

CITY OF GRANITE FALLS

ORDINANCE NO. 718-06

AN ORDINANCE REGARDING PAYMENT OF TRANSPORTATION IMPACT FEES WITHIN THE CITY OF GRANITE FALLS AND AMENDING ORDINANCE NO. 668-03.

WHEREAS, Ordinance No. 668-03 identifies the requirements for Transportation Impact Fees within the City; and

WHEREAS, the City encourages the redevelopment and revitalization of its downtown core to improve the lifestyle and tax base of the City; and

WHEREAS, with consideration to the aforementioned the City wishes to ensure that payment is received for any development that increases traffic to the City streets.

NOW, THEREFORE, be it ordained by the City Council of the City of Granite Falls as follows:

Ordinance 668-03, Section 21.08.040-A, is amended to add the following new section:

5. Assume that 80 percent of the traffic generated for commercial development projects within the City of Granite Falls, Central Business District (and designated in the City of Granite Falls 2005 Land use Comprehensive Plan) is pass-by traffic.

Ordinance No. 668-03, Section 21.08.040 Section B is amended as follows:

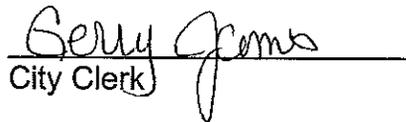
- B. The impact fee imposed pursuant to this chapter shall be paid in whole for subdivisions and short plats as a condition of final plat approval; as a condition for approval of planned residential developments and binding site plan, upon the issuance of a Fill and Grade permit, and for all other development, prior to the issuance of the building permit. Impact fees shall be assessed and paid at those rates in effect at the time of payment and not at time of development application.

This ordinance is hereby adopted by the City of Granite Falls on this 11 day of January, 2006.

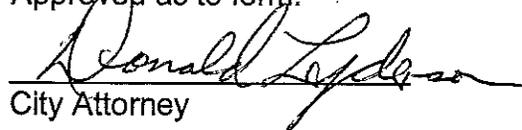
Passed and approved by the Mayor this 11 day of January, 2006.


MAYOR

Attest:

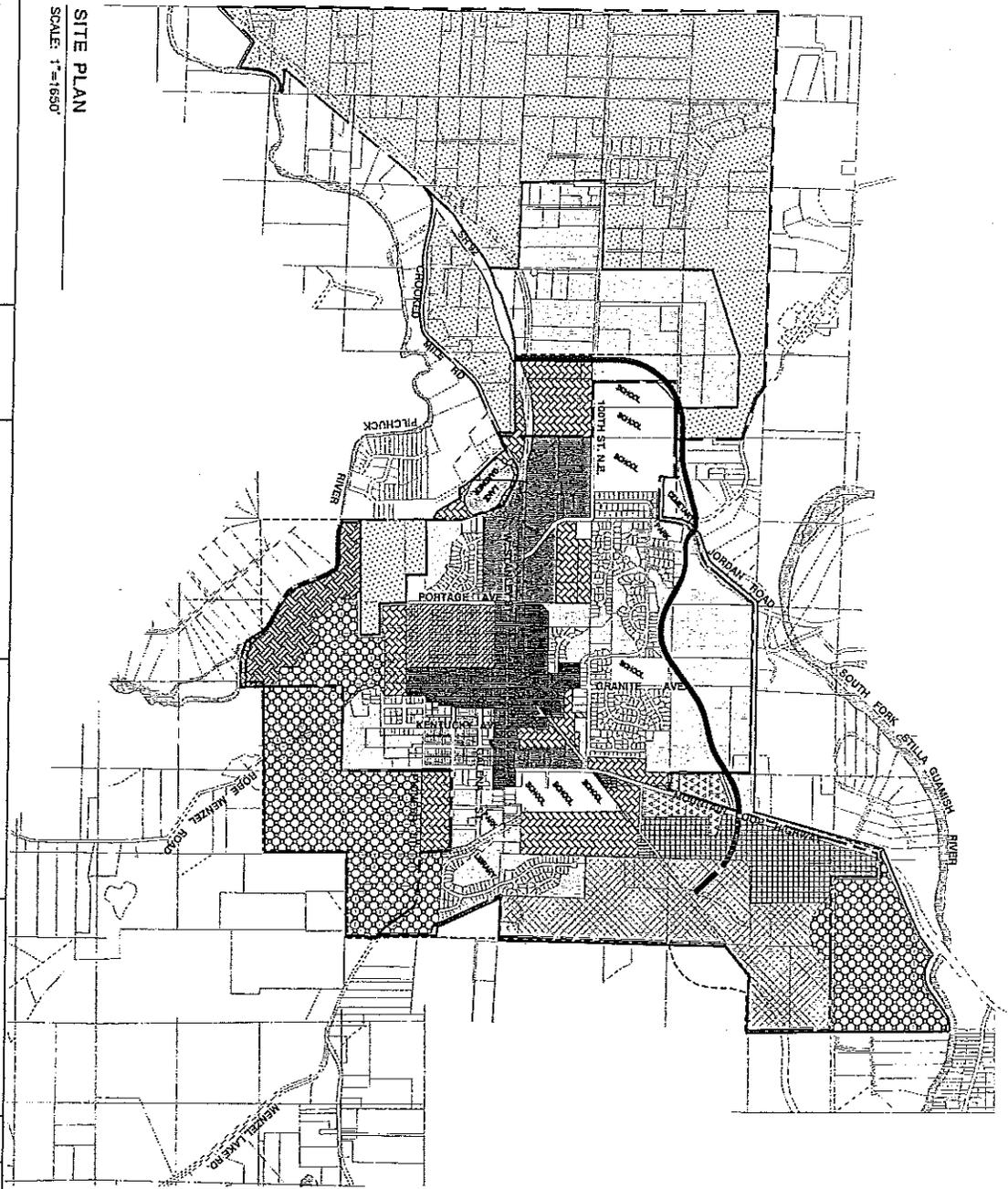

City Clerk

Approved as to form:


City Attorney

DATE OF READING:
DATE OF PUBLICATION:
EFFECTIVE DATE:

January 11, 2006
January 17, 2006
January 22, 2006

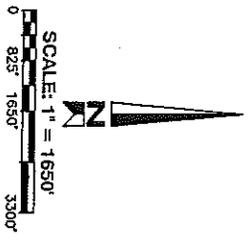


SITE PLAN
SCALE: 1"=1650'

HIGA-BURKHOLDER ASSOCIATES, LLC
LAND PLANNING / CIVIL ENGINEERING
1721 Market Avenue
Suite 401
Roanoke, VA 24018
Phone: (540) 252-2747
Fax: (540) 252-4831

LEGEND

- GRANITE FALLS CITY LIMITS - 47,921,726 SF (1,100 Acres)
- EXISTING UGA BOUNDARY - 63,974,698 SF (1,469 Acres)
- PROPOSED 2025 UGA LINE - 70,525,353,118 SF (1,619 Acres)
- PROPOSED 2050 UGA LINE
- AREA TO ultimately BE ADDED FOR PROPOSED 2050 UGA - 31,759,371 SF (730 Acres)
- 2.5 ACRE DWELLING UNIT (DU) - 1,808,959 SF (41.5 Acres), 2.52 OF 2025 UGA
- LOW DENSITY RESIDENTIAL (LDR 4 DU/A) - 12,395,424 SF (294.6 Acres), 17.82 OF 2025 UGA
- MEDIUM DENSITY RESIDENTIAL (MDR 6 DU/A) - 28,896,871 SF (653 Acres), 41.02 OF 2025 UGA
- HIGH DENSITY RESIDENTIAL (HDR 12-24 DU/A) - 7,736,429 SF (177.6 Acres), 9.52 OF 2025 UGA
- INDUSTRIAL/RETAIL (IR) - 407,884 SF (9.4 Acres), 0.52 OF 2025 UGA
- DOWNTOWN RESIDENTIAL (DR) - 5,047,787 SF (115.9 Acres), 8.22 OF 2025 UGA
- CENTRAL BUSINESS DISTRICT (CBD) - 3,252,622 SF (74.7 Acres), 4.02 OF 2025 UGA
- GENERAL COMMERCIAL (GC) - 4,151,379 SF (95.3 Acres), 5.12 OF 2025 UGA
- LIGHT INDUSTRIAL (LI) - 2,840,370 SF (65.2 Acres), 3.52 OF 2025 UGA
- INDUSTRIAL (I) - 5,592,540 SF (127.3 Acres), 8.12 OF 2025 UGA
- SCHOOLS, PARK, WMTS, MISC - 7,051,381 SF (161.9 Acres), 8.12 OF 2025 UGA
- PROPOSED ALTERNATE ROUTE
- PROPOSED FUTURE ALTERNATE ROUTE



ISSUE DATE	4/29/25
DESIGNED BY	MM/AB
DRAWN BY	MM/AB
PLAN CHECK BY	MM

LU-2

GRANITE FALLS
FUTURE LAND USE PLAN

300 NO. 1518