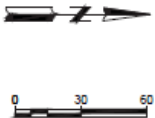


Variance for landing;  
 variance for street grade required

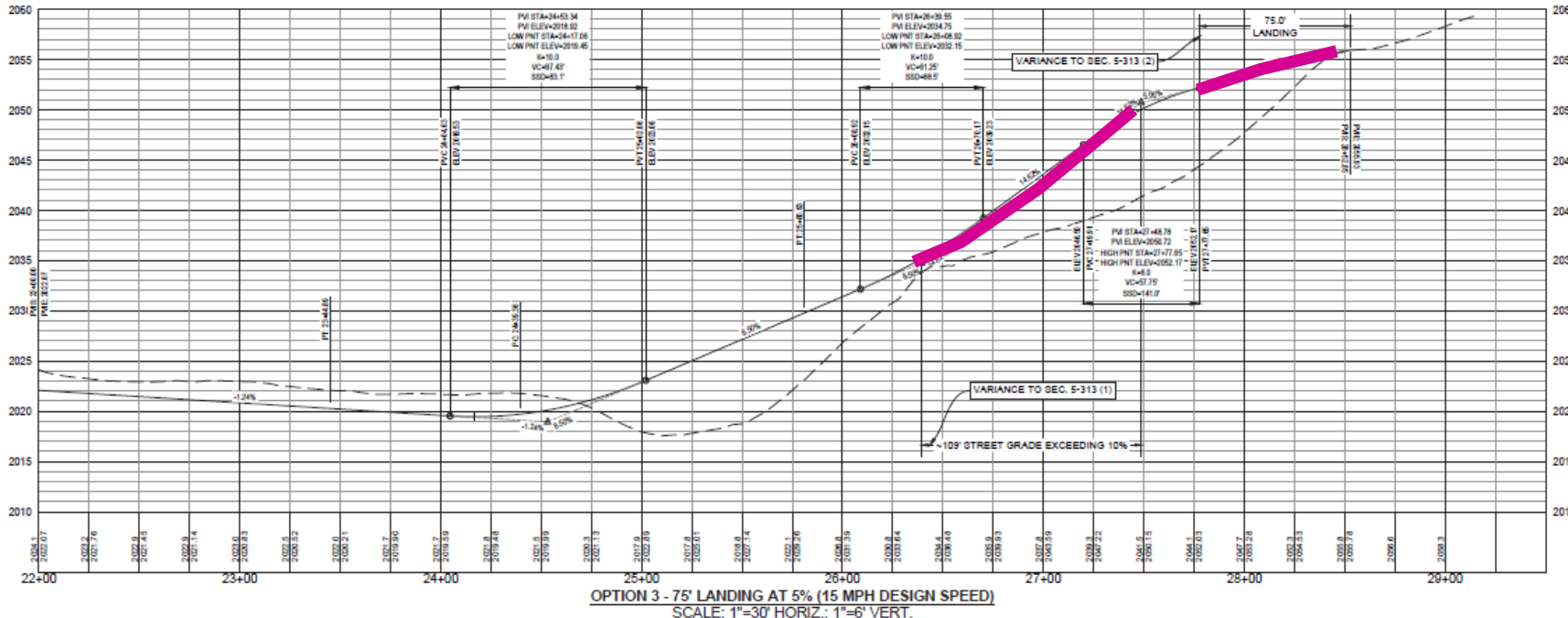




Does not include any accommodations for pedestrian connection



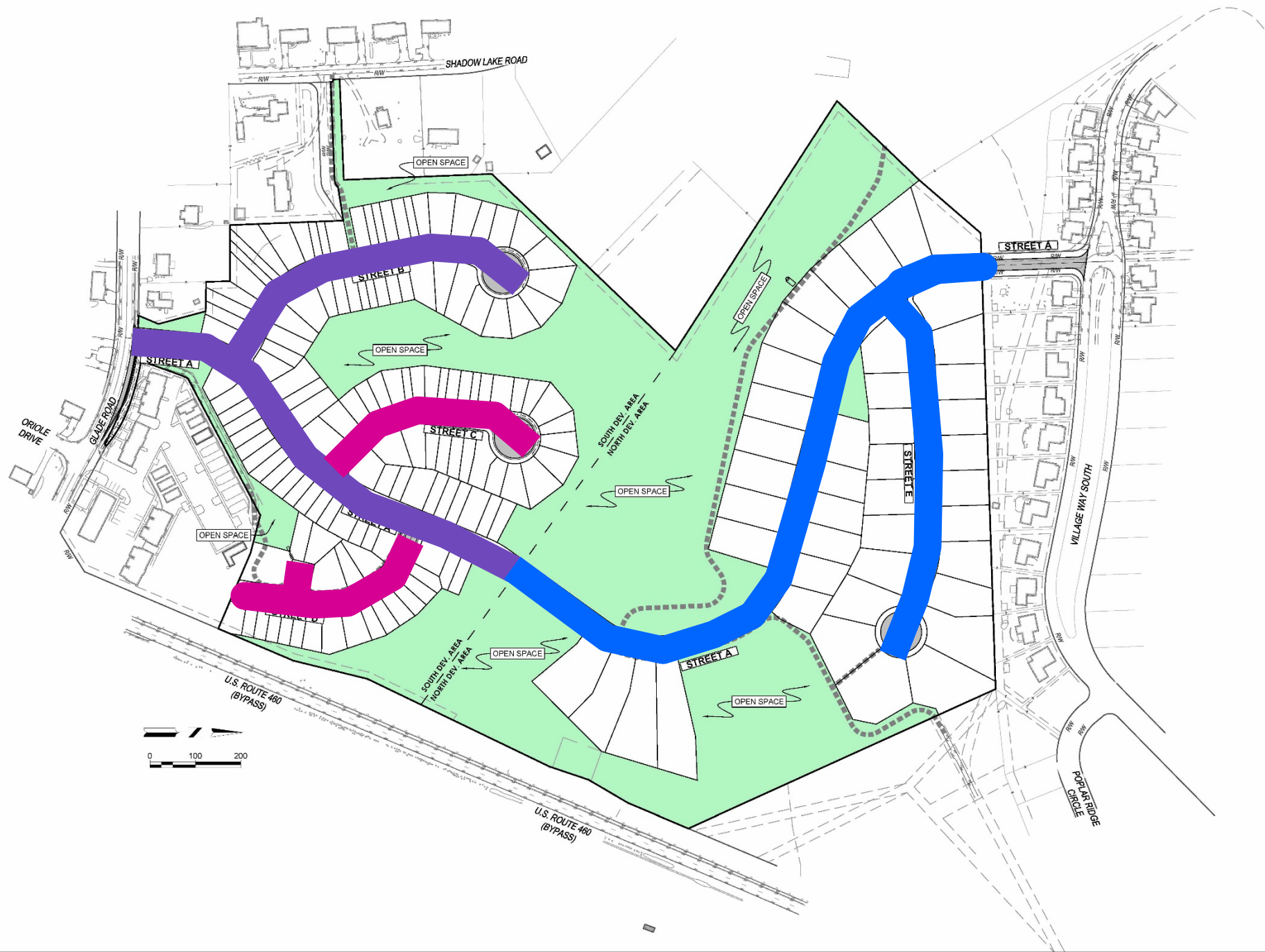
Variance for landing;  
 variance for street grade required



# Curb & Gutter Variance

- Subdivision ordinance requires standard CG-6 curb & gutter on all new streets
- Applicant requests roll-top curb in south area; applicant requests no curb of any kind in north area—using roadside ditch for SWM
- Variance should be evaluated for appropriateness for both applications (north and south)





