



**Town of Farmville Planning Commission**

Town Council Chambers of the Town Hall  
116 North Main Street, Farmville, Virginia

## **Planned Unit Developments Worksession**

**Agenda**

**Wednesday, January 25, 2023 @ 7:00pm**

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- 1. Call to Order** (please silence devices)
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Discussion-** Planned Unit Developments (PUDs)
  - a. Staff Presentation
  - b. Public Participation- Speakers have three (3) minutes to make statements.
  - c. Planning Commission Discussion
  - d. Date and Location of Additional PUD Input and Information Session
  - e. Next Steps
- 5. Adjournment**



## MEMORANDUM

**To:** Farmville Planning Commission  
**From:** Leander N. "Lee" Pambid, CZA, MURP, MPA, Director of Community Development  
**Date:** Friday, January 20, 2023  
**Subject:** The specially called Planned Unit Developments worksession on **Wednesday, January 25, 2023 at 7pm**

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Please find enclosed several attachments for next week's worksession on Planned Unit Developments. Additional information beyond what's provided here may be sent in an addendum prior to the meeting, namely a chart of ordinance comparisons.

1. Community Development Staff report/ discussion brief from the December 21, 2022 Planning Commission meeting
2. Example PUD ordinance from the City of Lexington- As stated by Staff previously, all PUD ordinances will have the same basic components:
  - Statement of intent and desired design outcomes
  - Process steps- Regardless of jurisdiction or form of government, this will ALWAYS entail a legislative process entailing Planning Commission review/ recommendation and a decision by the elected body (Town or City Council, Board of Supervisors)
  - Design requirements
  - Section on deviations
3. Draft meeting notes from the public input session on Thursday, 1/12/2023 @ 6pm
4. Reduced slide deck from the same session

Please feel free to contact me at 392-8465 or [lpambid@farmvilleva.com](mailto:lpambid@farmvilleva.com). Be well.



## Background

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On **June 10, 2020**, after several months of input and deliberation, the Town of Farmville adopted new zoning and subdivision ordinances (Chapter 29 of the Farmville Town Code) and a comprehensive plan. With this new ordinance came the understanding that it would require occasional amendment to address situations as they arise. Since adoption, Staff has fielded multiple development inquiries that include potential and desirable elements that are not currently enabled. A **Planned Unit Development (PUD) ordinance** allows flexibility in a development's layout, functionality, and density.

Last month on **Wednesday, November 16, 2022**, the Community Development Staff provided a short introduction to PUDs. More additional information will be provided at this meeting (12/21/2022).

**Process-** A Planned Unit Development District is a zoning district a developer would apply for as a rezoning from a standard zoning district such as R-1 to "PUD". They would propose a design that may deviate from the requirements of the zoning ordinance. The PUD rezoning application would list and propose certain design standards and a layout, and proffers would be appropriate to discuss, as well. **As a rezoning case**, this would involve Planning Commission and Town Council public hearings. **There will also be other site plan hearings and subdivision hearings required.**

Please bear in mind that a PUD is not a design standard or a deliverable final product. **It is a process** by which a developer can suggest design standards, layouts, etc. that the Planning Commission and Town Council can approve. No two PUDs will ever be alike.

**Timeline for adoption-** Staff proposes rounds of discussion and public engagement in December and January with February and March public hearings for a Zoning Text Amendment (ZTA). **The Staff suggests a community/ stakeholder engagement session on Thursday, January 12, 2022, time and place to be determined.**

**Explanation-** Below is an excerpt statement of intent from a sample ordinance (City of Lexington, Virginia) which explains in general what a PUD is.

*Planned Unit Development Districts are intended to provide for variety and flexibility in design necessary to implement the varied goals of the City as set forth in the Comprehensive Plan. Through a Planned Unit Development District approach, the regulations of this division are intended to accomplish the purposes of zoning and other applicable regulations to the same extent as regulations of conventional districts. Additionally, Planned Unit Development Districts are intended to implement the specific goals enunciated by the Comprehensive Plan.*

*It is intended that Planned Unit Development Districts be established in areas designated as mixed use, commercial use, or special planning areas on the future land use map and be established in areas with adequate infrastructure, including roadway, water, sewer, etc. Planned district master plans should demonstrate a unified development with an interconnected system of internal roads, sidewalks, and paths as well as manage access points along existing roads in*



