

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
February 22, 2017
4:00 PM

A. CALL TO ORDER

B. ROLL CALL

C. MINUTES

1. January 25, 2017 Meeting Minutes

D. OLD BUSINESS

1. SP-0091-2016 4501 Noland Blvd., AutoZone

E. NEW BUSINESS

1. SP-0043-2016/S-0020-2016, New Town Section 8 Parcel D Subdivision Exception Request
2. Z-0001-2017/SUP-0001-2017/MP-0001-2017, Williamsburg Landing Marclay Rd.

F. ADJOURNMENT

ITEM SUMMARY

DATE: 2/22/2017

TO: The Development Review Committee

FROM: Paul D. Holt, III, Secretary

SUBJECT: January 25, 2017 Meeting Minutes

ATTACHMENTS:

	Description	Type
▣	January 25, 2017 Meeting Minutes	Minutes

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Cook, Ellen	Approved	2/17/2017 - 11:59 AM
Development Review Committee	Holt, Paul	Approved	2/17/2017 - 2:40 PM
Publication Management	Burcham, Nan	Approved	2/17/2017 - 3:01 PM
Development Review Committee	Holt, Paul	Approved	2/17/2017 - 3:04 PM

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
January 25, 2017
4:00 PM

A. CALL TO ORDER

Mr. Heath Richardson called the meeting to order at 4 p.m.

B. ROLL CALL

Present:

Mr. Heath Richardson, Chair

Mr. Chris Basic

Ms. Robin Bledsoe

Mr. Tim O'Connor

Absent:

Mr. Rich Krapf

Staff:

Mr. John Carnifax, Director of Parks & Recreation

Ms. Julie Northcott-Wilson, Parks & Recreation Business Analyst

Ms. Savannah Pietrowski, Senior Planner

Ms. Tori Haynes, Community Development Assistant

C. MINUTES

1. Minutes Adoption - January 4, 2017 Regular Meeting

Ms. Robin Bledsoe motioned to approve the January 4, 2017, meeting minutes. On a voice vote the minutes were approved 4-0.

D. OLD BUSINESS

1. Parks and Recreation Master Plan Update

Mr. John Carnifax stated that the purpose of this meeting was for Parks & Recreation to receive comments from the Development Review Committee (DRC) on the draft Parks & Recreation Master Plan update before the plan is presented to the full Planning Commission.

Mr. Heath Richardson noted that a large amount of information was presented at the January 4, 2016 DRC meeting, and inquired if there had been any major changes to the data since then.

Mr. Carnifax replied that there have been no major changes. Mr. Carnifax then detailed the new major initiatives that resulted from their public outreach: a primitive camping area, a lawn bowling facility and service improvements for the County's low-income areas.

Ms. Julie Northcott-Wilson presented the revised Level of Service (LOS) spreadsheet for the Master Plan. Ms. Northcott-Wilson noted that most of the standards indicate a deficit; however, the desires of the citizens is what is most important.

Mr. Chris Basic inquired how the Parks & Recreation Department reconciles the difference between the local need versus the national standard during the accreditation process.

Ms. Northcott-Wilson stated the accreditation process only requires that the County has performed an LOS analysis and the results do not impact the County's accreditation.

Mr. Tim O'Connor stated that the results are not national standards, but were prepared by the consultant during the last Master Plan update.

Mr. Carnifax confirmed. Mr. Carnifax reiterated that the results of the analysis are not as much of a concern to Parks & Recreation as the needs of the citizens and what they are willing to fund.

Mr. Richardson inquired if Parks & Recreation has examined the Capital Improvement Program (CIP) requests that may impact these facilities.

Mr. Carnifax replied that the only CIP request that may have an impact are the previously approved replacement of the synthetic turf fields. Mr. Carnifax noted that the spreadsheet could be used as a justification for future requests.

Ms. Bledsoe agreed.

Mr. Richardson noted that it could be useful to highlight a few items as the highest need.

Mr. Carnifax stated that the maps help indicate where gaps are for facilities, particularly for trails. Mr. Carnifax noted that the gaps in trails were also highlighted during the public input process.

Mr. O'Connor inquired if Parks & Recreation has access to the County's sidewalk fund.

Mr. Carnifax replied that they have never used the fund.

