

6. IMPLEMENTATION AND ACTION PLAN

STONE SPRING UDA

PROJECT	TEN GUIDING PRINCIPLES	FUNCTIONAL AREA	TIMEFRAME	REGULATORY	RESPONSIBILITY
1. Adopt the Stone Spring UDA as part of the Comprehensive Plan to formalize the vision for the UDA	All	Establishes a comprehensive vision for the Stone Spring UDA	Long term for the full vision to be realized	Comprehensive Plan Amendment Future amendments described in the Stone Spring UDA Plan	County, VDOT and private sector
2. Build civic amenities such as a library or community center, as the center of the focus area	1. A Discernible Center 10. Prominent Civic and Public Buildings	Establishes a community anchor and framework for new private development	Long Term	Comprehensive Plan Amendment Land Use. Amend Ch. 17, Article VI to allow for civic uses in Stone Spring UDA	County, private sector, non-profit organizations. Public-private partnerships
3. Stone Spring Pedestrian and Bicycle Trail	9. Create neighborhood identity	With each private development, a portion of the Stone Spring Trail will be built	Long Term, built with each new private development	Amendment to Bicycle & Pedestrian Plan; Amendment to Sec. 17-700.02 & 17-701.04 - 07	Private sector to build and County to promote
4. Boyers Crossing Multi-Use Trail	9. Create neighborhood identity	With each private development, a portion of the Stone Spring Trail will be built	Long Term, built with each new private development	Comprehensive Plan Amendment Community Character Amendment to Ch. 17, Art. VIII "Area, Setback, and Height Standards"	County
5. Refine the Form-Based Transect with a focus on the height and setback requirements for each of the zones in subsequent updates. Use as basis for future code amendments	All	Built form and setback requirements	Short to Mid Term	Comprehensive Plan Amendment Community Character Amendment to Ch. 17, Art. VIII "Area, Setback, and Height Standards"	County

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6. Implement design guidelines related building and parking placement on site	3. Building placed close to the street to create a sense of place 4. Parking placed behind buildings and away from street front-ages	Built form and parking requirements	Short to Mid Term	Comprehensive Plan Amendment Community Character Amendment to Ch. 17, Art. VII -Sec. 17-702	County
7. Implement design guidelines related to building form and street design	5. Complete Streets with a balance between cars, pedestrians and bicyclists 9. Create neighborhood identity	Private development and street design	Short to Mid Term	Comprehensive Plan Amendment Community Character Amendment to Sec. 17-701	County (design guidelines) VDOT to approve street designs
8. Update the development review process so that development proposals are reviewed for consistency with the Comprehensive Plan and Stone Spring UDA	All	Built form	Short Term	Amendments to Ch. 17, Art. VII "Development Standards" and Ch. 17, Art. X "Procedures"; Sec. 17-1005	County - A good development proposal will receive an expeditious approval by meeting the vision of the Stone Spring UDA
9. Create a park or neighborhood center concept in each of the Focus Areas and prioritize development around these focal points	1. A discernible center 7. Most of the dwelling units are within a 5-minute (1/4 mile) walk to the center	First phase of new development should consider park or green space as part of a first phase	Short Term	Comprehensive Plan Amendment Parks and Open Space	Private to build, County to promote
10. Update Rockingham County's typical sidewalk section Complete Streets Section Diagram	2. Connected sidewalks with a clear pedestrian path, street trees and lighting 5. Complete Streets with a balance between cars, pedestrians and bicyclists	Street and building frontage	Short Term	Comprehensive Plan Amendment Transportation Amendment to Sec. 17-701.06 & .07	County

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11. Adopt a new Street Classification Plan based on the Street Hierarchy Plan (Page 34)	6. Create compact street blocks that encourage walking 9. Create neighborhood identity	Improve connectivity between and within the neighborhoods for safe movement of pedestrians, cyclists and vehicles with specific street descriptions	Long Term	Comprehensive Plan Amendment Transportation and Bicycle & Pedestrian Plan. Amendment to Sec. 17-701	VDOT
12. Realignment of Albert Long Road to create a more development block frontage along Port Republic Road and street grid	9. Create neighborhood identity	With each private development, a portion of the Stone Spring Trail will be built	Long Term, built with each new private development	Comprehensive Plan Amendment Transportation and CIP	Private sector and County, VDOT to approve
13. Promote the new fire station in the Boyers Crossing Focus Area along Port Republic Road	10. Prominent civic and public buildings	Public building	Short Term	Comprehensive Plan Amendment Community Facilities and CIP	Private sector and County, VDOT to approve
14. Locate a civic amenity in the Stone Port Focus Area, that is supported by park space and serves as a neighborhood center	10. Prominent civic and public buildings	Public building	Mid Term	Comprehensive Plan Amendment Community Facilities Amendment and CIP	County
15. Allow for a mix of uses and housing types in each of the focus areas, and at greater density in Stone Port and Stone Ridge areas. Revise existing zoning districts	8. Greater density that includes a mix of dwelling units and commercial uses	Private development	Short Term	Comprehensive Plan Amendment Land Use Amendment to Ch. 17, Art. VI "Land Use" and Sec. 17-701	County

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16. Create new street grids per each Focus Area Neighborhood Concept to create more walkable street blocks with pedestrian scaled development	6. Create compact street blocks that encourage walking	Private development, compact development blocks	Long Term	Comprehensive Plan Amendment Community Character Amendments to Secs. 17-700, 701, & 702	Private, County to promote

