

A G E N D A
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
May 24, 2017
4:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

1. April 19, 2017 Meeting Minutes

D. OLD BUSINESS

E. NEW BUSINESS

1. SP-0047-2017. Colonial Heritage Model Home Rentals
2. Consideration Item: C-0029-2017. Parke at Westport

F. ADJOURNMENT

ITEM SUMMARY

DATE: 5/24/2017
TO: The Development Review Committee
FROM: Paul D. Holt, III, Secretary
SUBJECT: April 19, 2017 Meeting Minutes

ATTACHMENTS:

	Description	Type
▣	April 19, 2017 Meeting Minutes	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Cook, Ellen	Approved	5/18/2017 - 1:52 PM
Development Review Committee	Holt, Paul	Approved	5/18/2017 - 1:56 PM
Publication Management	Burcham, Nan	Approved	5/18/2017 - 1:57 PM
Development Review Committee	Holt, Paul	Approved	5/18/2017 - 1:59 PM

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
April 19, 2017
4:00 PM

A. CALL TO ORDER

Mr. Danny Schmidt called the meeting to order at 4:00 p.m.

B. ROLL CALL

Present:

Mr. Danny Schmidt, Chair

Mr. Rich Krapf

Mr. John Wright

Absent:

Mr. Tim O'Connor

Staff:

Ms. Ellen Cook, Principal Planner

Ms. Lauren White, Planner

Ms. Tori Haynes, Community Development Assistant

C. MINUTES

1. February 22, 2017 Meeting Minutes

Mr. Rich Krapf made a motion to approve the February 22, 2017 meeting minutes. The minutes were approved 1-0-2. Mr. Schmidt and Mr. John Wright abstained, as they were not members of the Development Review Committee (DRC) at the time.

D. OLD BUSINESS

There was no old business.

E. NEW BUSINESS

1. C-0014-2017, 6515 Richmond Road Lidl Grocery Store Conceptual Plan

Ms. Lauren White presented the staff report, stating that Mr. Jeremy Yee of Kimley-Horn has submitted a Conceptual Plan for the construction of an almost 36,000-square-foot grocery store at 6515 and 6495 Richmond Road. The property is zoned B-1, General Business and designated as Mixed-Use on the Comprehensive Plan.

Mr. Wright inquired about the status of the existing church on the property.

Ms. White stated that the Planning Department has received no formal development plan, but has received an inquiry from the church about relocating to another property in James City County.

Mr. Schmidt inquired about the landscape buffer between the parking lot and Richmond Road, which is a Community Character Corridor.

Mr. Yee responded that the buffer would be between 30 and 65 feet for an average of 40 to 50 feet.

Mr. Yee explained that the Conceptual Plan has already gone through one layer of review by County agencies, and Lidl representatives have been through a series of meetings with staff. Since its original submittal, the applicant has added pedestrian accommodations to connect the interior of the site with the existing sidewalk on Richmond Road, provided additional greenspace at the rear of the building and moved the building away from an existing adjacent subdivision. Even with these changes, according to Mr. Yee, the unique layout of the parcel presents obstacles for building orientation. Mr. Yee stated that the applicant would also be willing to add a screening wall to the loading area in addition to the landscape buffer.

Mr. Wright asked if the area between the property and subdivision is currently wooded.

Mr. Yee responded that it is, and there is a steep drop-off between the two properties.

Mr. Krapf inquired about the challenges of moving the footprint of the building closer to Richmond Road to bring it into alignment with the existing restaurant on an adjacent property.

Mr. Yee explained that the applicant looked at the layout Mr. Krapf suggested, but that particular layout would not allow truck access to the loading area at the rear of the property. Mr. Yee also explained that this layout would create a section of the parking lot at a distance from the store entrance that would make it unusable by customers.

Mr. Schmidt asked about the type, magnitude and times of noise coming from the loading bay.

Mr. Jacob Willis of Lidl indicated that because the store receives fresh baked goods, he estimated that deliveries would be made daily in the early morning hours.

Mr. Schmidt asked about the distance from the loading bay to the nearest residential structure.

Mr. Yee estimated the distance to be about 120 feet.

Mr. Schmidt asked if the screening wall would not only provide a visual screen, but would also help reduce noise associated with the delivery trucks.

Mr. Yee confirmed that it would.