Mr. O'Connor noted that there are several areas in the County where there are gaps in sidewalks.

Mr. Carnifax agreed and stated that several connections had been part of the Greenways Master Plan.

Mr. O'Connor stated that these could help make connections to County Parks.

Ms. Bledsoe asked why there has not been Watershed Management Plans completed for all of the County's watersheds.

Mr. Carnifax replied that they are not prepared by Parks & Recreation, but imagines that it is a lengthy process to obtain funding and Board approval.

Ms. Bledsoe stated that she is impressed by all of the County's public-private partnerships, and thanked Mr. Carnifax for allowing a veterans' group she supports to do work on the County's parks.

Mr. Carnifax stated that there will likely be more public-private partnerships in the future, as they are a more cost-effective way to provide services.

Mr. Richardson stated that this could also be helpful in setting priorities for the strategic plan.

Ms. Bledsoe complimented Parks & Recreation staff on the Master Plan.

Ms. Northcott-Wilson presented the service area maps for the Master Plan.

Mr. Carnifax stated that private neighborhood facilities also help serve the citizens, although they may not be open to the general public.

Mr. Richardson suggested adding dots for the facilities on the map.

Mr. Carnifax stated that Parks & Recreation hopes to be able to catalog these facilities in the near future.

Ms. Northcott-Wilson stated that the draft will be presented to the Parks & Recreation Advisor Committee in February and inquired if the DRC members had any additional comments.

The DRC members and Parks & Recreation staff discussed various options for presenting the information in the LOS chart. The DRC members expressed concern that using the word "need" can present a negative image and Mr. Carnifax agreed.

Mr. Carnifax thanked the DRC for its input.

E. NEW BUSINESS

There was no new business.

F. ADJOURNMENT

Mr. Chris Basic motioned to adjourn.

Mr. Heath Richardson adjourned the meeting at 4:55 p.m.

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ITEM SUMMARY

DATE: 1/25/2017

TO: The Development Review Committee

FROM: Ellen Cook, Principal Planner

SUBJECT: SP-0091-2016 4501 Noland Blvd., AutoZone

ATTACHMENTS:

	Description	Type
▣	Staff Report	Cover Memo
▣	Attachment 1 January Version of Building Elevation	Backup Material
▣	Attachment 2 October Version of Building Elevation	Backup Material
▣	Attachment 3 Minutes from the October 26, 2016 Meeting	Backup Material

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Cook, Ellen	Approved	1/20/2017 - 8:33 AM
Development Review Committee	Holt, Paul	Approved	1/20/2017 - 10:59 AM
Publication Management	Burcham, Nan	Approved	1/20/2017 - 11:24 AM
Development Review Committee	Holt, Paul	Approved	1/20/2017 - 11:27 AM

SITE PLAN-0091-2016. 4501 Noland Blvd., AutoZone**Staff Report for the February 22, 2017, Development Review Committee****SUMMARY FACTS**

Applicant: Mr. Kevin Murphy on behalf of AutoZone

Land Owner: Wessen Properties, LLC

Proposal: Demolition of existing structure (Handel's Ice Cream) and construction of a 7,381-square-foot store for retail sales of auto parts and accessories. This use will not include auto service bays as no vehicle service or repair is proposed.

Development Review
Committee (DRC)
Review:

The applicant has requested a deviation from the Master Plan for the Lightfoot Mixed Use Area dated September 3, 2004. Section 24-516 of the Zoning Ordinance stipulates that development plans that differ from the approved Master Plan may be approved if the Planning Director concludes that the plan does not significantly alter the character of the land uses or other features or conflict with any conditions. Should the Planning Director disapprove the plan, the applicant may appeal the decision of the Planning Director to the DRC which shall forward a recommendation to the Commission.

Location: 4501 Noland Boulevard

Tax Map/Parcel No.: 2430900001B

Project Acreage: +/- 1.03

Zoning: MU, Mixed Use

Comprehensive Plan: Mixed Use

Primary Service Area: Inside

Staff Contact: Ellen Cook, Principal Planner

PROPOSAL SUMMARY

At its October 26, 2016 meeting, the DRC voted to find this conceptual plan consistent with the Master Plan, subject to three conditions, as further described below.

