



Comprehensive Plan

Executive Summary

PETERSBURG **NEXT**



What Is a Comprehensive Plan?

A Comprehensive Plan is an adopted, guiding policy document for planning and future development in Petersburg for the next twenty years. The Plan addresses a wide range of topics related to development and land use, including housing and neighborhoods; parks and recreation; community facilities and infrastructure; and economic development.

PetersburgNEXT, the City's Comprehensive Plan, describes the community's vision for where it wants to be in the next twenty years, along with strategies to achieve the community's goals. While it is not a regulatory document that carries the force of law, PetersburgNEXT serves as the City's guide to the future and will be used to inform City staff and elected officials as they make decisions regarding the City.

City Council adopted PetersburgNEXT on May 21, 2024.

Code of Virginia Requirements

Every locality in Virginia is required by law to adopt a Comprehensive Plan. Code of Virginia Section 15.2-2223 states that the "Comprehensive Plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the elderly and persons with disabilities."

State requirements for Comprehensive Plans also recognize that community development is ongoing and ever changing. For this reason, the Code of Virginia Section 15.3-2230 sets a requirement that all Comprehensive Plans be reviewed every five years and amended as needed.



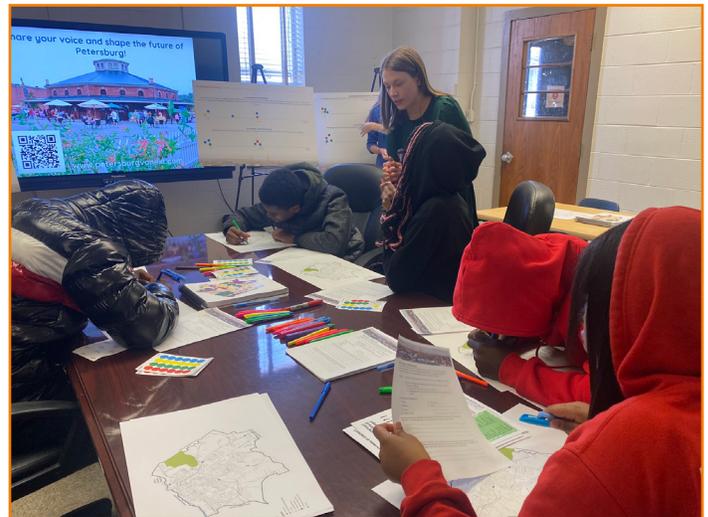
Community Engagement

PetersburgNEXT is the culmination of nearly two years of research, data analysis, and most importantly, community input and engagement. Throughout the planning process, Petersburg took deliberate steps to ensure that community voices define the City's vision and goals for today and tomorrow. These steps included:

- ▶ Community Survey, available both online and in print
- ▶ Public Workshops, one virtual and three in-person
- ▶ Focus Group Sessions, eight in-person, with local, regional, and state stakeholders
- ▶ Project Website and Online Engagement
- ▶ Public Attendance at Planning Commission and City Council Worksessions
- ▶ Public Open House
- ▶ Petersburg City Public Schools (PCPS) Student Smallgroup Sessions

Overall, the community expressed a deep love for the place they call home and strong support for continued progress and growth. The community views Petersburg's challenges not as liabilities but rather as opportunities for innovative problem-solving and implementation of creative solutions.

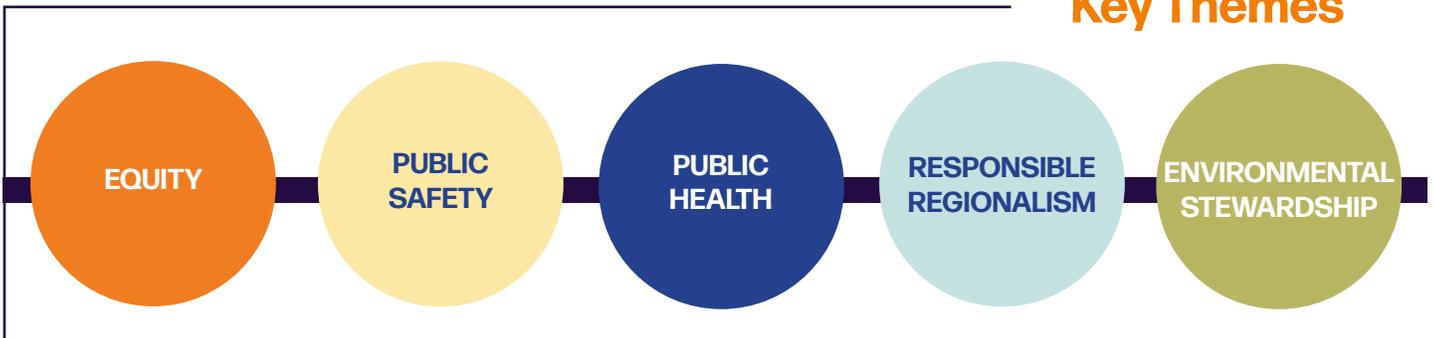
By continuing its commitment to robust public engagement, Petersburg will ensure the community remains a vital part of implementing the solutions and strategies identified in PetersburgNEXT over the next twenty years.



