

Development Review Committee Government Center Complex Conference Room, Building A

Aug. 28, 2013 - 4 p.m.

1. Roll Call

2. Minutes

July 31, 2013

3. DRC Discussion(s)

A. SUP-0014-2013. Lightfoot Marketplace - Ellen Cook

B. C-0039-2013. Kingsmill Storage Lot - Jose Ribeiro

4. Consideration(s)

A. S-0029-2013. The Village at Candle Station BLA - Jose Ribeiro

5. Adjournment

AGENDA

DEVELOPMENT REVIEW COMMITTEE

August 28, 2013

4:00 p.m.

James City County Government Complex

Building A Conference Room

1. Roll Call

2. Minutes - July 31, 2013

3. Consideration

- A. SUP-0014-2013, Lightfoot Marketplace.....Ellen Cook**
- B. C-0039-2013, Kingsmill Storage Lot.....Jose Ribeiro**

4. Discussion

- A. S-0029-2013, The Village at Candle Station BLA.....Jose Ribeiro**

5. Adjournment

MEMORANDUM

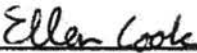
DATE: August 28, 2013
TO: The Development Review Committee
FROM: Ellen Cook, Senior Planner II & Scott Whyte, Senior Planner II
SUBJECT: SUP-0014-2013 Lightfoot Marketplace

At the June 26, 2013 Development Review Committee meeting, representatives of the proposed Lightfoot Marketplace project presented preliminary elevations to the DRC for their review and preliminary comments. Since that time, the elevations have been revised and updated, and are now being brought back before the DRC. The applicant will provide information to the DRC at the meeting regarding how the revisions that have been made relate to the DRC's preliminary comments.

Staff would note that the applicant has now formally submitted a Special Use Permit application which is tentatively scheduled for the October 2, 2013 Planning Commission meeting. While staff is now in receipt of a full master plan, traffic study, etc., staff is not yet prepared to provide feedback or recommendations to the DRC on these other materials, pending further review.

Reason for DRC Consideration:

The applicant requests additional DRC input on the revised illustrative plan and building architecture. Hard copies of these materials are not attached to this staff report, but will be available at the meeting, and will be sent to the DRC members separately via email.


Ellen Cook, Senior Planner II

MEMORANDUM

DATE: August 28, 2103

TO: The Development Review Committee

FROM: Jose Ricardo L. Ribeiro, Senior Planner

SUBJECT: Case No. C-0039-2013, Kingsmill Storage Lot

Proposal:

Currently there are two existing “storage lots” located within Kingsmill which are used by residents to store large vehicles such as recreational vehicles (RV’s), boats and trailers. Both of these areas are owned by Xanterra Kignsmill, LLC. Kingsmill Community Services Association (KCSA) has an agreement/lease with Xanterra to use these lots for storage and maintenance equipment. Staff understands that this agreement will expire soon and will not be renewed. Therefore, KCSA plans to relocate the existing storage lots and combine them into one new facility in a new location. The new location for the combined facility will be on a parcel approximately 6.2 acres in size along Wareham’s Pond Road which is owned by KCSA (Attachment 1).

The approved master plan (Attachment 2) designates this area as “Grove Country Road”; therefore, prior to site plan approval for the new storage area, a master plan consistency determination is necessary. Section 24-23(2) of the Zoning Ordinance states that final development plans shall be consistent with the master plan, but may deviate from the master plan if the planning director concludes that the development plan does not:

1. Significantly affect the general location or classification of housing units or buildings as shown on the master plan;
2. Significantly alter the distribution of recreation or open space area on the master plan;
3. Significantly affect the road layout as shown on the master plan, and
4. Significantly alter the character of land uses or other features or conflict with any building conditions placed on the corresponding legislatively-approved case associated the master plan.

