

# Botetourt County 2010 Comprehensive Plan Update



Prepared By:



RENAISSANCE PLANNING GROUP

Adopted: March 22, 2011

# 3 LAND USE

## INTRODUCTION

The Land Use Element of the Comprehensive Plan establishes the framework for the physical growth and development of the county over the life of the plan. It provides direction and guidance on a range of development, conservation and land use compatibility issues. It also describes the competing priorities that must be taken into account when planning for the future of the County.

The Land Use Element lays out policies to improve economic strength and security, enhance the built and natural environment, and build livable communities. Land use policies seek to accommodate growth and change by enhancing development in existing areas while preserving natural areas. The Land Use Element objectives and policies directly tie to the objectives and policies of all other plan elements. Transportation, economic development, cultural and environmental resources, and community facilities policies must be compatible with the overarching land use policies to ensure that the County develops as envisioned. The Land Use Element establishes policies for the physical development of appropriate uses at appropriate densities in appropriate locations and includes guidelines that describe the character and quality of future development and the preferred future development pattern.



- **Zoning to Achieve Design Goals:** Explore zoning and other regulatory techniques to promote excellence in the design of new buildings and public spaces. Zoning should include incentives or requirements for facade features, buffering, and other exterior architectural elements that improve the compatibility of structures, while promoting a consistent architectural character.
- **Mixed Use:** Mixed-use developments are the future of dense planning in rural communities. They are efficient in terms of land use and service delivery. There are several design standards associated with promoting mixed use land development.
  - **Building Orientation:** Buildings in mixed-use developments should be oriented along streets, plazas, and pedestrian ways. Their facades should create an active and engaging public realm.
  - **Multi-modal Design:** Mixed-use developments should accommodate all modes of transportation to the greatest extent possible.
  - **Parking Location and Design:** New single purpose surface parking lots should be avoided within mixed-use centers. Instead, shared parking facilities with landscaping visible from a public right-of-way should be used.
  - **Public Open Space:** Usable and well-appointed public open space should be provided within mixed-use centers to serve as focal points and community gathering spots.
- **Corridors:** The appearance of Botetourt County's commercial corridors, specifically U.S Route 220 (including U.S. Route 220 Alternate), U.S. Route 460 and Route 11, has been detrimental to the larger community's image. As primary entry corridors for visitors to the County, it is essential that these roadways convey a positive impression. At many points along these corridors, there is also a need to mitigate air and noise pollution. The creation of boulevards with landscaped medians, street trees, and sidewalks will greatly improve the appearance of Botetourt County's corridors, mitigate air and noise pollution, and address the needs of users.
  - **Gateway Corridor Design Quality:** Promote high quality development along gateway corridors to improve aesthetics and encourage higher levels of investment. Design of new development should contribute to the overall visual quality of the corridor and define the street space.
  - **Highlighting Important Intersections:** Promote the use of gateways and landmarks to highlight access points and important intersections along key corridors.
  - **Strip Shopping Centers:** Ensure that zoning and parking standards discourage strip commercial shopping centers and auto-oriented building designs (designs that encourage use of automobile as the only possible mode of access).
  - **Screening of Unsightly Uses:** The visibility of trash storage, loading, and truck parking areas from the street, sidewalk, building entrances and corridors should be minimized.
  - **Parking Lot Design:** Encourage efficient site design, shared parking between complementary uses, and reduced amounts of impervious surface in parking lot design.
  - **Planting Requirements:** Enhance and expand the required planting and tree coverage for parking lots by incorporating design standards that promote long term tree growth and health. Planting standards should improve permeability and reduce the heat island effect.