PETERSBURGNEXT's Vision For the Future

Petersburg is a thriving, culturally diverse community where all residents enjoy safe and attractive neighborhoods, economic opportunity, quality education, and celebration of rich history.

Key Themes



Goal Statements

ECONOMIC DEVELOPMENT Petersburg will build a thriving and resilient economy that promotes quality jobs in diverse industries, workforce development, tourism, and business opportunities.

HOUSING + NEIGHBORHOODS Petersburg will be a city where all housing and neighborhoods are attractive, safe, and accessible to all residents.

PARKS + RECREATION + ARTS + HISTORIC PRESERVATION Petersburg provides equitable access to parks, recreation, the arts, and historic resources to facilitate healthy lifestyles, tourism, and celebration of heritage and culture.

COMMUNITY FACILITIES + INFRASTRUCTURE Petersburg provides and maintains exceptional community facilities, services, and infrastructure to enhance livability and promote a high quality of life for all residents.

PUBLIC SAFETY Petersburg prioritizes community safety and wellbeing through consistent, efficient, and equitable public safety service delivery.

ENVIRONMENTAL STEWARDSHIP Petersburg will commit to fostering resilience, community wellness, and quality of life through protecting and enhancing its natural resources.

MOBILITY + TRANSPORTATION Petersburg's community is equitably connected through a well-designed, well-maintained, and multi-modal regional transportation network.

LAND USE Petersburg will support land use and development patterns that are high-quality, environmentally sustainable, and enhance economic opportunity and equity for the community.

Future Land Use Plan

The Future Land Use Framework (described below) and associated Future Land Use Map (FLUM) included in the Comprehensive Plan establish the recommended pattern and character for future development in Petersburg for the next twenty years. It does not regulate private property but rather is intended to provide guidance to City staff, the Planning Commission, City Council, and the community for evaluating proposed land use changes and development proposals. Together, the Framework and FLUM provide a depiction of how Petersburg should grow to achieve its vision of the future and help guide the direction, design, and outcome of new land uses throughout the City.

HISTORIC CORE NEIGHBORHOODS directly reflect Petersburg's historic development pattern, which consists of relatively short blocks in a grid orientation, small lots, and residential dwellings in a variety of architectural styles and developed at a moderate density.

COMMUNITY RESIDENTIAL neighborhoods tend to be more suburban than urban in character. A variety of residential types at a range of densities should be supported in community residential areas to achieve the goal of providing a variety of attainable rental and homeownership options to the community.

NEIGHBORHOOD COMMERCIAL areas serve as discernible neighborhood centers that provide for the daily needs of area residents through uses such as neighborhood grocers and community hubs.

COMMUNITY MIXED-USE areas are walkable, dense, and interconnected centers of commerce and amenities for Petersburg residents and visitors alike.

RESEARCH + DEVELOPMENT areas are Petersburg's major employment centers, supplying stable and well-paying jobs in many innovative industries.

GENERAL INDUSTRIAL areas should be where all heavy industrial uses are sited.