The planning director does not find that the proposed change significantly alters any of the above criteria. Further, the applicant has indicated that the proposed storage lot will be screened from the right-of-way and nearby residential dwellings by an existing berm and landscaping (Attachment 3). Therefore, the consistency determination can be made administratively. However, given the fact that this proposal is connected to a Rezoning and Master Plan Amendment application currently under review which will require review by the Planning Commission in the near future and which involves changing the master plan designation of 121 acres of land in Kingsmill from “Country Road” to “Residential” uses (Z-0003-2013/MP-001-2013), staff is presenting this request to the DRC for context and for input and discussion prior to the Planning Director master plan consistency determination. In consideration of the approval of master plan consistency request staff finds the following conditions to be adequate: (1) the existing berm will be retained and (2) a final screening, landscape plan must be submitted and approved by the Planning Director.

Jose-Ricardo L. Ribeiro

Attachments:

1. Conceptual plan;
2. (Segment) of approved master plan showing “Country Road” land use designation; and
3. Picture of existing berm/landscape at proposed storage lot location.

Case Nos- SP-0087-2012/ S-0047-2012, Village at Candle Station
Staff Report for the August 28, 2013 Development Review Committee Meeting

SUMMARY FACTS

Applicant: Mr. Jason Grimes of AES Consulting Engineers

Land Owner: Mr. Peter Henderson

Location: 7551, 7567, and 7559 Richmond Road

Tax Map/Parcel: 2321100001D, 2321100001E, and 2321100001A

Primary Service Area: Inside

Parcel Size: Approximately 64.45 acres

Zoning: MU, Mixed-Use, with proffers

Comprehensive Plan: Low Density Residential and Mixed-Use

Reason for DRC Review: Master Plan consistency determination. Approved proffers states the property shall be developed generally as shown on the Master Plan. Development plans may deviate from the Master Plan as specified in Section 24-518 of the Zoning Ordinance.

Project History:

- Planning Commission: On January 7, 2009, the Planning Commission voted 4-2 to recommend approval of the rezoning of Candle Factory (Z-0003-2008/MP-0003-2008);
- Board of Supervisors: On March 10, 2009, the Board of Supervisors remanded consideration of the rezoning back to the Planning Commission due to a missing signature from one of the property owners;
- Planning Commission: On April 1, 2009, the Planning Commission reconsidered the rezoning and recommended approval of the rezoning application by a vote of 4 to 3. Prior to the subsequent Board meeting, the applicant requested the case to be indefinitely deferred;
- Board of Supervisors: On April 13, 2010, the Board of Supervisors deferred consideration of the project for one month in order for it to be considered concurrently with the proposal for a CVS and Food Lion store on adjacent property;
- Board of Supervisors: On May 25, 2010, the applicant requested indefinite deferral of the rezoning application;
- Board of Supervisors: On December 13, 2011, the Board of Supervisors approved the rezoning of the Candle Factory project by a vote of 3-2.

Staff Contact: Jose-Ricardo L. Ribeiro

Phone: 253-6685

STAFF RECOMMENDATION

At the January 30, 2013 DRC meeting, the applicant requested deferral of this application in order to allow for additional time to provide further details regarding the proposed changes to the approved master plan for Candle Factory (i.e., re-location of residential garages from rear-loaded to front-loaded positions on 33 detached single-family and 29 single family attached townhome units).

On March 5, 2013, the DRC voted 4-0 to find the following changes, as proposed by the applicant, consistent with the adopted master plan:

- Proposal to increase the width of some of the 33 single-family lots (the applicant had indicated at the time that the widening of these lots would help minimize on-lot grading and allow for the placement of garages to remain in the rear and/or side unit.);
- Revised layout showing the relocation of 17 townhomes from their original location at the perimeter of the townhomes cluster to be located inside the cluster;
- Revisions to the width and length of alleys to accommodate the relocated townhomes; and
- Revisions to the parking area layout for all 142 townhome units eliminating the requirement for rear loaded garages and eliminating the off street parking spaces in the alleys-both of which were shown on the illustrative plan that accompanies the rezoning proposal.