Mr. Wright asked staff if there had been discussions with the applicant regarding potential Special Use Permit (SUP) conditions about the times of delivery or enhanced screening.

Ms. White indicated that no specific conditions have been drafted, but those types of conditions have been discussed.

Mr. Krapf asked if there were any traffic or Virginia Department of Transportation (VDOT) issues that need to be addressed.

Mr. Yee stated that the applicant has met with VDOT to discuss the proposal and no major issues have been brought forth. The applicant plans to submit a traffic impact analysis as part of the SUP application. The applicant will provide a right-turn lane on Richmond Road into the property and would like a traffic signal at the intersection. The traffic light analysis will determine whether a traffic signal is warranted.

Mr. Yee stated that by moving the building to the east they would lose some parking spaces and not be able to meet minimum parking requirements.

Mr. Wright asked if the design of the front of the building was standard for the company.

Mr. Yee stated that certain upgrades are available for the building. He stated that the signature of the storefront is the large glass wall.

Mr. Wright expressed concern that the elevations were not typical of the colonial style or the Williamsburg area.

Mr. Krapf stated that he thought the architecture was similar in style to Lightfoot Marketplace.

Mr. Wright inquired about the typical construction time.

Mr. Hector Baez of Lidl stated that the typical construction time is six months.

Mr. Yee stated that the applicant is willing to add fencing to address construction concerns.

Mr. Baez discussed other options such as an earthen berm or a thicker landscape buffer.

Mr. Yee stated the applicant's intent to preserve the existing buffer at the rear of the property.

Mr. Krapf requested that the applicant include renderings for all four sides of the building and more specificity of the types of rear landscaping in the SUP application package.

Mr. Schmidt requested that the SUP application include additional specificity on the type of landscaping that will be used in the front of the building.

Mr. Krapf stated that he is not comfortable with the layout but acknowledged the site constraints.

Mr. Yee stated that the applicant is willing to provide an additional buffer along

Richmond Road.

Mr. Wright expressed concerns about the parking lot on Richmond Road.

Mr. Baez stated that parking in the back may be of concern to neighbors in the subdivision adjacent to the rear of the building.

Mr. Yee stated his intention to return to the DRC after incorporating the comments from today's meeting into a revised site plan.

The DRC and the applicant discussed the timeline and deliverables for the next submission.

F. ADJOURNMENT

Mr. Wright made a motion to adjourn.

Mr. Schmidt adjourned the meeting at approximately 4:45 p.m.

Mr. Danny Schmidt, Chairman

Mr. Paul Holt, Secretary

ITEM SUMMARY

DATE: 5/24/2017
TO: The Development Review Committee
FROM: Savannah Pietrowski, Senior Planner
SUBJECT: SP-0047-2017. Colonial Heritage Model Home Rentals

ATTACHMENTS:

	Description	Type
▣	Staff Report	Staff Report
▣	Attachment 1. Location Map	Backup Material
▣	Attachment 2. Master Plan	Backup Material
▣	Attachment 3. Applicant Letter	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Cook, Ellen	Approved	5/17/2017 - 8:22 AM
Development Review Committee	Holt, Paul	Approved	5/17/2017 - 9:30 AM
Publication Management	Trautman, Gayle	Approved	5/17/2017 - 9:34 AM
Development Review Committee	Secretary, DRC	Approved	5/17/2017 - 9:35 AM

SITE PLAN-0047-2017. Colonial Heritage Model Home Rentals
Staff Report for the May 24, 2017, Development Review Committee

SUMMARY FACTS

Applicant: Mr. Joseph Roque, Land Development Manager, Lennar

Land Owner: Colonial Heritage, LLC

Proposal: Rental of existing model home units to prospective purchasers for up to two nights as part of a “Discovery Package” stay.

Development Review Committee (DRC) Review: Applicant is appealing the decision of the Director of Planning that the proposed rental of units is not consistent with the Master Plan.

Locations: 4808 and 4812 House of Lords

Tax Map/Parcel Nos.: 2340600028 and 234060027, respectively

Project Acreage: +/- 0.29 acres

Zoning: MU, Mixed Use, with proffers

Comprehensive Plan: Low Density Residential

Primary Service Area: Inside

Staff Contact: Savannah Pietrowski, Senior Planner

FACTORS FAVORABLE

1. Lennar has proposed several rental restrictions in order mitigate potential impacts to adjacent residences.

FACTORS UNFAVORABLE

1. The proposal is for a commercial use in an area designated residential on the Colonial Heritage Master Plan.

STAFF RECOMMENDATION

Staff recommends that the DRC find the proposed rental of units to be inconsistent with the Master Plan.

