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**HOUSE BILL NO. 1513****AMENDMENT IN THE NATURE OF A SUBSTITUTE**

(Proposed by the House Committee on Counties, Cities and Towns  
on February 10, 2006)

(Patrons Prior to Substitute—Delegates Frederick and McQuigg [HB 1609])

*A BILL to amend and reenact § 15.2-2223 of the Code of Virginia, and to amend the Code of Virginia by adding a section numbered 15.2-2222.1, relating to coordination of state and local transportation planning*

**Be it enacted by the General Assembly of Virginia:**

**1. That § 15.2-2223 of the Code of Virginia is amended and reenacted and that the Code of Virginia is amended by adding a section numbered 15.2-2222.1 as follows:**

*§ 15.2-2222.1. Coordination of state and local transportation planning.*

*A. Prior to adoption of any comprehensive plan pursuant to § 15.2-2223, any part of a comprehensive plan pursuant to § 15.2-2228, or any amendment to any comprehensive plan as described in § 15.2-2229, the locality shall submit such plan or amendment to the Department of Transportation for review and comment if the plan or amendment will substantially affect transportation on state controlled highways as defined by regulations promulgated by the Department. The Department's comments on the proposed plan or amendment shall relate to plans and capacities for construction of transportation facilities affected by the proposal. Within 30 days of receipt of such proposed plan or amendment, the Department may request, and the locality shall agree to, a meeting between the Department and the local planning commission or other agent to discuss the plan or amendment, which discussions shall continue as long as the participants may deem them useful. The Department shall make written comments within 90 days after receipt of the plan or amendment, or by such later deadline as may be agreed to by the parties in the discussions.*

*B. Upon submission to, or initiation by, a locality of a proposed rezoning under § 15.2-2286, 15.2-2297, 15.2-2298, or 15.2-2303, the locality shall submit the proposal to the Department of Transportation within ten business days of receipt thereof if the proposal will substantially affect transportation on state-controlled highways. Such application shall include a traffic impact statement if required by local ordinance or pursuant to regulations promulgated by the Department. Within 45 days of its receipt of such traffic impact statement, the Department shall either (i) provide written comment on the proposed rezoning to the locality, or (ii) schedule a meeting, to be held within 60 days of its receipt of the proposal, with the local planning commission or other agent and the rezoning applicant to discuss potential modifications to the proposal to address any concerns or deficiencies. The Department's comments on the proposed rezoning shall be based upon the comprehensive plan, regulations and guidelines of the Department, engineering and design considerations, any adopted regional or statewide plans and short and long term traffic impacts on and off site. The Department shall complete its initial review of the rezoning proposal within 45 days, and its final review within 120 days, after it receives the rezoning proposal from the locality.*

*C. When a locality receives a subdivision plat pursuant to § 15.2-2258 or 15.2-2260, or a site plan or plan of development pursuant to subdivision A 8 of § 15.2-2286, the locality shall submit such plat or plan to the Department of Transportation in accordance with § 15.2-2260 within ten business days if the plat or plan substantially affects transportation on state-controlled highways as defined by regulations promulgated by the Department. Such plat or plan shall include supplemental traffic analysis if required by local ordinance or resolution or pursuant to regulations promulgated by the Department.*

*Within 30 days of its receipt of such plat or plan, the Department shall either (i) provide written comment on the plat or plan, or (ii) schedule a meeting, to be held within 60 days of the Department's receipt of the plat or plan, with members of the local planning commission or other agent of the locality to discuss potential modifications to the plat or plan to address any concerns or deficiencies. The Department's comments on the plat or plan shall be based upon the comprehensive plan, regulations or guidelines of the Department, engineering and design considerations, any adopted statewide or regional plans and short and long term traffic impacts on and off site. The Department shall complete its final review within 90 days after it receives such plat or plan from the locality. The submission of the application to the Department shall toll all times for local review set out in this chapter until the locality has received the Department's final comments.*

*D. The review requirements set forth in this section shall be supplemental to, and shall not affect, any requirement for review by the Department of Transportation or the locality under any other provision of law. Nothing in this section shall be deemed to prohibit any additional consultations concerning land development or transportation facilities that may occur between the Department and localities as a result of existing or future administrative practice or procedure, or by mutual agreement.*

60 *E. The Department shall impose fees and charges for the review of applications, plans and plats*  
61 *pursuant to paragraphs A, B and C, and such fees and charges shall not exceed the actual cost to the*  
62 *Department, or \$ 1,000, whichever is less, for each review.*

63 § 15.2-2223. Comprehensive plan to be prepared and adopted; scope and purpose.