Since that time, the applicant has submitted a site plan application (SP-0091-2016). As part of the site plan submission, the applicant is working towards fulfillment of the three conditions by including the abandonment of previously approved, unbuilt onsite retail building square footage as part of the current application, working with staff on an approved landscape plan, and collaborating with staff regarding revised architectural elevations for the building. Per the conditions of the DRC's finding of Master Plan consistency, the applicant must submit architectural elevations for the DRC's review prior to final site plan approval; these elevations should be more consistent in character with surrounding development. The applicant has indicated that the following changes have been made to the elevations since the last version provided to the DRC:

- Siding: In contrast to the earlier elevations which showed brightly colored concrete masonry unit siding, revised elevations depict hardy-plank lapboard siding, broken into segments by the use of brick-veneered pilasters.

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.

- Color Details: Revised elevations eliminate the bright orange and red striping and red doors shown on earlier elevations.
- Windows: Window facades have been added to the Noland Boulevard building face, and all windows earlier shown as black spandrel glass are now clear glass facades.
- Roof: Revised elevations show a mansard style roof with architectural grade asphalt shingles and with varying lines to create architectural interest.

Staff recommends that the DRC find that the revised elevations satisfy the third condition of the master plan consistency determination as approved on October 26, 2016, and that the DRC finds these elevations binding to any further development at this site.

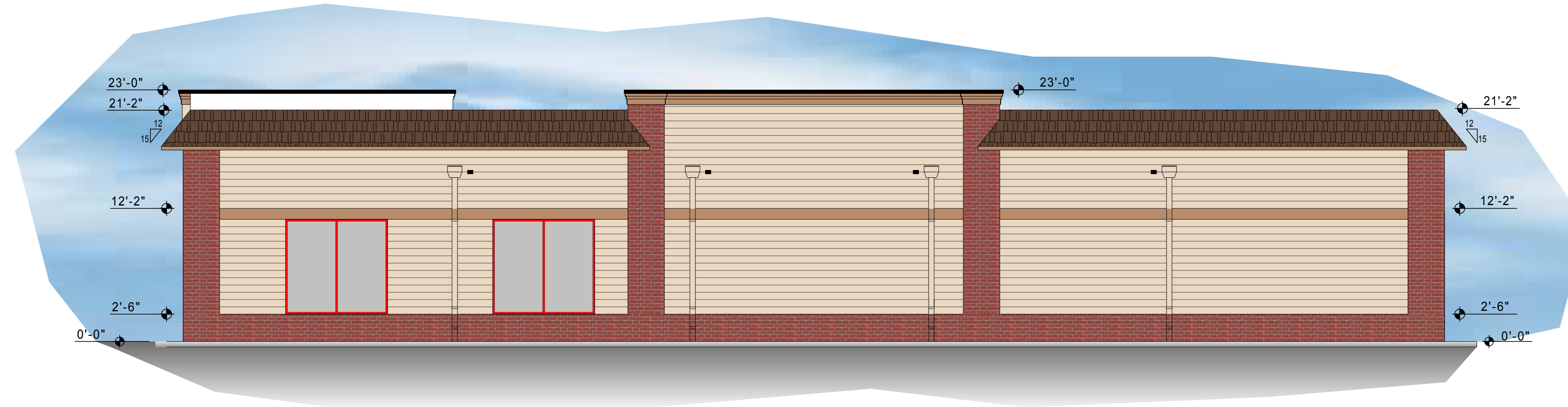
EC/nb
SP19-16AutoZone

Attachments:

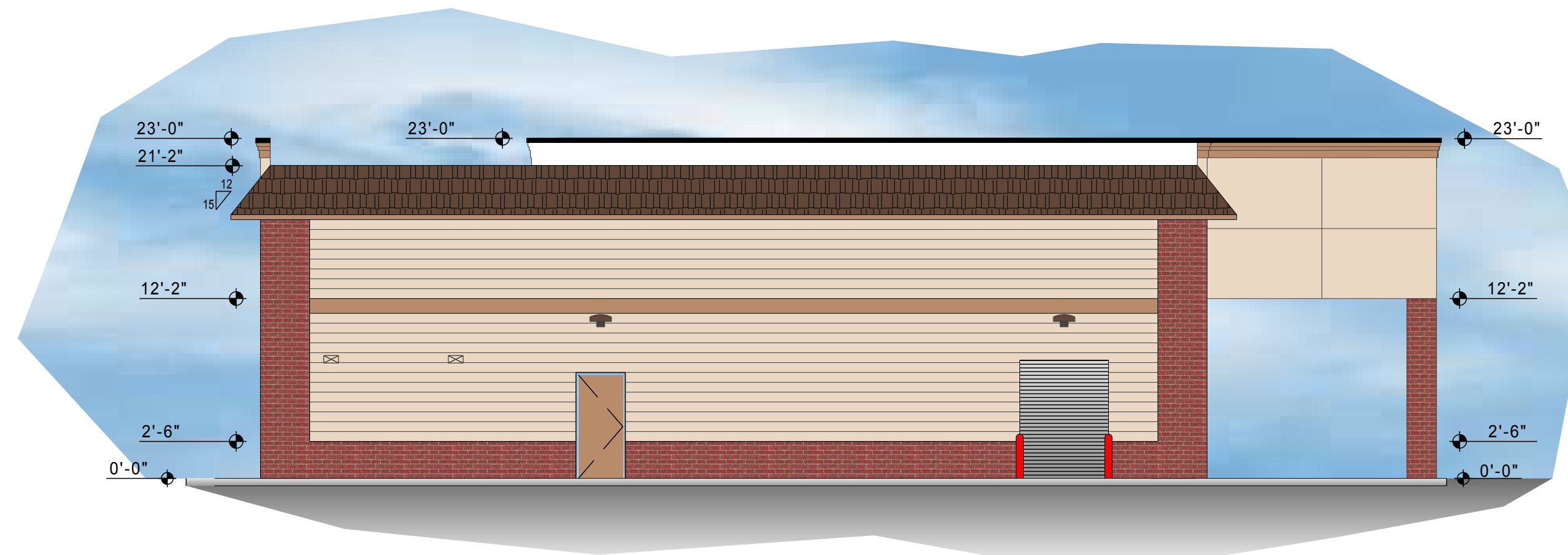
1. Building Elevation - January 4 version
2. Building Elevation - October 26 version
3. Minutes from the October 26, 2016, DRC meeting



FRONT ELEVATION
(RICHMOND ROAD)



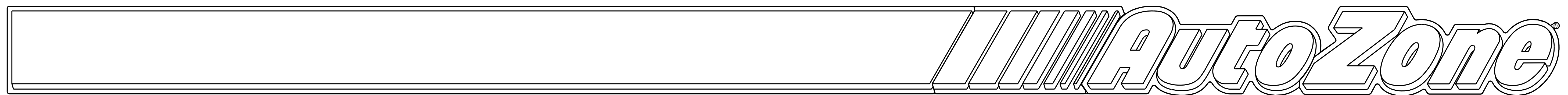
RIGHT ELEVATION
(NOLAND BLVD)

