

# **Development Review Committee Government Center Complex Conference Room, Building A**

**January 4, 2008 - 10:00 a.m.**

## **A. Roll Call**

## **B. Minutes**

1. November 28, 2007
2. December 7, 2007

## **C. Cases and DRC Discussion**

- A. New Town Shared Parking - Matthew Smolnik
- B. C-0138-2007. Prime Outlets Expansion Proposed Revisions - Kate Sipes
- C. C-0125-2007. Michelle Point Setback Modification Request - Jason Purse
- D. SP-0122-2007. Pocahontas Square Fence Amendment - Jason Purse
- E. SP-0130-2007. Weatherly at White Hall Site Plan Amendment - Leanne Reidenbach
- F. S-0039-2006/SP-0069-2006. Settlement at Powhatan Creek - David German
- G. S-0055-2006. Burlington Woods- Proffered Recreation Plan Review - David German

## **D. Public Comment**

## **E. DRC Recommendations**

## **F. Adjournment**

## **Development Review Committee Actions Report January 4, 2008**

### **C-0128-2007**

#### **New Town: Town Center Parking Overview**

Mr. Larry Salzman of New Town Associates has brought forth the quarterly New Town shared parking update. The site, located on blocks 2-3, block 5, blocks 6-10 within New Town Center is further identified on JCC RE tax map 3840100050. DRC action is required as a part of the quarterly review of off-site and shared parking at New Town.

**DRC Action:** The DRC recommended approval of the updated shared parking report to the Planning Commission.

### **C-0138-2007**

#### **Prime Retail Phase 7 & 8 Expansion Revisions**

The applicant, Mr. Stephen Romeo of LandMark Design Group, has submitted a proposal to increase the size of Building C by 400 square feet and reduce the size of Building B by 400 square feet. The parcels are further identified on JCC RE tax map 3310100028, 3310100029, 3310100033A, 3310100033D, 3310100033E, 3310100033F, 3310100033G, and 3330100002. DRC review is necessary because SUP Condition #2 (SUP-0032-2006) requires any questions as to the compliance with the approved Master Plan be determined by the DRC.

**DRC Action:** The DRC voted 5-0 to recommend the proposal is consistent with the approved Master Plan.

### **C-0125-2007**

#### **Michelle Point Setback Modification Request**

Mr. Joel Almquist of Health-E-Communities has applied for a setback reduction request for the Michelle Point Subdivision located at 9001 Barhamsville Road. The parcel is further identified on JCC RE Tax Map 1210100003. At the time of the report, the applicant was requesting a front setback reduction for all 90 lots, including a reduction to 20' for 71 lots, and 15' for the remaining 19. The plan is before the DRC to request a development plan determination of consistency with the Master Plan because of Zoning Ordinance Section 24-554 (e), Development Plan Review.

**DRC Action:** The DRC voted 5-0 to approve that a setback reduction for all 90 lots to a minimum of 20' was consistent with the approved Master Plan.

### **SP-0122-2007**

#### **Pocahontas Square Fence Amendment**

Mr. Joel Almquist of Health-E-Communities has applied to receive approval of entrance features along the frontage of the Pocahontas Square development located at 1899 Algonquin Trail. The parcel is further identified on JCC RE Tax Map 5910400001B. The entrance feature consists of white fencing extending approximately 700 feet along the frontage of the property. This project is before the DRC because proffers for this project require DRC approval of any features placed in the buffer area along the edge of the property.

**DRC Action:** The DRC voted 5-0 to approve an entrance fence along the frontage of the Pocahontas Square development.

### **SP-0130-2007**

#### **Weatherly at White Hall SP Amendment**

Mr. Aaron Small of AES Consulting Engineers applied for a site plan amendment to previously approved plan SP-124-06, Weatherly at White Hall. The site, located on Barhamsville and Old Stage Road, is

further identified on JCC RE tax map 1220100021. DRC action is required because proffers state that “the property shall be developed generally in accordance with the master plan with only minor changes there to that the DRC determines do not change the basic concept or character of the development.”

**DRC Action:** The DRC recommended that the changes were minor and did not alter the basic concept or character of the development.

**S-0039-2006/ SP-0069-2006                      Settlement at Powhatan Creek, Phase II**

The applicant, Mr. Ryan Stephenson of AES Consulting Engineers, had applied for approval of a sixty-nine-unit subdivision which would become Phase II of the Settlement at Powhatan Creek development, located at 4101 Monticello Avenue, further identified on portions of JCC RE tax map 3730100009 and 3740100010. If approved, Phase II would consist of forty-seven Single-Family Detached, ten Single-Family Attached (Duplex), and twelve Single-Family Attached (Triplex) homes. Preliminary approval from the DRC was required because the subdivision plan proposed more than forty-nine total housing units. The DRC members were concerned that the plan proposed to locate several home sites in an area that would encroach upon the RPA Buffer Extensions approved as part of the Hidden Property Master Plan, which would result in construction in steep slope areas, pristine wildlife habitat areas, and environmentally fragile and sensitive areas along the Powhatan Creek Main Stem.

**DRC Action:** The DRC members voted unanimously to defer the case until such time as the project was ready for reconsideration.

**S-0055-2006    Burlington Woods-Review of Recreation Proffer Proposal**

The applicant, Mr. Jamie Clark of Bury + Partners – Virginia, Inc., was seeking approval of a Recreation Package, assembled and submitted in accordance with Proffer #7 of the Burlington Woods Rezoning, Z-0010-2003, approved by the BOS on May 24, 2005. This Proffer required that a one-acre park area with a five-activity tot lot be installed in the Subdivision, and that the applicant otherwise meet the tenets of the Parks and Recreation Department Recreation Master Plan, as applied to a subdivision. The Burlington Woods subdivision will be located at 3931 Longhill Road, further identified on JCC RE tax map 3130100020. While the applicant met or exceeded the requirements of the Proffer, the DRC members were concerned that the proposed design would not allow enough room for active recreation, and asked that the applicant rework the proposal to address this issue.

**DRC Action:** The DRC members voted unanimously to defer the case until such time as the recreation plan was ready for reconsideration.