

REZONING

RCVD THURS
11/30/23

Sec. 106-544 - Submission requirements.

In addition to the requirements for zoning map amendments as set forth in article XIII of this chapter, the applicant shall submit the following as part of the application for rezoning to the village development district:

106-236

106-301 § 302

- (1) A map of existing features, at a scale of 1" = 200', unless an alternative scale is approved by the director of planning, which shall show the major environmental features of the site including, but not limited to, existing conservation easements, tidal wetlands, nontidal wetlands, perennial streams, flood zones, slopes 25 percent or greater, vernal pools, resource protection areas, groundwater recharge areas, soil types (including prime agricultural soils), agricultural fields, woodlands, agricultural and forestal districts, hedgerows, fences, existing buildings, historic and cultural features (including cemeteries and military earthworks), power lines, underground pipes, geologic features, and areas of the property that are visible from any adjacent public right-of-way.
- (2) A concept development plan for the property, drawn at a scale of 1" = 200', unless an alternative scale is approved by the director of planning, which shall show the proposed development of the property, including the proposed general relationships of uses within and adjacent to the site, structures, uses, streets, parking areas, utilities, stormwater management facilities, open space areas, vegetation, sidewalks and trails, and means of access to the existing public road system.

The concept development plan must be prepared by using the following five-step process. The applicant must provide the evidence of the results of each of these five steps as part of the concept development plan or as an attachment thereto.

Step one. The applicant must identify conservation areas, which is land area that will be permanently protected by a conservation easement. Such land may include all or portions of major environmental features shown in the existing features map and as identified in the Accomack County Comprehensive Plan. The remaining land on the site is designated as potential development areas.

Step two. The applicant must locate sites for individual houses within the potential development areas so that their views of the open space are maximized.

Step three. The applicant must show streets and trails that will connect the house sites.

Step four. The applicant must show lot lines for each individual lot that will encompass each house site.

Step five. The applicant must identify water and wastewater utilities to serve the

development.

- (3) Applications proposing to create 50 or more lots shall submit a resource quality protection plan, in accordance with the requirements set forth in section 106-235 of this chapter.
- (4) Applications proposing to create 50 or more lots shall submit a traffic impact study to determine the proper design and configuration of new streets and public road entrances, which shall include the following:
 - a. Clearly stated assumptions.
 - b. A summary table or tables listing each type of land use, the number and type of dwelling units proposed, the trip rates used (daily as well as peak periods), and the resultant trip generation.
 - c. A site map showing the location within the site of each type of proposed land use and of all dwelling units.
 - d. Existing and projected traffic volumes (including turning movements), facility geometry (including storage lengths), and traffic controls where appropriate, including a.m. and p.m. peak hour site traffic, a.m. and p.m. peak hour total traffic, total daily traffic, distribution and assignment of trips generated by the project, and projected level of service (LOS) and warrant analyses, including existing conditions and cumulative conditions at build-out. Projections will be for five years following the date of proposed project build-out. The base volume for nonsite traffic shall be the latest forecasts available from the Virginia Department of Transportation. The source for trip generation rates shall be "Trip Generation" published by the Institute of Transportation Engineers (ITE), most recent edition.
 - e. Mitigation phasing plan including dates of proposed mitigation measures.
 - f. All final submittals for traffic impact studies must be signed and sealed by a Virginia Registered Civil Engineer.

(Ord. of 9-17-2014)

-Signed, but seal needed