PROJECT DESCRIPTION

As part of its marketing efforts, Lennar offers a “Discovery Package” to prospective residents who want to stay in Colonial Heritage prior to deciding to purchase a home in that neighborhood. According to the applicant, the package includes the ability to rent two of the existing model homes for overnight stays up to two nights for a fee. Visitors get to interact with existing residents, learn about Colonial Heritage, tour Williamsburg, use neighborhood amenities and either have dinner at the clubhouse or play a round of golf.

The applicant is proposing that two existing model homes be used for this purpose. The homes are located at 4808 and 4812 House of Lords. Both of these units would utilize private driveways for parking.

Lennar has also proposed the following restrictions on the packages:

1. No more than four persons may stay in a Discovery Model per night;

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

SITE PLAN-0047-2017. Colonial Heritage Model Home Rentals

Staff Report for the May 24, 2017, Development Review Committee

2. Purchasers may stay in the Discovery Model for a maximum of two nights per visit;
3. Individual purchasers may only stay in the Discovery Models two times per calendar year;
4. Pets are allowed in the Discovery Models;
5. Not more than two vehicles may be parked at a Discovery Model at any one time; and
6. No parties or gatherings may be conducted in the Discovery Models.

The Master Plan for Colonial Heritage, adopted by the Board of Supervisors in 2004, designates uses permitted within identified “Areas” on the plan. The model units are located in Area III of the Master Plan, which is designated for Residential Uses A, B or D (single-family dwelling units, attached structures containing two to four dwelling units and attached structures of three or more stories and containing more than four dwelling units).

Section 24-516 of the Zoning Ordinance states that “All development plans shall be consistent with the Master Plan. Development plans may deviate from the Master Plan if the Planning Director concludes that the plan does not significantly alter the character of land uses or other features or conflict with any conditions placed on the approval of rezoning.” The Zoning Administrator has determined that the proposed use classifies as a “motel” in the Zoning Ordinance, which is a commercial use. As a result of this determination, the Planning Director has determined that this use is not consistent with the residential designation on the Master Plan.

Staff notes that the Discovery Package was first proposed in 2012, utilizing four nearby model home units. This proposal was reviewed by the DRC and found to be consistent with the Master Plan.

As this proposal involves two new units, a new Master Plan determination by the DRC is necessary. According to the applicant, the previous four units are no longer being used for the Discovery Package and are being sold as single-family residential units.

RECOMMENDATION

Staff recommends that the DRC find the proposed rental of units to be inconsistent with the Master Plan.

Should the DRC wish to find the proposal consistent with the Master Plan, staff recommends that the DRC recommend that the finding of consistency is contingent on the following items:

1. The attached enforcement and regulations letter which outlines the criteria under which the model units may be rented, terms of the stay and enforcement mechanisms to ensure that these regulations are followed; and
2. The September 26, 2012, DRC approval for the Discovery Units at 7000, 7004, 7008 and 7012 Adams is formally rescinded.

SP/nb
CHeritgeHRntls

Attachments:

1. Location Map
2. Master Plan
3. Applicant letter, including proposed restrictions and enforcement

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

SP-0047-2017, Colonial Heritage Model Home Rentals



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LAND USE BY LAND BAY - APPROVED MASTER PLAN

Land Bay	Gross Area	Developable Area	Land Use Designation	Density Range of Land Use	Allowed Maximum Density	Proposed Maximum Density	Density per Developable Area	Residential Land Use Type "A"	Residential Land Use Type "B"	Residential Land Use Type "D"	Maximum Units Per Land Bay	Maximum Office/Commercial Uses
I	95.7	78.1	A,B,D	6,10,18	18 DUA	5.0	5.8	0-350	0-250	0-120	500	
IA	10.0	10.0	J					0-450	0-250	0-60	500	
II	194.7	163.5	A,B,D	6,10,18	18 DUA	2.7	3.3	0-400	0-300	0-90	550	
III	182.6	143.5	A,B,D	6,10,18	18 DUA	2.2	4.5	0-300	0-100	0-90	300	
IV	146.5	72.6	A,B,D	6,10,18	18 DUA	3.5	4.8	0-325	0-150	0	325	
V	97.5	69.3	A,B	6,10	10 DUA							425,000 SF
VI	50.0	50.0	E,G,J									
Total Maximum Allowable Units								1400	800	240	2000	
Total Overall Maximum Proposed Density								2.6 DUA				and 425,000 SF Office/Commercial
Total Density per Developable Area								3.4 DUA				and 425,000 SF Office/Commercial