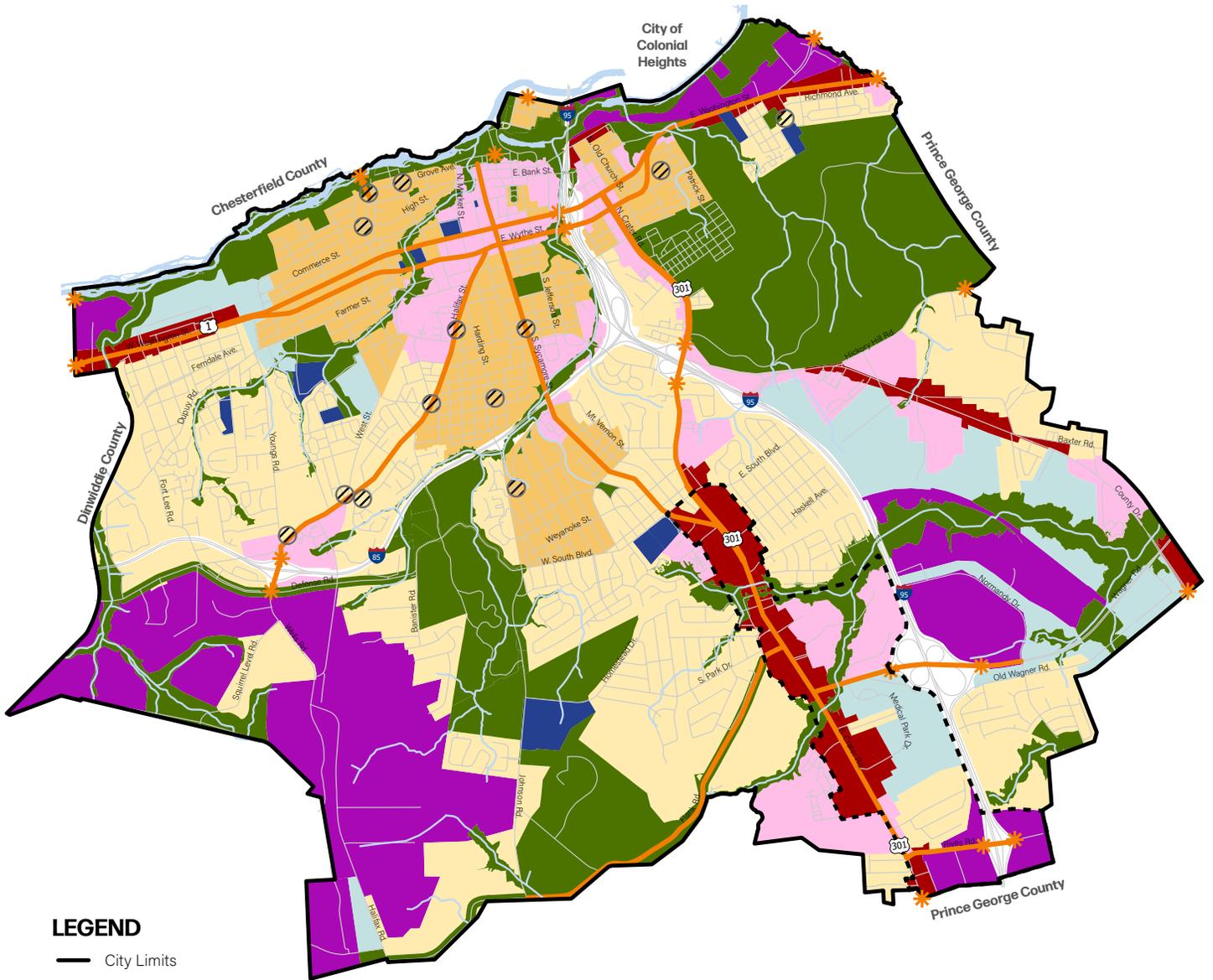
CIVIC areas are defined by a presence of public and private uses that provide direct and essential services to the community, such as daily government services, schools, higher education, and healthcare.

CONSERVATION + RECREATION areas consist of sensitive environmental habitats, floodplains and steep slopes, agricultural activities, parks and trails, and historic resources. They are not appropriate locations for future growth and development.

The **SOUTH CRATER UDA**, designated along portions of S. Crater, Wagner, and Rives Roads, is intended to be an area of Petersburg where land use and transportation efforts are closely coordinated through implementation of traditional neighborhood design and development.

GATEWAYS + CORRIDORS are locations where regional road, trail, and rail networks - as well as the Appomattox River - enter the Petersburg city limits, or serve as important travel routes throughout Petersburg. The appearance and functionality of Gateways and Corridors help integrate and define the distinct Area Designations and create a strong positive perception of Petersburg.

Future Land Use Map



LEGEND

- City Limits
- Roads
- Appomattox River
- Waterways
- South Crater Urban Development Area (UDA)
- Historic Core Neighborhoods
- Community Residential
- Neighborhood Commercial
- Community Mixed-Use
- Corridor Commercial
- Research and Development
- General Industrial
- Civic
- Conservation and Recreation
- Gateways
- Corridors



Implementation

The Implementation element of PetersburgNEXT provides specific guidance for decision-making, which will define the City's ongoing progress towards fully realizing the community's vision for the future. This is done through inclusion of an implementation matrix (see Chapter 11), which builds on the strategies in each Plan element by identifying tools, resources, responsible parties, general costs, and anticipated timeframes for completion.



Accordingly, to ensure PetersburgNEXT is properly implemented, Planning Commission and City Council should refer to the Comprehensive Plan and consider its vision and goals prior to making recommendations and decisions. Petersburg's future success depends on proactive, coordinated, and effective implementation of the Plan, along with consistent analysis of each land use application and budgetary decision to ensure compatibility with the Plan's long-range vision.

There are a variety of tools that can and should be used to implement the long-range vision set forth in PetersburgNEXT. The following tools are the most important to ensure the successful implementation of this Plan:

- ▶ Annual Budget
- ▶ Capital Improvements Plan
- ▶ Land Use Actions
- ▶ Zoning and Subdivision Ordinances
- ▶ Intergovernmental Cooperation

Progress towards implementing PetersburgNEXT be reviewed annually as part of the City's budgeting process to set priorities, as well as measure progress and course-correct if necessary.

Prepared By:

