



CENTERVILLE SMALL AREA PLAN

**PLANNING COMMISSION & BOARD OF SUPERVISORS
WORK SESSION**

JUNE 15, 2023



TIMMONS GROUP

AGENDA

REVIEW OF COMMUNITY FEEDBACK

OPTIONS FOR PLAN REVISIONS

DISCUSSION



TIMMONS GROUP

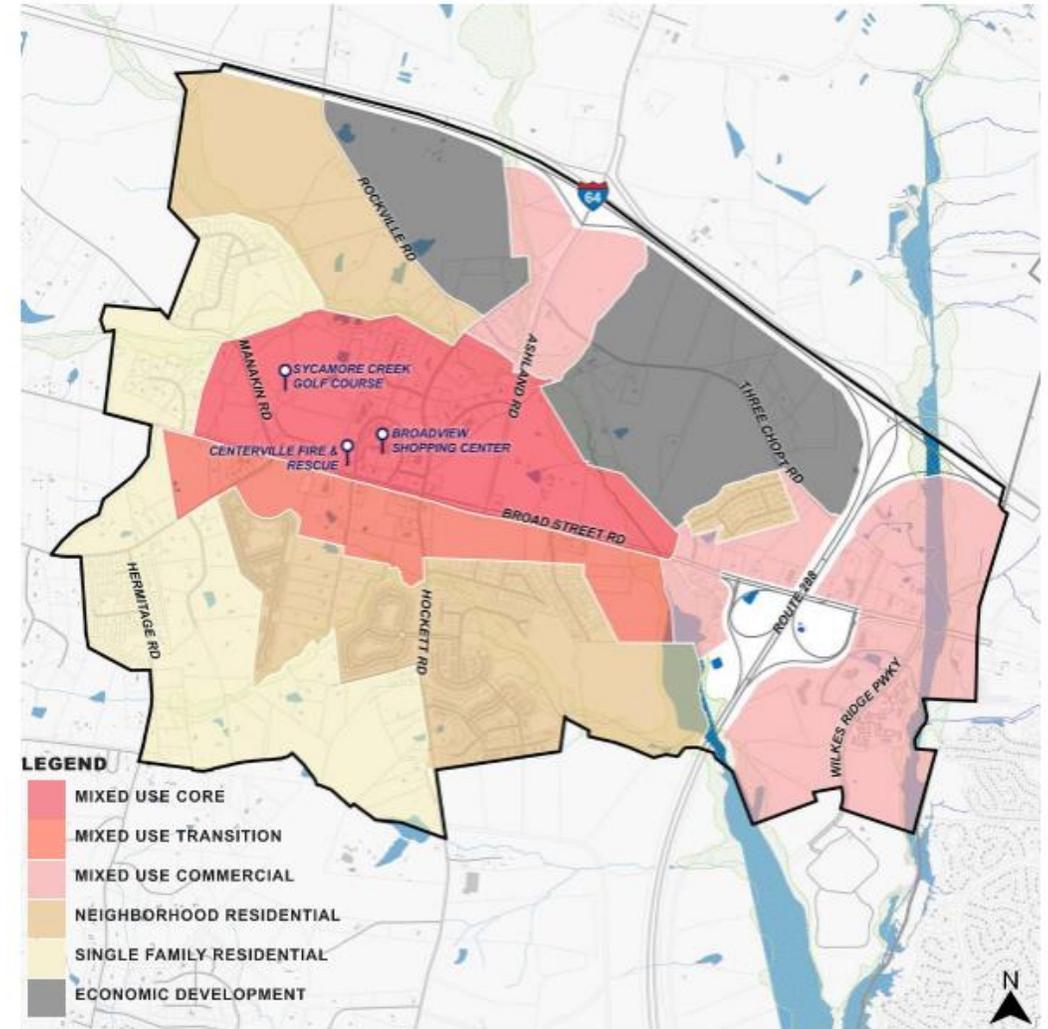
PREVIOUS PUBLIC FEEDBACK

EXPRESSED DESIRES BY COMMUNITY	PLAN ELEMENTS
Focus on height, size, and landscaping associated with future development	<ul style="list-style-type: none"> • Emphasis on building form, scale, and relationship to streets • Sidewalks along internal roads • Recommendations for zoning text amendments and design guidelines
Emphasis on placemaking and preservation of community character	<ul style="list-style-type: none"> • Additional landscape features along primary roadways and key intersections
Opportunities for small businesses	<ul style="list-style-type: none"> • Emphasis on building, form, and scale with smaller building form in the mixed-use core and transition zones • Recommendations to develop a strategic business plan focused on economic development
Publicly accessible recreation and community gathering spaces	<ul style="list-style-type: none"> • Identified potential greenway corridors and trail typologies • Emphasized the need for additional recreation opportunities • Identified opportunity for public plaza space in the mixed-use core
Single family homes and mixed-use residential housing options that are affordable	<ul style="list-style-type: none"> • Identified housing types to provide a variety of housing and price point options • Restricted multi-family to the mixed-use designations with guidelines related to building size and form to ensure compatibility
Concerns over density and growth	<ul style="list-style-type: none"> • Limits to density in Neighborhood Residential & Single Family Residential • Focus on compatible building form and maximum height limitations in Mixed Use Categories • Recommendations to develop a Pattern Book



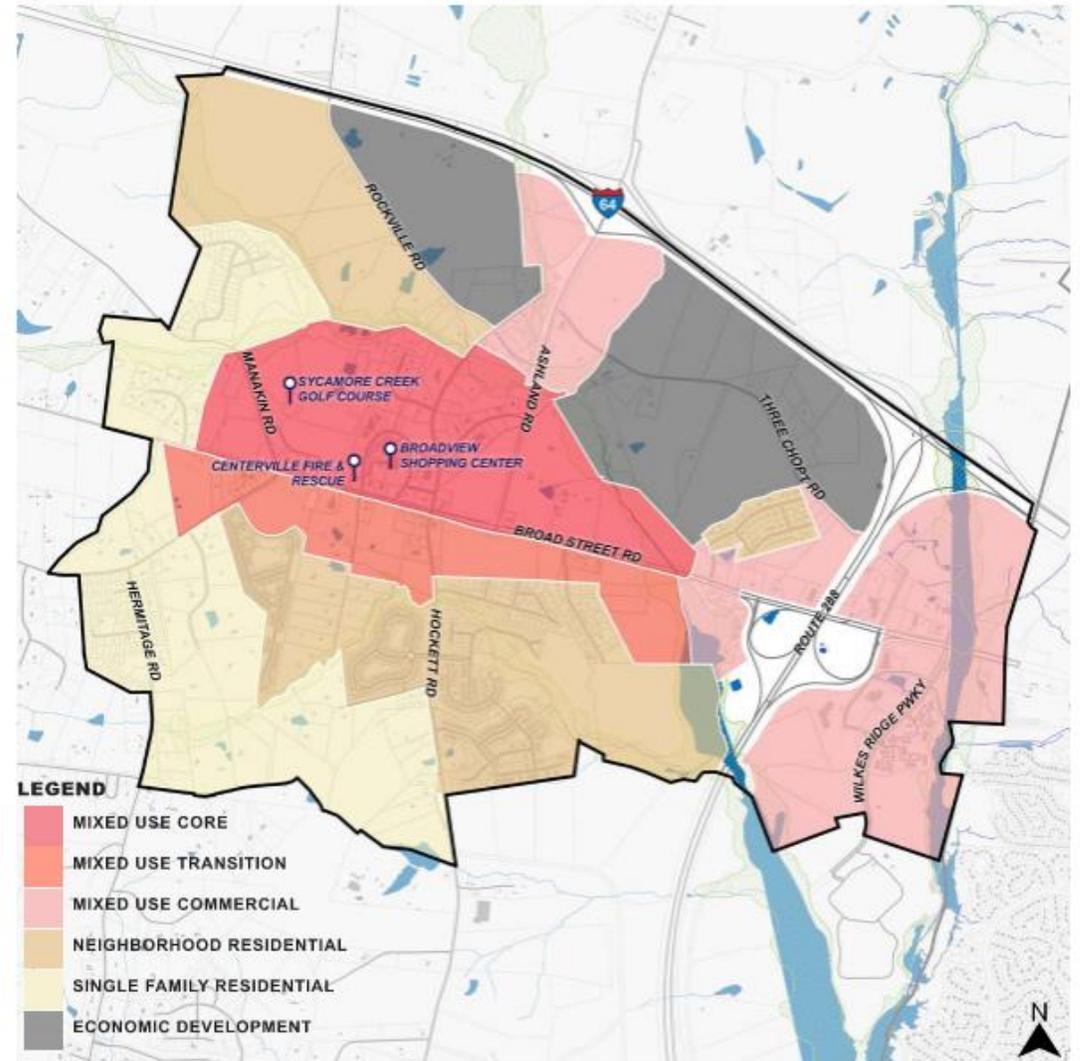
PROPOSED LAND USE

LAND USE	INTENT	USE & DENSITY	HEIGHT	BUILDING MASSING & STREET RELATIONSHIP	PARKING
MIXED USE CORE	A mixed-use town center with human scale building forms and development patterns that promote walkability.	Primary: retail, service, office, lodging, and residential (townhouses, multi-family, live/work units) Secondary: entertainment, outdoor recreation; service and drive thru uses only when relegated to behind buildings and screened.	2-3	Buildings are encouraged to be oriented to local and collector streets with pedestrian entrances and little to no setback. Buildings may be set back further from arterials (Broad St & Ashland Rd)	Parking should be relegated to the back or sides of buildings, especially on local and collector streets. One or two rows of screened parking may be appropriate along Broad St.
MIXED USE TRANSITION	A lower intensity mixed use area that serves as a transition between the Mixed Use Core and Residential neighborhoods.	Primary: retail, service, office, and residential (townhouses, upper story multi-family, live/work units) Secondary: lodging, entertainment, outdoor recreation	1-2	Buildings are encouraged to be oriented to local and collector streets with pedestrian entrances and little to no setback. Buildings may be set back further from Broad St.	Parking should be relegated to the back or sides of buildings, especially on local and collector streets. One or two rows of screened parking may be appropriate along Broad St.
MIXED USE COMMERCIAL	A place designated for retail and service uses where community members can conveniently access daily needs.	Primary: retail, service, lodging, and entertainment. Economic development uses may be appropriate in certain limited locations determined through the planning process. Secondary: office, residential (townhouses, multi-family, live/work units), auto service and drive-through uses should be relegated to the sides and back of buildings.	1-4	New buildings should be oriented to streets. Building massing can vary from small standalone commercial buildings to larger retail stores. Large buildings adjacent to residential areas should be screened with landscaping.	Parking should be relegated to the sides and rear of buildings. Parking along streets or adjacent to residential areas should be screened with landscaping.