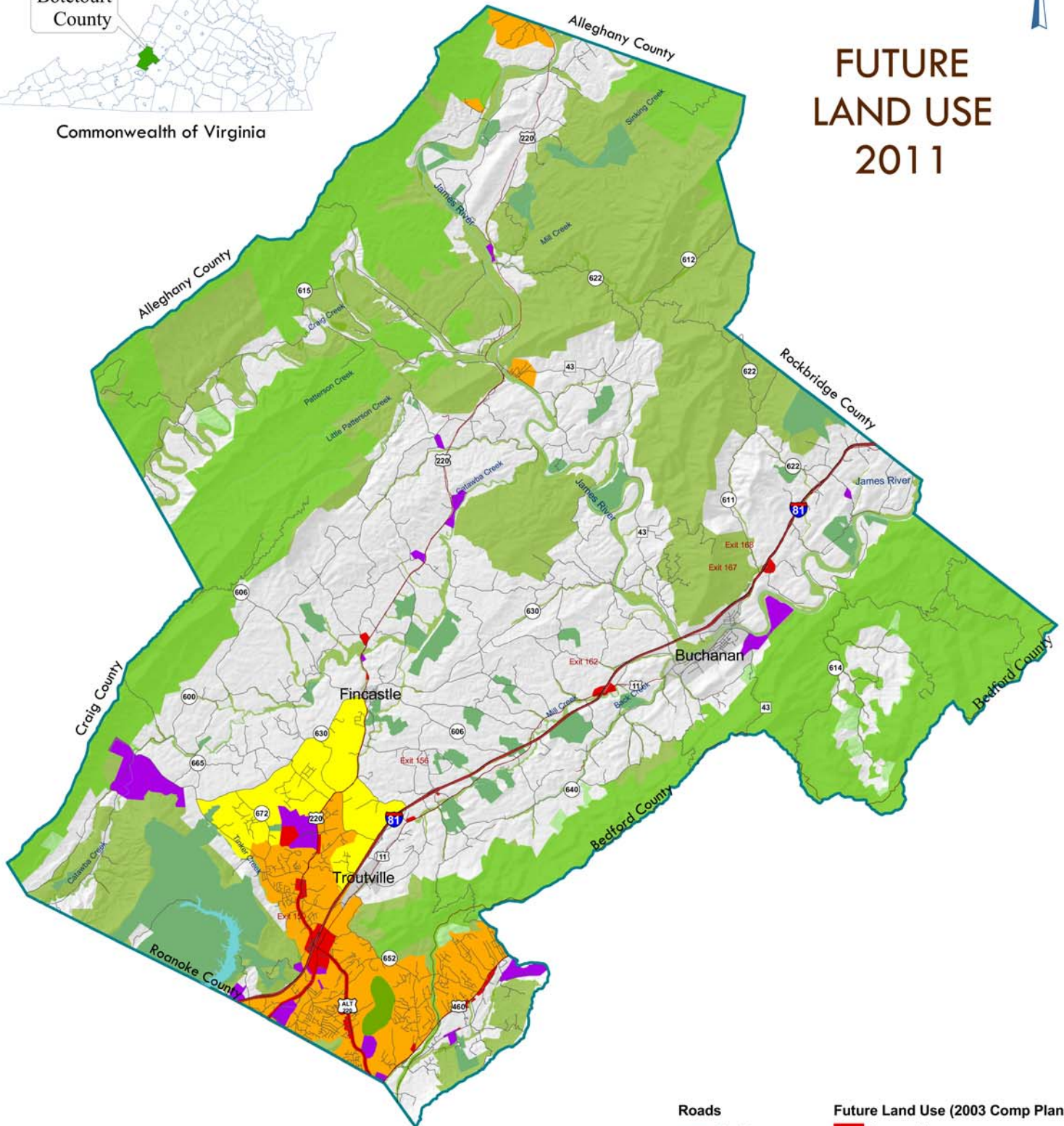


# MAP 9

## BOTETOURT COUNTY OF VIRGINIA



### FUTURE LAND USE 2011



#### Roads

- Interstate
- Primary Rd
- Secondary Rd
- Streams/Water
- Federal Lands
- Conservation Easement

#### Future Land Use (2003 Comp Plan)

- Commercial
- Conservation / 100 Year Floodplain
- Industrial
- Rural Low Density Residential
- Medium Density Residential
- Incorporated Towns
- Commercial (Added 2010)

Source: Botetourt County GIS Department  
2010 Comprehensive Plan Update. February 2011