Staff notes that changes to the location of rear-loaded garages for the 33 single-family detached dwelling units were not part of the March 5th DRC recommendation of master plan consistency (Attachment 1). The applicant has recently indicated to staff the desire to pursue a modification to the master plan to allow a maximum of 10 single-family units with front-loaded garages. According to the applicant, the remaining 23 single-family detached units would have a combination of rear and side-loaded garages. The applicant also seeks to provide separated driveways for all 33 single-family detached units as opposed to the shared driveways that were shown on the approved master plan.

Section 24-23(2) of the Zoning Ordinance states that final development plans shall be consistent with the master plan, but may deviate from the master plan if the planning director concludes that the development plan does not:

1. Significantly affect the general location or classification of housing units or buildings as shown on the master plan;
2. Significantly alter the distribution of recreation or open space area on the master plan;
3. Significantly affect the road layout as shown on the master plan, and
4. Significantly alter the character of land uses or other features or conflict with any building conditions placed on the corresponding legislatively-approved case associated the master plan.

The planning director finds that the proposed changes significantly alter some of the above criteria and therefore DRC review and approval is required.

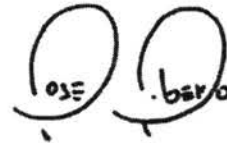
Staff recognizes and has supported the efforts made by the applicant to ensure compliance with the intent of the approved master plan while at the same time making minor adjustments which are necessary for the development of this project. However, staff does not support the current proposal to allow up to 10 single-family detached units with front-loaded garages or the change from shared driveways to individual driveways.

The Village at Candle Station Master Plan was introduced and ultimately approved as a mixed-use pedestrian-oriented development, with emphasis given to small town streetscape design and the building of a community with a sense of place and destination. Elements such as narrow lots, shallow setbacks, shared driveways, a strong unified streetscape, ample recreational areas and open spaces, pedestrian circulation and connectivity,

parking areas and garages at the rear of units contribute to the sense of uniqueness. Bringing vehicles to the forefront of dwelling units is more conducive to suburban residential developments which give greater emphasis to the automobile and which can be easily found in many other non-mixed use communities in the County. Staff finds that this proposed revision compromises the pedestrian-oriented concept and consequently the small village character of this development, which was strongly emphasized by the applicant during public hearing and which was a fundamental consideration in the project's approval.

During the rezoning process, the "small village" character of the project was clearly conveyed by the applicant not only through proffers and architectural elevations but through public presentations as well. At a presentation to the Planning Commission on January 7, 2009, Mr. Vernon Geddy, displayed a slide (Attachment 6) titled "Village Community Character" and stated the following: *"What we are trying to accomplish here is not an urban, city-block or front loaded-garages, but a front porch, , picket fence, , street tree sort of village..."*

Staff finds that the 10 single-family units with front-loaded garages and elimination of shared driveways are not consistent with the concept of the "Village Community Character" as proposed by the applicant and would be inconsistent with the architectural elevations submitted as part of the rezoning application for Candle Factory. Further, staff does not find that the change from shared driveways to individual driveways to be consistent with the adopted master plan. Staff finds that the proposed changes are substantial and that these should be subject to legislative review and approval by the Planning Commission and Board of Supervisors. Staff recommends that DRC find this request inconsistency with the approved master plan for Candle Factory.



Jose-Ricardo L. Ribeiro

ATTACHMENTS:

1. Minutes from March 5, 2013 DRC
2. Approved Master Plan (Sheet 4)
3. Detail showing single-family detached with rear laded garages and shared driveway
4. Proffer no.11-Design Guidelines and Review; Sustainable Building
5. Supplemental Submittal Materials (as provided during the rezoning of Candle Factory)
6. Slide from January 7, 2009, Planning Commission meeting