No.	Revision/Issue	Date

**PRELIMINARY**

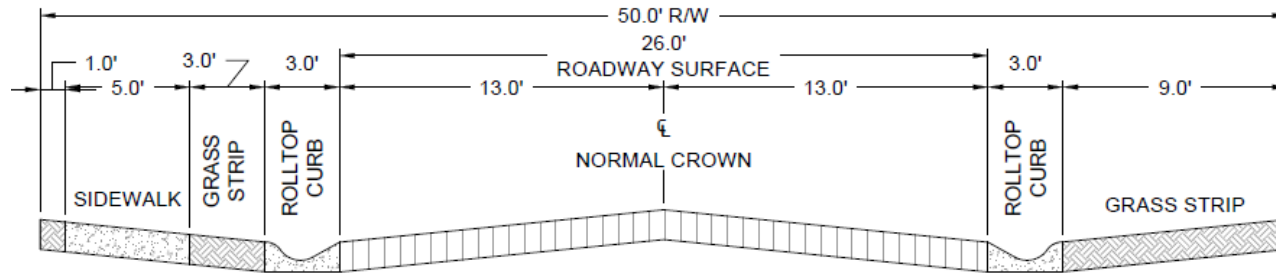
**OVERALL CONCEPTUAL DEVELOPMENT PLAN**

PROPOSED DEVELOPMENT OF  
**GLADE SPRING CROSSING**  
 PROPERTY OF GLADE-HCTS LLC - TAX PARCELS  
 225 (A)-3, 225 (A)-4, & 224 (A)-57, 45,0876 AC.  
 TOWN OF GLADE SPRING, FLORIDA

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Checked By: MTJ	Date: 11/15/2022
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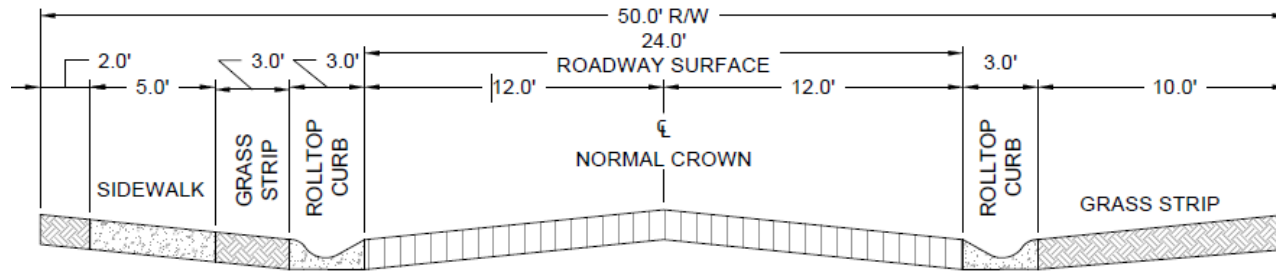
**EDEN & ASSOCIATES**  
 engineering • planning • development  
 1700 KRAFT DRIVE, SUITE 2350  
 VILLAGE GREEN, VIRGINIA, 24000  
 V.P. 276-532-4500  
 FAX: 276-532-2648



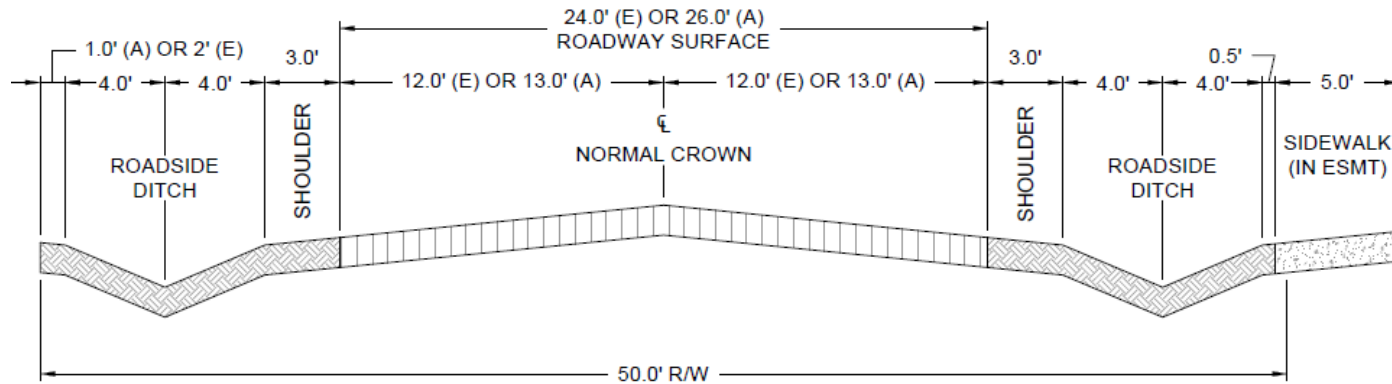
**TYPICAL ROAD CROSS SECTION  
FOR STREETS A (STA 0+50 TO STA 16+50) AND B  
(NOT TO SCALE)**