64 The local planning commission shall prepare and recommend a comprehensive plan for the physical  
65 development of the territory within its jurisdiction and every governing body shall adopt a  
66 comprehensive plan for the territory under its jurisdiction.

67 In the preparation of a comprehensive plan, the commission shall make careful and comprehensive  
68 surveys and studies of the existing conditions and trends of growth, and of the probable future  
69 requirements of its territory and inhabitants. The comprehensive plan shall be made with the purpose of  
70 guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which  
71 will, in accordance with present and probable future needs and resources, best promote the health,  
72 safety, morals, order, convenience, prosperity and general welfare of the inhabitants, including the  
73 elderly and persons with disabilities.

74 The comprehensive plan shall be general in nature, in that it shall designate the general or  
75 approximate location, character, and extent of each feature shown on the plan and shall indicate where  
76 existing lands or facilities are proposed to be extended, widened, removed, relocated, vacated, narrowed,  
77 abandoned, or changed in use as the case may be.

78 ~~The~~ *As part of the* comprehensive plan, *each locality shall include develop* a transportation element  
79 *plan that designates a system of transportation infrastructure needs and recommendations that may*  
80 *include the designation of new and expanded transportation facilities and that support the planned*  
81 *development of the territory covered by the plan and shall include, as appropriate, but not be limited to,*  
82 *roadways, bicycle accommodations, pedestrian accommodations, railways, bridges, waterways, airports,*  
83 *ports, and public transportation facilities. The plan should recognize and differentiate among a*  
84 *hierarchy of roads such as expressways, arterials, and collectors.* ~~The~~ Virginia Department of  
85 Transportation shall, upon request, provide localities with technical assistance in preparing such  
86 transportation element plan.

87 The plan, with the accompanying maps, plats, charts, and descriptive matter, shall show the locality's  
88 long-range recommendations for the general development of the territory covered by the plan. It may  
89 include, but need not be limited to:

90 1. The designation of areas for various types of public and private development and use, such as  
91 different kinds of residential, including age-restricted, housing; business; industrial; agricultural; mineral  
92 resources; conservation; recreation; public service; flood plain and drainage; and other areas;

93 2. The designation of a system of community service facilities such as parks, forests, schools,  
94 playgrounds, public buildings and institutions, hospitals, nursing homes, assisted living facilities,  
95 community centers, waterworks, sewage disposal or waste disposal areas, and the like;

96 3. The designation of historical areas and areas for urban renewal or other treatment;

97 4. The designation of areas for the implementation of reasonable ground water protection measures;

98 5. An official map, a capital improvements program, a subdivision ordinance, a zoning ordinance and  
99 zoning district maps, mineral resource district maps and agricultural and forestal district maps, where  
100 applicable;

101 6. The location of existing or proposed recycling centers; and

102 7. The location of military bases, military installations, and military airports and their adjacent safety  
103 areas.

104 The plan shall include: the designation of areas and implementation of measures for the construction,  
105 rehabilitation and maintenance of affordable housing, which is sufficient to meet the current and future  
106 needs of residents of all levels of income in the locality while considering the current and future needs  
107 of the planning district within which the locality is situated.

108 **2. That the Department of Transportation shall promulgate regulations by December 31, 2006 to**  
109 **carry out the provisions of this act. Such regulations shall become effective on July 1, 2007, and**  
110 **shall include reasonable exemptions from the requirements of subsections A, B, and C of**  
111 **§ 15.2-2222.1.**

112 **3. That the Department shall not be subject to the requirements of the Administrative Process Act**  
113 **(§ 2.2-4000 et seq.) as may be necessary to carry out the provisions of the second enactment of this**  
114 **act.**

115 **4. That the Department shall submit a report to the Governor and the General Assembly by**  
116 **December 1, 2006 identifying the costs of conducting the reviews required by this act and**  
117 **recommending a reasonable fee schedule for such reviews.**

118 **5. That the provisions of the first enactment of this act shall become effective on July 1, 2007.**  
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