NEIGHBORHOOD RESIDENTIAL	Residential areas with small to medium lots and a mix of housing types and sizes. Housing should be clustered to protect existing tree canopy and provide shared neighborhood open spaces.	Primary: Residential housing at an overall density of 2-4 units/acre. Housing types including single family, townhouses, accessory dwelling units, and small-scale multiplexes such as duplexes and triplexes. Secondary: small scale retail, civic, or service uses such as coffee shops, small daycares, or religious assembly.	1-3	Houses are encouraged to be built close to the street with front porches or stoops and pedestrian entrances. Setbacks less than 30 feet are encouraged.	Parking may be a combination of on-street, private garages, or driveways. Garages are encouraged to be in the rear of houses or side loading, not facing the street.
SINGLE FAMILY RESIDENTIAL	Residential areas with large lots and single family detached housing. Areas of housing are encouraged to be clustered to protect sensitive environmental features and farmland.	Primary: Single family detached housing at an overall density of <2 units acre. Secondary: civic uses such as schools and religious assembly uses may be appropriate in certain locations.	1-3	Buildings may be set back from the street up to 30 feet or more. Buildings may be set back further from arterials.	Parking is expected in private garages or driveways.
ECONOMIC DEVELOPMENT	Employment focused areas with a high concentration of jobs	Primary: office, light industrial, research & development Secondary: commercial, residential (multi-family) may be appropriate when ancillary to primary uses to enhance placemaking and walkability	1-4	Multi-story buildings with activated ground story uses that orient toward streets to promote walkability.	Parking is encouraged to be relegated to the back or sides of buildings. Parking that is along a street should be screened with landscaping.



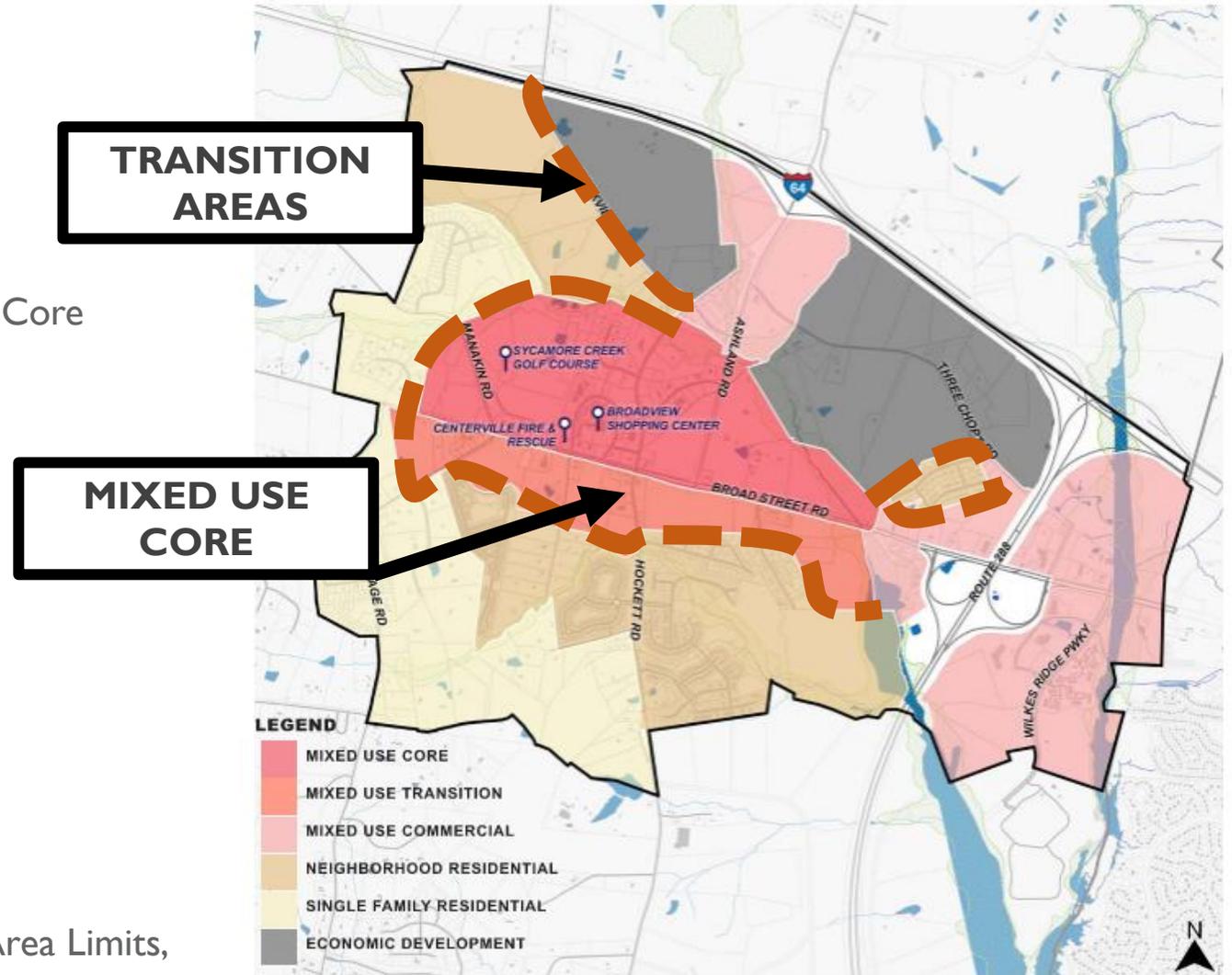
RECENT PUBLIC FEEDBACK

- Desire for increased height in Mixed Use Transition/inclusion of area in Mixed Use Core
- Residents south of Mixed Use Transition supported 2 Stories
- Sycamore Creek & Tuckahoe Bridge residents desired transition or buffering from Mixed Use
- Bellview Gardens residents desired transition or buffering from Mixed Use
- Concern over lodging and flexible mix of uses in primary use of Mixed Use Core
- Questions on Future Study Area
- Questions regarding greenways and road alignments



OPTIONS TO ADDRESS CONCERNS

- Replace Mixed Use Transition with Mixed Use Core
- Add a transition options section
 - Height limitations/Stepbacks
 - Increased Setbacks
 - Additional buffers
- Mixed Use Core use changes:
 - “appropriate scaled lodging”
 - Any combination of primary uses
- Clearly define Future Study Area
- Show only greenways and roads within Small Area Limits, noted as conceptual alignments only





DISCUSSION