*order to maximize safety and the efficiency of existing roads. Pavement widths of internal and external roads shall minimize paving requirements as described in the Comprehensive Plan while accommodating projected traffic generated from the district. Planned developments allow for a higher density of development for a more efficient use of the land. Other benefits of a planned development include fewer infrastructure costs, more efficient provision of public safety services, less environmental impact, and, through the provision of affordable housing, achieve significant economic and social integration.*

*The goal of a Planned Unit Development District is to encourage a development form and character that is aesthetically pleasing and is different from conventional suburban development by providing the following characteristics:*

- (1) Pedestrian orientation;*
- (2) Neighborhood-friendly streets and paths;*
- (3) Interconnected streets and transportation networks;*
- (4) Parks and open space as amenities;*
- (5) Neighborhood centers;*
- (6) Buildings and spaces of appropriate scale;*
- (7) Relegated parking;*
- (8) Mixture of uses and use types;*
- (9) Mixture of housing types and affordability;*
- (10) Environmentally sensitive design; and*
- (11) Clear boundaries with any surrounding rural areas*

## **Justifications**

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The comprehensive plan suggests in several places a zoning ordinance amendment to allow for more flexibility to accommodate mixed-use and a variety of housing types.<sup>1</sup>

## **Attachments**

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Exhibit A: Model PUD ordinance, City of Lexington, Virginia

## **Staff Contacts**

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Phone: 434-392-8465 | Email: [lpambid@farmvilleva.com](mailto:lpambid@farmvilleva.com)

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<sup>1</sup> Town of Farmville Comprehensive Plan (adopted June 10, 2020) pages 27, 60, 62, 63, 64

§ 420-5.1

§ 420-5.2

ARTICLE V  
**Planned Unit Development (PUD)**

**§ 420-5.1. Intent and purpose.**

- A. Planned Unit Development Districts are intended to provide for variety and flexibility in design necessary to implement the varied goals of the City as set forth in the Comprehensive Plan. Through a Planned Unit Development District approach, the regulations of this division are intended to accomplish the purposes of zoning and other applicable regulations to the same extent as regulations of conventional districts. Additionally, Planned Unit Development Districts are intended to implement the specific goals enunciated by the Comprehensive Plan.
- B. It is intended that Planned Unit Development Districts be established in areas designated as mixed use, commercial use, or special planning areas on the future land use map and be established in areas with adequate infrastructure, including roadway, water, sewer, etc. Planned district master plans should demonstrate a unified development with an interconnected system of internal roads, sidewalks, and paths as well as manage access points along existing roads in order to maximize safety and the efficiency of existing roads. Pavement widths of internal and external roads shall minimize paving requirements as described in the Comprehensive Plan while accommodating projected traffic generated from the district. Planned developments allow for a higher density of development for a more efficient use of the land. Other benefits of a planned development include fewer infrastructure costs, more efficient provision of public safety services, less environmental impact, and, through the provision of affordable housing, achieve significant economic and social integration.

**§ 420-5.2. Character of development.**

- A. The goal of a Planned Unit Development District is to encourage a development form and character that is aesthetically pleasing and is different from conventional suburban development by providing the following characteristics:
  - (1) Pedestrian orientation;
  - (2) Neighborhood-friendly streets and paths;
  - (3) Interconnected streets and transportation networks;
  - (4) Parks and open space as amenities;
  - (5) Neighborhood centers;
  - (6) Buildings and spaces of appropriate scale;
  - (7) Relegated parking;
  - (8) Mixture of uses and use types;
  - (9) Mixture of housing types and affordability;

§ 420-5.2

§ 420-5.7

- (10) Environmentally sensitive design; and
- (11) Clear boundaries with any surrounding rural areas.

- B. An application is not necessarily required to possess every characteristic of the Planned Unit Development District as delineated in § 420-5.1 in order to be approved. The size of the proposed district, its integration with surrounding districts, or other similar factors may prevent the application from possessing every characteristic.

#### **§ 420-5.3. Permitted uses generally.**

In the Planned Unit Development District, all uses permitted by right in the residential, commercial, and industrial districts may be permitted. Additional uses specifically enumerated in the final master plan may be permitted by-right at the discretion of the City Council. Specific uses may also be excluded.

#### **§ 420-5.4. Permitted uses with conditional use permit.**

One or more uses permitted by conditional use permit in any zoning districts may be permitted in the Planned Unit Development District, if documented in the master plan. Any use desired but not documented in the approved master plan requires an application to amend the master plan.

#### **§ 420-5.5. Mixture of uses.**

A variety of housing types and nonresidential uses are strongly encouraged. The mixture of uses shall be based upon the uses recommended in the Comprehensive Plan. This mixture may be obtained with different uses in different buildings or a mixture of uses within the same building.

#### **§ 420-5.6. Minimum area for a planned unit development. [Amended 9-5-2019 by Ord. No. 2019-10]**

- A. Minimum area required for the establishment of a Planned Unit Development District shall be three acres.
- B. Additional area may be added to an established Planned Unit Development District if it adjoins and forms a logical addition to the approved development. The procedure for the addition of land to the Planned Unit Development District shall be the same as if an original application was filed and all requirements shall apply except the minimum lot area requirement as set forth above.

#### **§ 420-5.7. Open space.**

Open space promotes attractive and unique developments that are also environmentally conscious. Planned unit developments shall include the following:

- A. Not less than 30% of total acreage shall be open space, whether dedicated to public use or retained privately;

§ 420-5.7

§ 420-5.10

- B. If 50% or more of the total acreage is open space, then a thirty-percent increase in density shall be permitted. If 75% or more of the total acreage is open space, then a fifty-percent increase in density shall be permitted;
- C. A minimum usable area of 5,000 square feet every five acres shall be provided for active or passive recreational activities;
- D. Open space shall be dedicated in a logical relationship to the site and in accordance with any guidance from the Comprehensive Plan regarding significant open space;
- E. Improvements shall be configured to accommodate permitted, accessory and conditional uses in an orderly relationship with one another, with the greatest amount of open area and with the least disturbance to natural features.

**§ 420-5.8. Densities.**

- A. The gross and net residential densities shall be shown on the approved final master plan by area and for the development as a whole in dwelling units per acre, and shall be binding upon its approval. The overall gross density so approved shall be determined by the City Council with reference to the Comprehensive Plan, but shall not exceed 20 dwelling units per acre, unless the density is increased with the provisions of § 420-5.7B.
- B. Nonresidential density should be expressed in terms of total square footage by area and for the development as a whole. There is no maximum square footage for nonresidential uses but the proposed uses should be in proportion to the overall intent and functionality of the planned district concept.

**§ 420-5.9. Setback regulations.**

- A. Within the Planned Unit Development District, minimum setback ranges shall be specifically established during the review and approval of the concept plan. Specific setbacks may be approved administratively in the site plan process if they are in conformance with the established ranges, or a modification to the master plan will be required if the provided setbacks are not within the established ranges. The following guidelines shall be used in establishing the building spacing and setbacks:
  - (1) Areas between buildings used as service yards, storage of trash, or other utility purposes should be designed so as to be compatible with adjoining buildings;
  - (2) Building spacing and design shall incorporate privacy for outdoor activity areas (patios, decks, etc.) associated with individual dwelling units whenever feasible; and
  - (3) Yards located at the perimeter of the Planned Unit Development District shall conform to the setback requirements of the adjoining district, or to the setback requirements of the planned district, whichever is greater.
- B. In no case shall setbacks interfere with public safety issues such as sight lines and utilities, including other public infrastructure such as sidewalks, open space, etc.

§ 420-5.10

§ 420-5.13

**§ 420-5.10. Height of buildings.**

In the Planned Unit Development District, the height regulations shall be:

- A. Single-family residences: 45 feet (maximum).
- B. Banks, office buildings and hotels: 60 feet (maximum).
- C. Apartments, shopping centers, and other permitted buildings: 60 feet (maximum).
- D. Conditional use permits are required for structures exceeding the maximums listed in this section.
- E. These limitations shall not apply to church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennas and radio aerials.
- F. All accessory buildings shall generally be less than the main building in height.

**§ 420-5.11. Parking.**

Within the Planned Unit Development District, the applicant shall establish parking regulations for consideration by the City Council. The proposed regulations should be based on a parking needs study or equivalent data. Such regulations shall reflect the intent of the Comprehensive Plan to decrease impervious cover by reducing parking requirements, considering alternative transportation modes and using pervious surfaces for spillover parking areas. Shared parking areas, especially with nonresidential uses, is encouraged.

**§ 420-5.12. Utilities.**

All new utility lines, electric, telephone, cable television lines, etc., shall be placed underground.

**§ 420-5.13. Application for rezoning.**

- A. The applicant shall file an application for rezoning with the Zoning Administrator. The application shall consist of three primary sections: a narrative, an existing conditions map, and a master plan.
  - (1) Narrative:
    - (a) A general statement of objectives to be achieved by the planned district, including a description of the character of the proposed development and the market for which the development is oriented;
    - (b) A list of all adjacent property owners;
    - (c) Site development standards, including, but not limited to, density, setbacks, maximum heights, and lot coverage;
    - (d) Utilities requirement and implementation plan;

§ 420-5.13

§ 420-5.13

- (e) Phased implementation plan;
  - (f) Comprehensive sign plan;
  - (g) Statements pertaining to any architectural and community design guidelines shall be submitted in sufficient detail to provide information on building designs, orientations, styles, lighting plans, etc.
  - (h) List of exceptions or variances from the requirements of the Zoning chapter, if any are being requested.
- (2) Existing conditions map:
  - (a) Topography, including steep slopes (>15%);
  - (b) Water features;
  - (c) Roadways;
  - (d) Structures;
  - (e) Tree lines;
  - (f) Major utilities;
  - (g) Significant environmental features;
  - (h) Existing and proposed ownership of the site along with all adjacent property owners.
- (3) Master plan. The preliminary master plan shall be of sufficient clarity and scale to accurately identify the location, nature, and character of the proposed Planned Unit Development District. At a minimum, the preliminary master plan shall include the following:
  - (a) Proposed layout of the Planned Unit Development District, including the general location of uses, types of uses, and density range of uses;
  - (b) Methods of access from existing state-maintained roads to proposed areas of development;
  - (c) General road alignments;
  - (d) General alignments of sidewalks, bicycle and pedestrian facilities;
  - (e) A general water layout plan indicating the intended size and location of primary lines and the general location of fire hydrants (e.g., one every two blocks, etc.);
  - (f) A general sanitary sewer layout indicating the size and location of primary lines, and the location of pump stations; and
  - (g) A general plan showing the location and acreage of the active and passive

§ 420-5.13

§ 420-5.14

recreation spaces, parks and other public open areas.

- B. Additionally, an environmental impact study and a traffic study are also required to be submitted as part of the application package. The environmental impact study should detail any project impacts on FEMA-identified flood area and slopes greater than 25%, and should provide a stormwater management plan detailing both stormwater quantity and quality mitigation measures and best practices. The traffic study should quantify existing and projected traffic levels on all adjacent streets and at all proposed entrances.
- C. The City Attorney shall review any property owner's or other association's charter and regulations prior to final site plan approval.
- D. The Planning Commission shall review the preliminary master plan for the proposed Planned Unit Development District in light of the goals enumerated in the Comprehensive Plan, consider it at a scheduled public hearing, and forward its recommendation along with the preliminary master plan to the City Council for consideration. The City Council shall hold a public hearing thereon, pursuant to public notice as required by the Code of Virginia, § 15.2-2204, after which the City Council may make appropriate changes or corrections in the ordinance or proposed amendment. However, no land may be zoned to a more intensive use classification than was contained in the public notice without an additional public hearing after notice required by the Code of Virginia, § 15.2-2204. Such ordinances shall be enacted in the same manner as all other ordinances. The plan approved by the City Council shall constitute the final master plan for the Planned Unit Development District.
- E. Once the City Council has approved the final master plan, all accepted conditions and elements of the plan shall constitute proffers, enforceable by the Zoning Administrator.
- F. The Zoning Administrator shall approve or disapprove a final site plan within 60 days from the receipt of such plan. The plan shall be in substantial conformance with the approved final master plan. Such final site plan may include one or more sections of the overall Planned Unit Development District and shall meet all applicable federal, state, and City regulations.

**§ 420-5.14. Waivers and modifications.**

Where sections of the Zoning or Subdivision chapter are deemed to be in conflict with the goals of the final master plan, the rezoning application shall be considered a waiver or modification to these sections if specified in the final master plan. Otherwise, the applicant must provide a clear explanation as to why certain regulations are in conflict with the final master plan, demonstrate that the public's health, safety and welfare will not be compromised, and request the specific waivers or modifications to be considered by the City Council after a public hearing.

Notes From PUD Public Engagement Information Session held on January 12, 2023, at Moton Museum

**Public Input and examples of likely properties**

**Other Input:**

Appreciates the opportunity for fairness and for the public's input. There's never a right time for the PUD's offer flexibility, the manor is akin to a PUD, we're looking long term as well.

Would appreciate a variety of housing, condos, and accessible housing where none currently exists.

**Concerns:**

Already enough housing, addition of more housing would diminish property values, would negatively impact existing housing owners, especially in the rental market. Public input is ignored. Wants staff to meet with association of realtors.

Look at towns? Analogous Communities? Should we push this to comp plan cycle? Wants us to take our time.

**Other notes:**

Staff is being very responsive to developers and property owners, also was told by town manager that these ordinances would be a priority.

More rooftops = more revenue, potentially greater market for bigger more desirable retailers.

Re: concerns about volatile real estate market, the process is a tool that can be employed 5, 10, 15 years down the road.

# Planned Unit Developments

## Community Information Session

Thursday, January 12, 2023, 6:00pm



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## Planned Unit Developments (PUD)



### Desired outcomes of this session:

- ☐ **We want to hear from you!**
- ☐ Brief introduction and an understanding of the PUD process.
- ☐ Community input is provided and subsequently considered in crafting the ordinance.
- ☐ Gather desires, concerns, vision

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## Planned Unit Developments (PUD)



### Why are we talking about this?

- ☐ June 10, 2020
  - ☐ Zoning and Subdivision Ordinance (living document)
  - ☐ Comprehensive Plan Update
- ☐ Multiple development inquiries
- ☐ Good land use planning practice and policy
- ☐ Economic development

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## Planned Unit Developments (PUD)



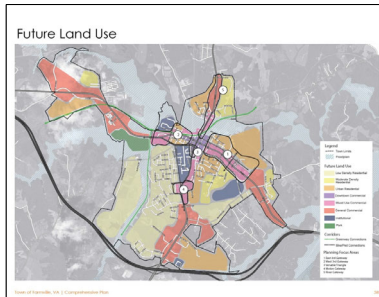
- ☐ PUD is a concept that allows for flexibility of design **in conjunction with a master plan**
- ☐ Flexibility comes from a couple of places:
  - ☐ Incentives or bonuses written into the ordinance (open space vs. density, for example), and specific bulk regulations like parking and setbacks
  - ☐ Waivers and modifications reviewed and approved as part of the legislative process **(PC review and TC decision)**

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## Planned Unit Developments (PUD)



- ☐ PUD encourages infill and traditional neighborhood design; the current ordinance does not. **(Cookie cutter suburban style)**
- ☐ The Comp Plan recommends:
  - ☐ a mix of uses and a range of densities (pages 54-58)
  - ☐ design flexibility in certain Focused Planning Areas (pages 61-62)



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## Planned Unit Developments (PUD)

- ☐ Several desired **design considerations** in master plan

- ☐ Pedestrian orientation;
- ☐ Neighborhood-friendly streets and paths;
- ☐ Interconnected streets and transportation networks;
- ☐ Parks and open space as amenities;
- ☐ Neighborhood centers;
- ☐ Buildings and spaces of appropriate scale;
- ☐ Relegated parking;
- ☐ Mixture of uses and use types;
- ☐ Mixture of housing types and affordability;
- ☐ Environmentally sensitive design; and
- ☐ Clear boundaries with any surrounding rural areas

**This is a statement of community aesthetic and vision.**  
Tie these considerations from comp plan and code them in ordinance.



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## Planned Unit Developments (PUD)



- ☐ Must go through **processes** of Planning Commission review and Council decision, site plan, and if applicable, subdivision. Prepare for multiple public hearings.
- ☐ Each PUD will be unique. Applicants must **justify any designs that deviate** from standard zoning requirements.
- ☐ Various **studies** should be required of *any* rezoning or master plan for impacts to traffic/ transportation, utilities, and environment

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## Planned Unit Developments (PUD)



### Possible Frequently Asked Questions

- ☐ How long would the PUD process take?
- ☐ What are some examples of PUDs?
- ☐ Is this a pretext for Section 8 housing?
- ☐ Why not just issue variances?

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## Planned Unit Developments (PUD)



Proximity to:

- ☐ Other commercial areas
- ☐ Centers of employment
- ☐ Transit stops

See the design considerations list.



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## Planned Unit Developments (PUD)

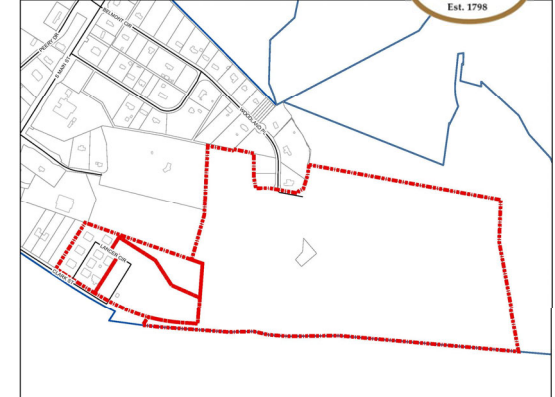


South Main Street/  
Clark Street

Proximity to:

- ☐ Other commercial areas
- ☐ Centers of employment
- ☐ Transit stops

See the design considerations list.



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## Planned Unit Developments (PUD)



Sunchase Sites/ Area

Proximity to:

- ☐ Other commercial areas
- ☐ Centers of employment
- ☐ Transit stops

See the design considerations list.



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## Planned Unit Developments (PUD)

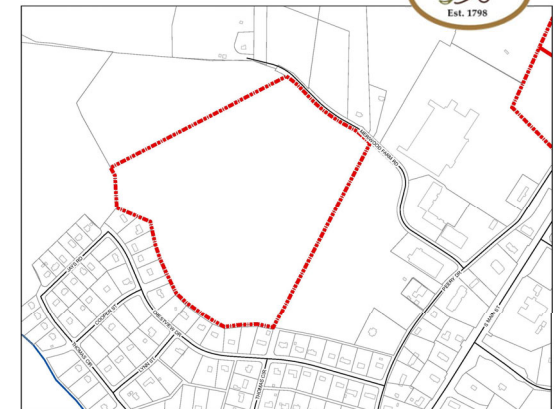


Meriwood Farm Road

Proximity to:

- ☐ Other commercial areas
- ☐ Centers of employment
- ☐ Transit stops

See the design considerations list.



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## Planned Unit Developments (PUD)

### South Main Street



Proximity to:

- ☐ Other commercial areas
- ☐ Centers of employment
- ☐ Transit stops

See the design considerations list.



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## PUD Decision Schedule



|                         |                                                         |
|-------------------------|---------------------------------------------------------|
| <b>Wed 11/16</b>        | PC meeting and staff brief                              |
| <b>Wed 12/21</b>        | PC meeting and continued discussion                     |
| <b>Thurs 1/12/2023</b>  | Public engagement session at Moton Museum 6pm           |
| <b>Wed 1/18</b>         | PC meeting and continued discussion                     |
| <b>Wed 1/25</b>         | PC worksession                                          |
| <b>Wed 1/11</b>         | Town Council regular meeting (discussion)               |
| <b>Wed 2/1</b>          | Town Council worksession                                |
| <b>Wed 2/15</b>         | PC meeting                                              |
| <b>Wed 3/1; Wed 3/8</b> | Town Council worksession (discussion) & regular meeting |

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## Planned Unit Developments (PUD)

### Desired Outcomes of a Farmville PUD process

- ☐ Flexibility
- ☐ Control
- ☐ Density and better design
- ☐ Mixed use and housing options (Missing middle)
- ☐ Increased market (rooftops) means more economic development



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# Planned Unit Developments

## Conclusion and Public Input

### Community Information Session

Thursday, January 12, 2023, 6:00pm



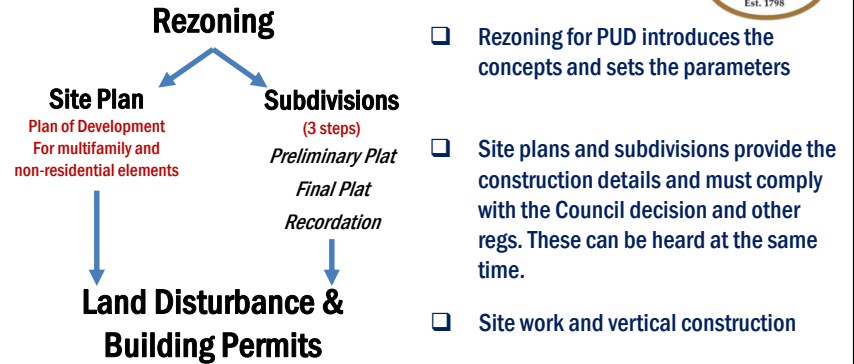
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## Process Slides for Reference

### SLIDES

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## Planned Unit Developments (PUD)- Process



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## Planned Unit Developments (PUD)- Process



### Rezoning to PUD sets the parameters



**Complete Application**  
Proffers  
Studies  
Narratives  
Concept Plans  
Architecturals

**Development Review Committee**  
Development applications and permitting topics are discussed for awareness of procedures and issues among applicants and Town, County, State, and private utility review agencies.

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## Planned Unit Developments (PUD)- Process



### Site plans provide details and must comply with rezoning.



**Planning Commission action on site plans** is authorized in Town Code Section 29-13.e.4.e.2 and Code of Virginia §15.2-2259

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