Proposed street sections



**TYPICAL ROAD CROSS SECTION  
FOR STREETS C AND D  
(NOT TO SCALE)**



**TYPICAL ROAD CROSS SECTION  
FOR STREET A (STA 16+50 TO STA 24+00) AND  
STREET E  
(NOT TO SCALE)**

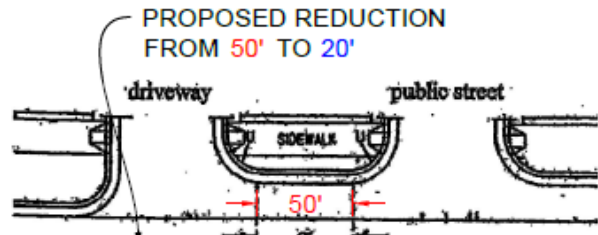
NOTE: THE STREET IN PARENTHESES (A OR E)  
DEFINES THE STREET TO WHICH THE DIMENSION  
APPLIES.



# Location of Driveways Variance

- Subdivision ordinance requires minimum distance from driveways to intersections
- Applicant requests closer distance due to small lot size

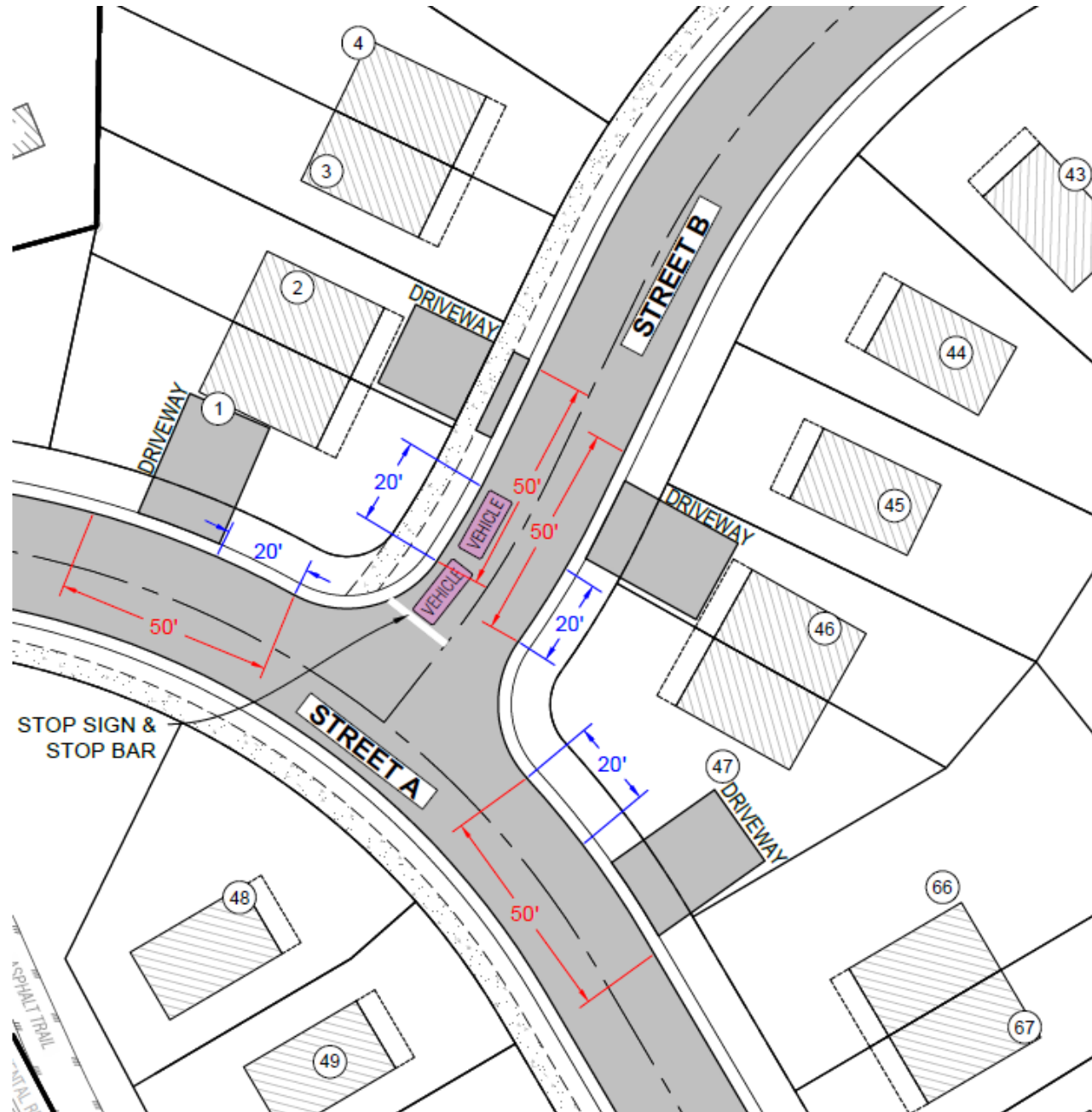
# #9 Driveways



PROPOSED REDUCTION FROM 50' TO 20'

x = 50 feet = driveways on local or collector street  
x = 75 feet = driveways on arterial street

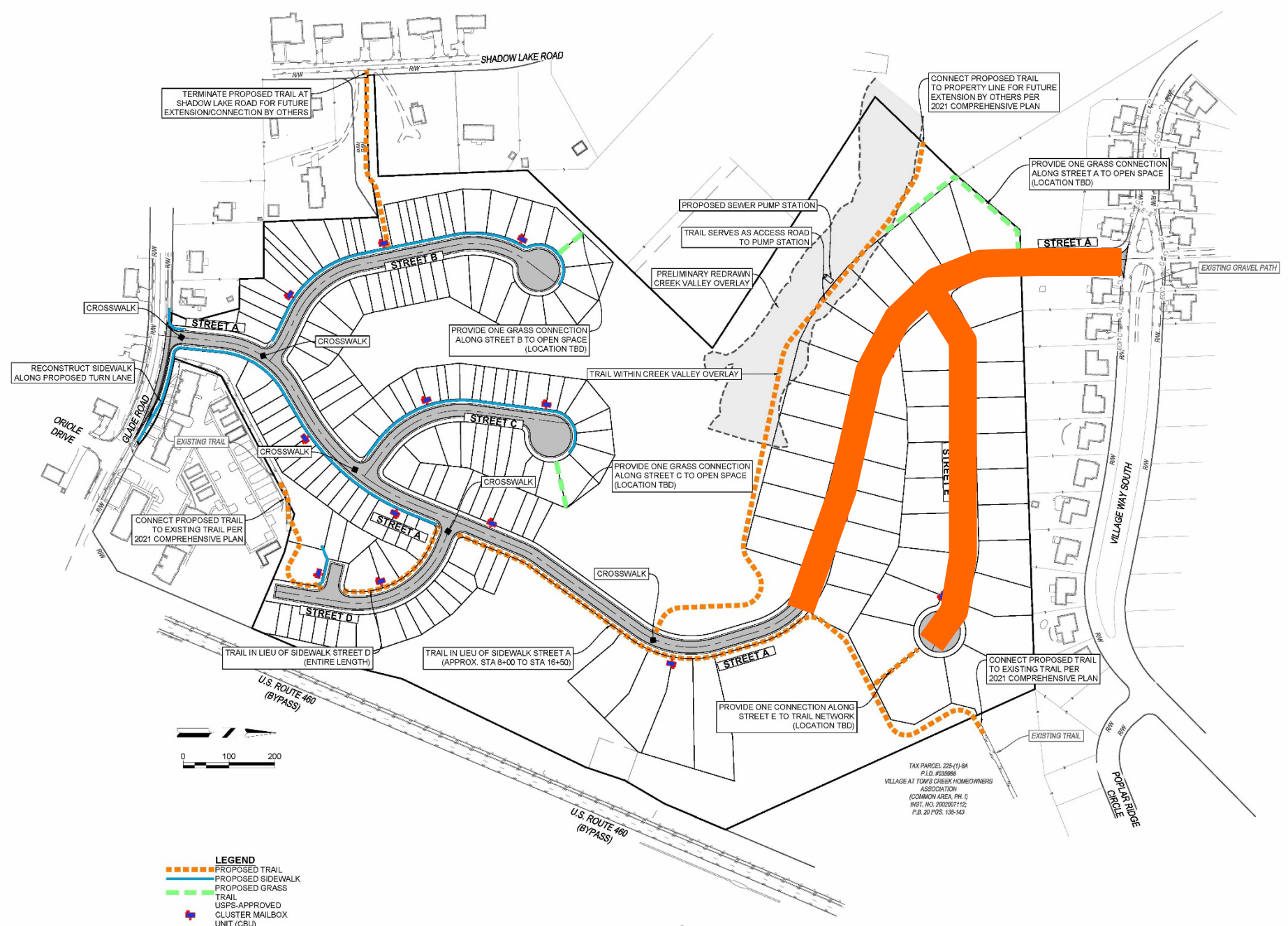
"DRIVEWAY MEASUREMENTS DIAGRAM"  
PER SEC. 5-318(d) OF SUBDIVISION  
ORDINANCE



# Sidewalk Variance

- Sidewalks are required along all new public streets; 5' concrete plus 4' vegetative strip
- Applicant requests to eliminate sidewalk in north area of development

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TERMINATE PROPOSED TRAIL AT SHADOW LAKE ROAD FOR FUTURE EXTENSION/CONNECTION BY OTHERS

CONNECT PROPOSED TRAIL TO PROPERTY LINE FOR FUTURE EXTENSION BY OTHERS PER 2021 COMPREHENSIVE PLAN

PROVIDE ONE GRASS CONNECTION ALONG STREET A TO OPEN SPACE (LOCATION TBD)

PROPOSED SEWER PUMP STATION  
TRAIL SERVES AS ACCESS ROAD TO PUMP STATION

PRELIMINARY REDRAWN CREEK VALLEY OVERLAY

PROVIDE ONE GRASS CONNECTION ALONG STREET B TO OPEN SPACE (LOCATION TBD)

TRAIL WITHIN CREEK VALLEY OVERLAY

PROVIDE ONE GRASS CONNECTION ALONG STREET C TO OPEN SPACE (LOCATION TBD)

CONNECT PROPOSED TRAIL TO EXISTING TRAIL PER 2021 COMPREHENSIVE PLAN

TRAIL IN LIEU OF SIDEWALK STREET D (ENTIRE LENGTH)

TRAIL IN LIEU OF SIDEWALK STREET A (APPROX. STA 8+00 TO STA 16+50)

PROVIDE ONE CONNECTION ALONG STREET E TO TRAIL NETWORK (LOCATION TBD)

CONNECT PROPOSED TRAIL TO EXISTING TRAIL PER 2021 COMPREHENSIVE PLAN



- LEGEND**
- PROPOSED TRAIL
  - PROPOSED SIDEWALK
  - PROPOSED GRASS
  - TRAIL
  - USPS-APPROVED CLUSTER MAILBOX UNIT (CBU)

TAX PARCEL 225-11-64  
 P.L.D. #030884  
 VILLAGE AT TOM'S CREEK HOMEOWNERS ASSOCIATION  
 (COMMON AREA, PK. II)  
 INST. NO. 2002007112;  
 P.B. 20 PGS. 138-143

EDEN & ASSOCIATES  
 engineering • planning • development  
 1700 KRAFT DRIVE, SUITE 2550  
 LAKESIDE, MISSOURI 64504  
 PHONE: 314-991-4500  
 FAX: 314-991-3648

No.	Revision/ Issue	Date
<b>PRELIMINARY</b>		

**PEDESTRIAN CIRCULATION AND TRAIL EXHIBIT**

PROPOSED DEVELOPMENT OF  
**GLADE SPRING CROSSING**  
 PROPERTY OF GLADE HTCS LLC - TAX PARCELS 225-1A-3, 225-1A-4, & 224-1A-57, 45,0876 AC.  
 TOWN OF GLENDEVER, CLAY COUNTY, MISSOURI

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# PUE Width Reduction Variance

- Public Utility Easements required to be 15' on interior of all perimeter property lines, and centered on all interior lot lines
- Applicant requests reducing PUE width to 7.5' in all front yards
- Applicant requests to reduce PUE width around perimeter to 7.5' where there are existing easements
- Since front setback is minimum 20', a 15' PUE can be provided

# Proffers

- Proposed voluntarily by applicant
- Should address a specific impact and be directly related to the proposed development
- Generally provide greater commitment, clarity, and enforcement mechanisms to ensure that the binding nature of the plan and development are maintained
- Town staff and Town Attorney provide review for clarity and enforceability
- Planning Commission and Town Council determine if proffers are acceptable (content) to mitigate impact



# Open Space proffer 2

- 35% open space
- Trails, grass trails, sidewalk connections provided
- Open space ownership & maintenance
- HOA documents will include provision for annual review
  - Additional detail for enforceability is needed including how any recommendations are implemented
  - “...shall include a provision for annual site visit...” is not enforceable

# Landscaping proffer 3

- Canopy coverage 20%
  - Metric may be needed to ensure that areas are on target to reach required canopy coverage; mitigation (including planting) if targets are not met
- Street trees (ratio varies by north/south)
  - Proffer should specify who replaces street trees that are removed

# Landscaping proffer continued 3

- Managed Successional area ratio 1 tree/50 LF riparian area & 2 trees per quarter-acre
  - Metric used to measure “trees per acre” is not used elsewhere in Town. Applicant should consider an equivalent canopy coverage metric or simply specify a minimum number of trees in total; in which phase
- Pond Edge: 1 per 50 [linear] feet
  - Applicant should clarify “linear” feet; planting should not negatively impact pond embankments; specify which phase

# Landscaping proffer continued 3

- Yard landscaping: 1 tree per lot; minimum of 2 trees or shrubs per lot in south area; 1 tree in the front yard; minimum of 4 shrubs or trees per lot in north area
  - Additional clarity needed to specify tree canopy size (vs. medium/large tree as proposed)

# Recreation Amenities proffer cont'd 4

- Recreational amenities to be installed by developer:
- Active: primary structural playground; secondary structural item; paved trails as shown
  - Clarify language “primary/secondary playground with play equipment”
  - Enforceability language “shall connect” instead of “are shown connecting”

# Recreation Amenities proffer cont'd 4

- Recreational amenities to be installed by developer:
- Passive: community gathering area with amenities...
  - Clarifying language regarding amenities proposed, including any architectural details and pattern book supplements

# Recreation Amenities proffer cont'd 4

- Recreational amenities to be installed by developer:
- Grass trails: connect open space where there are no trails or sidewalks
  - Clarifying/enforceability language regarding minimum width and mowing schedule or other maintenance standard

# Accessory Apartment proffer 5

- Will need to be removed if applicant intends to remove the allowance of ADUs from the district



# Trails proffer 6

- Connect Village at Toms Creek trail to The Farm Trail
- Connect Internal development trail west as a portion of Toms Creek greenway
- Connect Shadowlake Road to Street B
  - Specification of trails in this proffer may be duplicative of language in Proffer 4 (recreation).
  - Clarifying language to remove trails references from Proffer 4; add additional clarifying language regarding parcel IDs, etc. and final alignment should be appropriate for future connections

# Construction Vehicles proffer 8

- Construction entrance only from Glade Road
  - Staff suggests the applicant provide physical barrier for enforceability of this proffer until the street is accepted by the Town

# Affordable Housing Proffer 9

- Generally: some items appropriate for proffers, others for developer agreement
  - Specify minimum number of homes, under which AMI structure, where, and when in the development
  - Specify transfer to Land Trust
  - Proffer that HOA docs include owner-occupancy restriction
  - Proffer consistency with pattern book
  - Proffer timing of completion

# Unit type distribution proffer 10 & 11

- Proffer 10 provides minimum numbers of unit types on each street in south area: ensures a mix of unit types such that no street will be entirely one type
- Proffer 11 states that all unit types shall be single-family detached in the north area

# Pearl Certification 12

- All homes that are not the 10 homes for up to 80% AMI will achieve Pearl Certification
  - Staff notes that HERs is a quantifiable metric for energy-efficiency that can have real benefit to the homeowner in terms of energy savings. The 10 homes for up to 80% AMI will be constructed to achieve EarthCraft Gold

# Phasing Proffer 13

- Phase 1—Street A including homes, and supporting infrastructure; pump station; waterline; SWM
- Phase 2—Everything else
  - Clarifying language needed to specify “supporting infrastructure” and construction of other improvements such as recreation amenities

# HOA to honor proffers; owner- occupancy Proffer 14

- Proffer is not enforceable as written.  
Clarifying language for the HOA to enforce the proffers.
- Concept of owner-occupancy 4 out of 5 years helps prevent rental or investment property