APPROVED MASTER PLAN OPEN SPACE

Category	Value
DEVELOPABLE AREA	587.0 ACRES
TOTAL OPEN SPACE REQUIRED	58.7 ACRES (10%)
TOTAL OPEN SPACE PROVIDED	58.9 ACRES (10%)

OPEN SPACE INCLUDES:

GOLF COURSE (58.70 ac+60%)	35.2 ACRES
COMMUNITY RECREATION AREA	10.0 ACRES
OPEN SPACE WITHIN 50' PERIMETER BUFFER	13.7 ACRES

PROPOSED AMENDMENT OPEN SPACE

Category	Value
DEVELOPABLE AREA	153.2 ACRES
TOTAL OPEN SPACE REQUIRED	74.02 ACRES (10%)
TOTAL OPEN SPACE PROVIDED	75.6 ACRES (10.2%)

OPEN SPACE (MASSE/ WARE) INCLUDES:

GOLF COURSE (58.70 ac+60%)	35.2 ACRES
COMMUNITY RECREATION AREA	13.1 ACRES
OPEN SPACE WITHIN 50' PERIMETER BUFFER	13.7 ACRES
TOTAL	62.0 ACRES

OPEN SPACE (BSA) INCLUDES:

150' VIRGINIA POWER EASEMENT	7.7 ACRES
OPEN SPACE WITHIN 50' PERIMETER BUFFER	5.9 ACRES
TOTAL	13.6 ACRES

LAND USE BY LAND BAY - LANDBAY VII AND VIII HAVE BEEN ADDED AND ARE THE SUBJECT OF THIS APPLICATION

Land Bay	Gross Area	Developable Area	Land Use Designation	Density Range of Land Use	Allowed Maximum Density	Proposed Maximum Density	Density per Developable Area	Residential Land Use Type "A"	Residential Land Use Type "B"	Residential Land Use Type "D"	Maximum Units Per Land Bay	Maximum Office/Commercial Uses
VII	193.8	121.7	A,B,D	6,10,18	18 DUA	2.8	4.5	0-450	0-250	0-200	500	
VIII	35.4	31.5	A,B,D	6,10,18	18 DUA	5.8	6.4	0-400	0-150	0-165	250	
Total Maximum Allowable Units								850	400	375	750	
Total Overall Maximum Proposed Density								2.0 DUA				2.0 DUA
Total Density per Developable Area								2.0 DUA				2.7 DUA