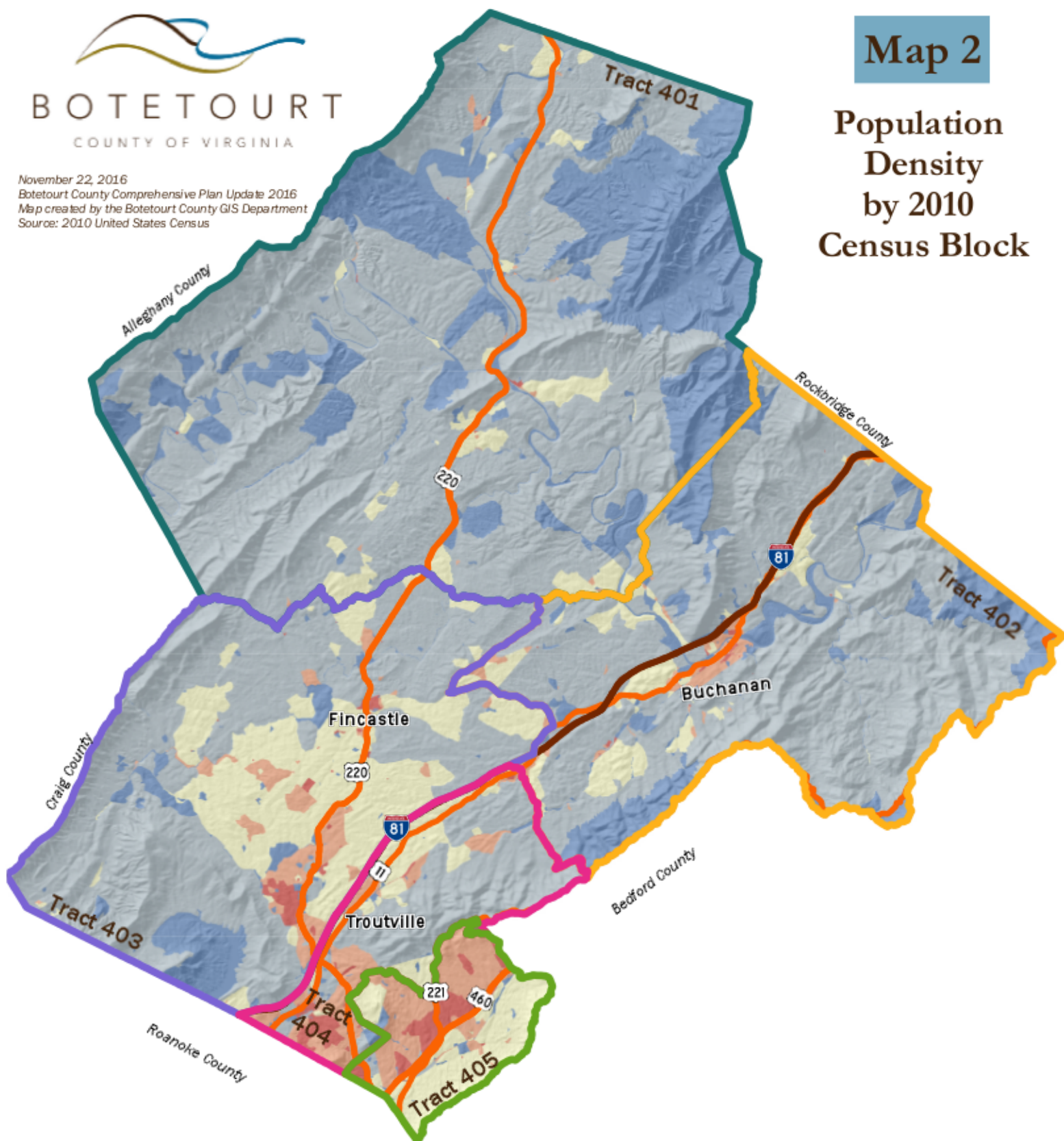


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0 1 2 3 4  
Miles

## Map 2

### Population Density by 2010 Census Block



Tract 401
  Tract 402
  Tract 403
  Tract 404
  Tract 405

#### Population Density by Census Block (Persons per Sq. Mile)