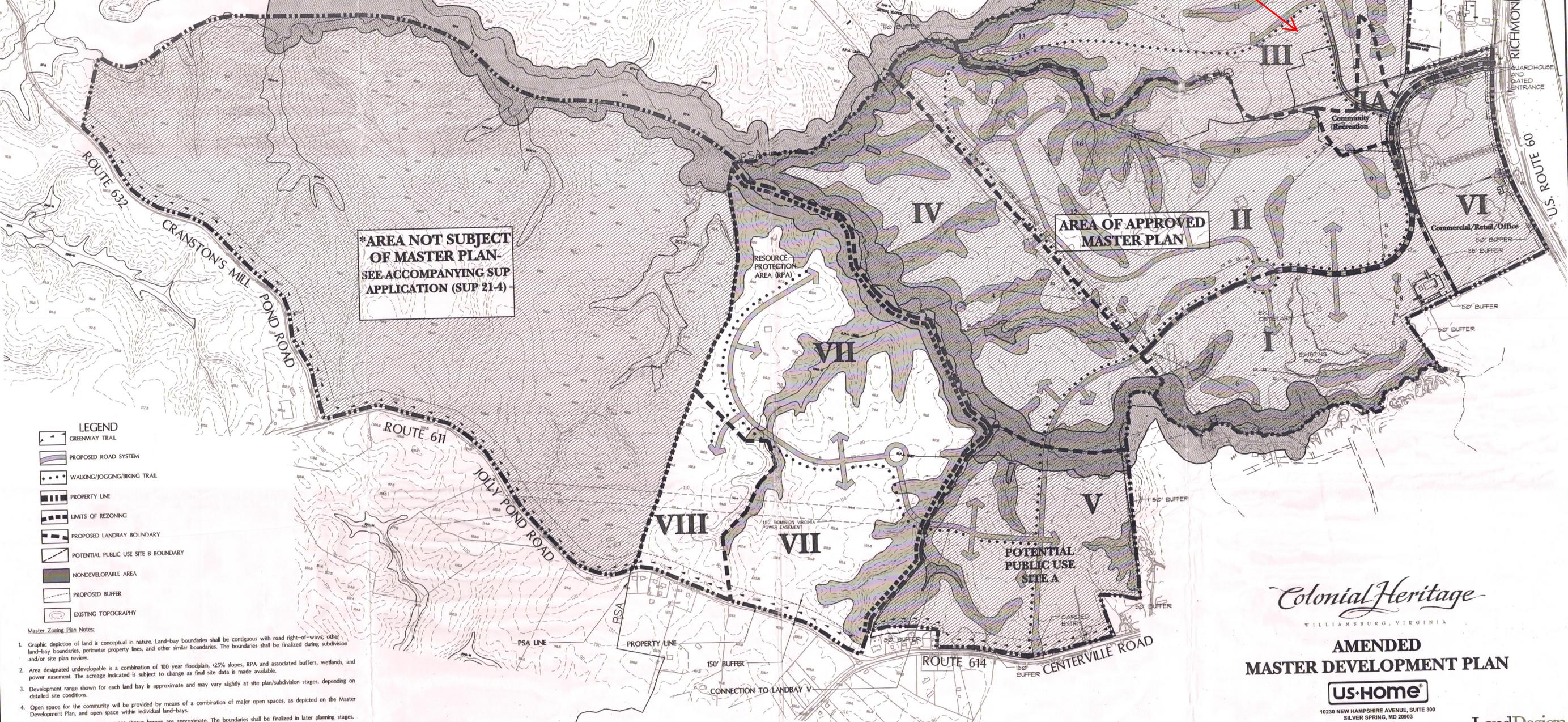
AMENDED MASTER PLAN OPEN SPACE

Category	Value
DEVELOPABLE AREA	587.0 ACRES
TOTAL OPEN SPACE REQUIRED	58.7 ACRES (10%)
TOTAL OPEN SPACE PROVIDED	62.0 ACRES (10.6%)

OPEN SPACE (MASSE/ WARE) INCLUDES:

GOLF COURSE (58.70 ac+60%)	35.2 ACRES
COMMUNITY RECREATION AREA	13.1 ACRES
OPEN SPACE WITHIN 50' PERIMETER BUFFER	13.7 ACRES

* The proposed units associated with the SUP Application (SUP 21-4) shall be included in the 2,000 unit cap for the overall project. Therefore, the density for the Mixed Use Master Plan shall be 2,000 units minus the approved and platted units as permitted by the SUP.



*** AREA NOT SUBJECT OF MASTER PLAN - SEE ACCOMPANYING SUP APPLICATION (SUP 21-4)**

AREA OF APPROVED MASTER PLAN

- LEGEND**
- GREENWAY TRAIL
 - PROPOSED ROAD SYSTEM
 - WALKING/JOGGING/BIKING TRAIL
 - PROPERTY LINE
 - LIMITS OF REZONING
 - PROPOSED LANDBAY BOUNDARY
 - POTENTIAL PUBLIC USE SITE B BOUNDARY
 - NONDEVELOPABLE AREA
 - PROPOSED BUFFER
 - EXISTING TOPOGRAPHY

- Master Zoning Plan Notes**
- Graphic depiction of land is conceptual in nature. Land-bay boundaries shall be contiguous with road right-of-ways; other land-bay boundaries, perimeter property lines, and other similar boundaries. The boundaries shall be finalized during subdivision and/or site plan review.
 - Area designated undevelopable is a combination of 100 year floodplain, 25% slopes, RPA and associated buffers, wetlands, and power easement. The acreage indicated is subject to change as final site data is made available.
 - Development range shown for each land bay is approximate and may vary slightly at site plan/subdivision stages, depending on detailed site conditions.
 - Open space for the community will be provided by means of a combination of major open spaces, as depicted on the Master Development Plan, and open space within individual land-bays.
 - The limits of major open space areas shown hereon are approximate. The boundaries shall be finalized in later planning stages. The owner reserves the right to locate utilities, BMP facilities, and recreational features, inside the open space areas.
 - All streets within the development will be privately owned and maintained.
 - Due to potential changes to the stormwater plan, the number of residential units in any particular land-bay cannot be guaranteed. The final SWM plan shall meet current ICC point requirements and criteria.
 - Landscaping within the 150' buffer along Centerville Road right-of-way non-wooded areas will consist of a minimum of three trees per 400 square feet, with a minimum of 50 percent of the trees being evergreen.
 - The 50' buffer along Richmond Road will be exclusive of transportation projects (but not exclusive of utilities).
 - Unless otherwise approved by the Planning Director, Phasing of the development shall correspond to the Land-bay numbering.
 - No wetland or environmental permitting is given with the approval of this Master Plan.
 - This property is part of Tax Map No. (24-3101-32), (31-0101-10), (23-4101-20), (23-4101-23), and (22-4101-7).
 - Connectivity for pedestrian traffic shall be established between the residential and nonresidential land bays. The pedestrian trail system shall be finalized during subdivision and/or site plan review.
 - The open space/conservation area (as graphically identified on SUP 21-04) shall be available, and the owners shall retain the right to utilize the open space for stormwater management structures and facilities, required open space for the purpose of meeting the mixed use ordinance requirements, required natural open space for the purpose of meeting the Chesapeake Bay preservation ordinance requirements, required riparian/riparian cover percentages, watershed protection measures, and other uses benefiting or facilitating the development of the property and/or the Non-PSA Boy Scout property.

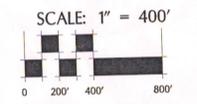
Colonial Heritage
WILLIAMSBURG, VIRGINIA

AMENDED MASTER DEVELOPMENT PLAN



10230 NEW HAMPSHIRE AVENUE, SUITE 300
SILVER SPRING, MD 20903

LandDesign



1414 Prince Street, Suite 400
Alexandria, VA 22314
Phone: 703.549.7784
Fax: 703.549.4914
Landscape Architecture
Land Planning
Urban Design

JUNE 21, 2002
REVISED: JULY 1, 2004
REVISED: SEPT. 24, 2004
REVISED: DEC. 3, 2004

LDI #200118
5248 Old Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994
ES
CONSULTING ENGINEERS
AES JOB# 8881-3A

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Wesley Dollins
(757) 912-3103
wesley.dollins@lennar.com

Mailing Address:
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May 15, 2017

Savannah Pietrowski
Senior Planner
James City County
101-A Mounts Bay Rd
Williamsburg, VA 23185

RE: Colonial Heritage Discovery Package

Mrs. Pietrowski,

On behalf of Colonial Heritage LLC and its parent company Lennar, please consider this correspondence an official request to appear before the James City County Development Review Committee (DRC) at its meeting on May 24, 2017 to be followed by an appearance before the James City County Planning Commission (PC) on June 7, 2017. We respectfully request the DRC and PC to provide a determination of consistency with the Master Plan for Colonial Heritage of the use of two model homes located on House of Lords in the Mixed Use community of Colonial Heritage for certain overnight stays as described below. The parcel IDs are 2340600027 and 2340600028. Four models on Adams that were approved in 2012 by the DRC and PC for the same use are now up for sale.

Current Land Use Designation

Colonial Heritage is zoned Mixed Use with Proffers. The Proffer and Declaration of Covenants and Restrictions do not address the proposed use of the models.

Use of the Models

Colonial Heritage LLC has developed Colonial Heritage as an age 55+ community with a number of amenities including a golf course, clubhouse and fitness facility. As part of its marketing efforts, we desire to continue to offer a "Discovery Package" whereby prospective purchasers may spend up to two nights in one of the models in order to learn more about Colonial Heritage and meet the other residents. The package will include accommodations for the choice of dinner at the clubhouse or a round of golf, as well as full use of all the other amenities. The package will also introduce residents to the lifestyle of the community as they tour Colonial Heritage and the City of Williamsburg. This package is integral to our sales and marketing strategy. Colonial Heritage LLC will apply a number of restrictions on the packages including the following:

- a. No more than four (4) persons may stay in a Discovery Model per night.
- b. Purchasers may stay in the Discovery Models for a maximum of two (2) nights per visit.
- c. Individual purchasers may only stay in the Discovery Models two (2) times per calendar year.
- d. Pets are allowed in the Discovery Models.

7015 Statesman, Williamsburg, VA 23185

LENNAR.COM



- e. Not more than two (2) vehicles may be parked at a Discovery Models at any one time.
- f. No parties or gatherings may be conducted in the Discovery Models.

Enforcement

The enforcement mechanism is as follow:

- a. The restrictions will be enforced by Colonial Heritage LLC.
- b. Colonial Heritage LLC will ensure that the Colonial Heritage HOA as well as security force is aware of the restrictions.
- c. Colonial Heritage LLC will maintain close contact with all homeowners in the vicinity of the models.

The Discovery Models on House of Lords in Colonial Heritage have been a great success since 2012. Lennar has not received a single complaint from adjacent residents nor has The Colonial Heritage HOA or locality regarding this use. Additionally, other large homebuilders offer similar packages in Virginia and other states. For instance, this program is also being used across the country by homebuilder DelWebb.

Upon approval of the determination of consistency by the DRC and PC, please consider this letter the formal obligation of Colonial Heritage LLC to continue to conduct the use of the models according to the above provisions.

Sincerely,

A handwritten signature in black ink, appearing to read "Wesley Dollins", is written over a light blue horizontal line.

Wesley Dollins
Director of Operations
Colonial Heritage LLC / Lennar

7015 Statesman, Williamsburg, VA 23185

ITEM SUMMARY

DATE: 5/24/2017
TO: The Development Review Committee
FROM: Roberta Sulouff, Planner
SUBJECT: Consideration Item: C-0029-2017. Parke at Westport

ATTACHMENTS:

	Description	Type
▣	Staff Memo	Cover Memo
▣	Conceptual Plan	Exhibit
▣	Site Plan Rendering	Exhibit

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Cook, Ellen	Approved	5/19/2017 - 10:59 AM
Development Review Committee	Holt, Paul	Approved	5/19/2017 - 11:07 AM
Publication Management	Burcham, Nan	Approved	5/19/2017 - 11:10 AM
Development Review Committee	Holt, Paul	Approved	5/19/2017 - 11:12 AM

MEMORANDUM

DATE: May 24, 2017
TO: The Development Review Committee
FROM: Roberta Sulouff, Planner
SUBJECT: Case No. C-0029-2017. Parke at Westport

Mr. Jason Grimes has submitted a Conceptual Application for a rezoning to allow the subdivision of 81 lots in Section 35 of Ford’s Colony or “Westport”. If the proposal were to move forward, it would also require an amendment to the overall, binding Master Plan for Ford’s Colony. The Conceptual Plan proposes a rezoning from A-1, General Agricultural to R-4, Residential Planned Community. Of the 81 lots, five are partially outside of the Primary Service Area (PSA) and are partially designated Rural Lands by the adopted Comprehensive Plan. The remaining 76 are inside the PSA and are designated Low Density Residential.

The applicant is seeking feedback from the Development Review Committee in preparation for the submittal of a formal Rezoning Application.

This is a presentation only and no formal action is requested for this case.

RS/nb
WstprtParke-mem

Attachment:

1. Conceptual Plan

C-0029-2017

SITE TABULATIONS

SITE AREA = 45.09 AC.
 TOTAL UNITS = 81 DU
 SINGLE FAMILY = 56 LOTS NORTH
 = 25 LOTS SOUTH

DENSITY = 1.80 DU/AC.

AREA CALCULATIONS

COMMON SPACE:
 UNDISTURBED = 719,603 SF.; 16.52 AC.
 DISTURBED = 139,570 SF.; 3.20 AC.

PRIVATE RIGHT OF WAY = 252,998 SF.; 5.81 AC.
 LOT AREA = 885,557 SF.; 20.33 AC.
 AVG. LOT SIZE = 10,933 SF.; 0.25 AC.

PLANNING DIVISION
 MAY 01 2017
 RECEIVED

5248 Old Towne Road, Suite 1
 Williamsburg, Virginia 23188
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 Fax: (757) 220-8984
 www.aesva.com

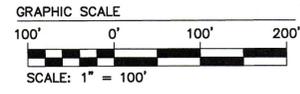
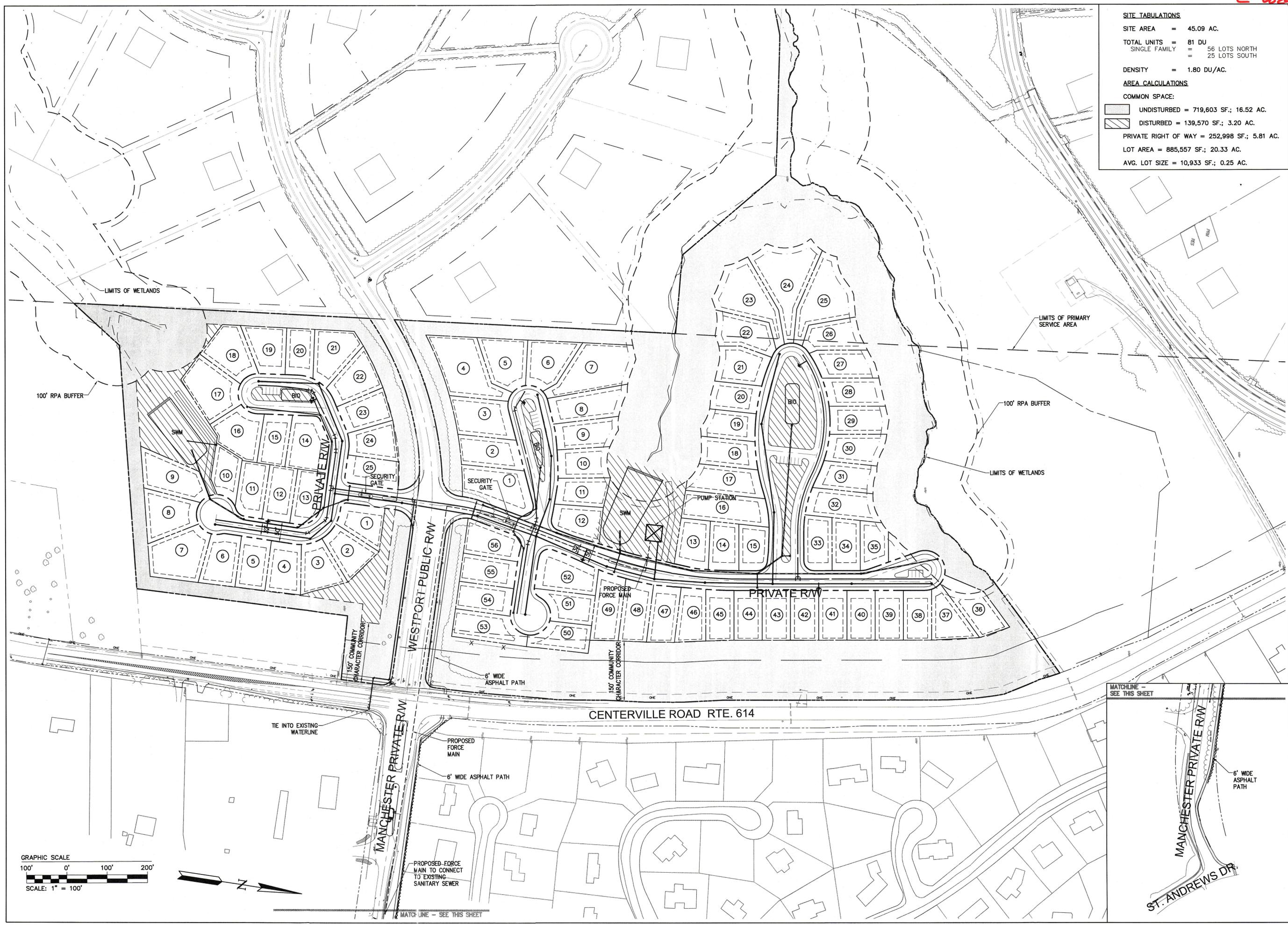
AES
 CONSULTING ENGINEERS

Hampton Roads | Central Virginia | Middle Peninsula

MASTER PLAN FOR REZONING
 OF
PARKE AT WESTPORT
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JAG
 Project Number: W10145-03
 Scale: Date:
 1"=100' 4/28/17
 Sheet Title:
CONCEPTUAL PLAN

Sheet Number
1





The Parke at Ford's Colony

James City County, Virginia





The Parke at Ford's Colony

James City County, Virginia