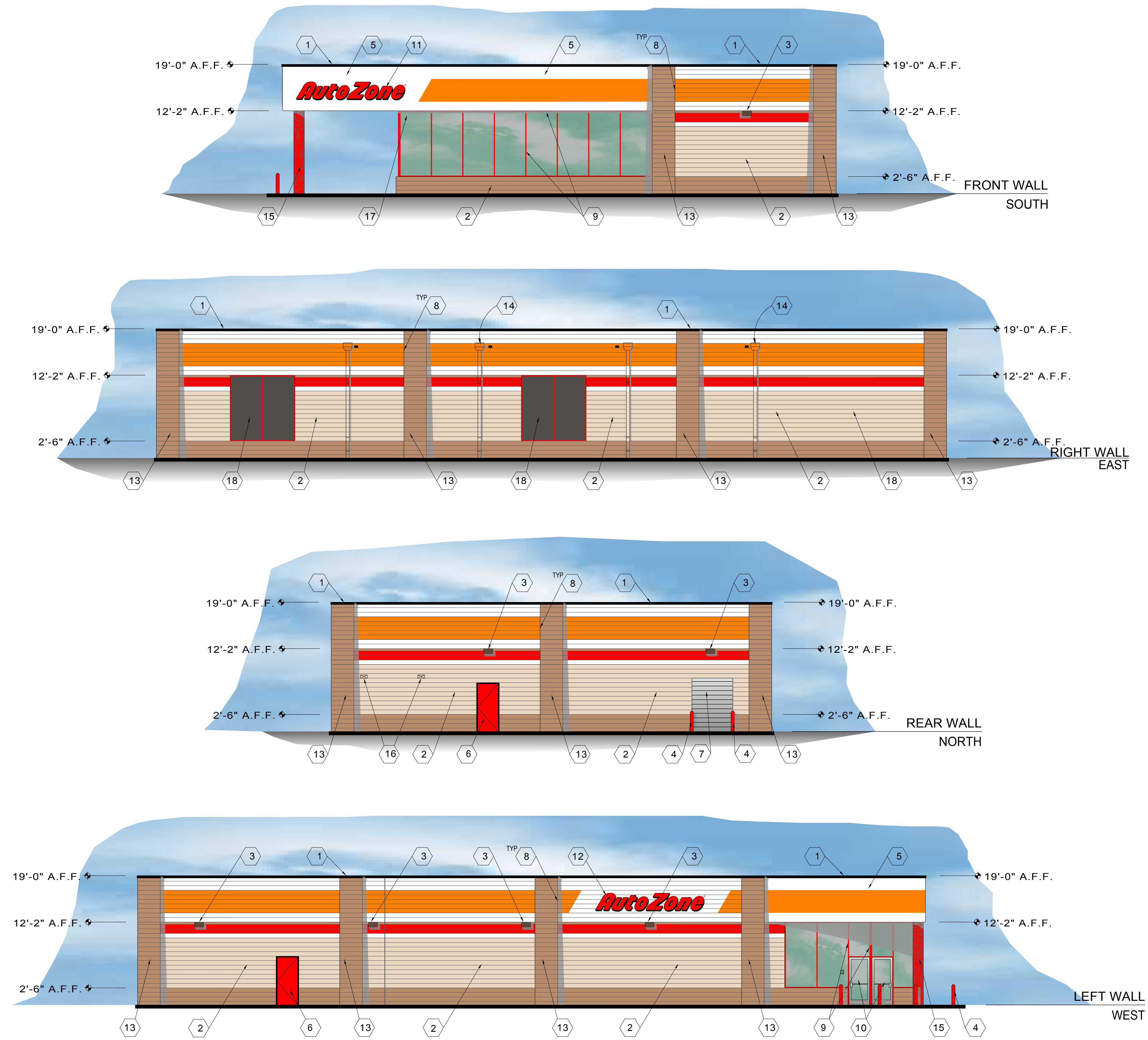


REAR ELEVATION
(REAR DRIVE)

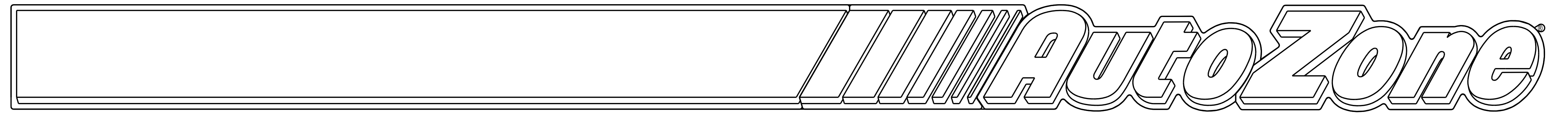


SOUTH ELEVATION
(PARKING SIDE)





Color Elevation
AutoZone Store #6194
WILLIAMSBURG, VIRGINIA



MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
October 26, 2016
4:00 PM

A. CALL TO ORDER

Mr. Heath Richardson called the meeting to order at approximately 4:00 p.m.

B. ROLL CALL

Present:

Mr. Heath Richardson, Chair

Mr. Rich Krapf

Mr. Chris Basic

Ms. Robin Bledsoe

Absent:

Mr. Tim O'Connor

Staff:

Ms. Ellen Cook, Principal Planner

Ms. Savannah Pietrowski, Planner

Ms. Lauren White, Planner

Ms. Tori Haynes, Community Development Assistant

Mr. Steve Miller, Capital Projects Coordinator, Stormwater

C. MINUTES

1. Minutes Adoption - September 28, 2016 Regular Meeting

Mr. Chris Basic made a motion to approve the September 28, 2016 meeting minutes. On a voice vote the minutes were approved 4 – 0.

D. OLD BUSINESS

1. C-0031-2016 4501 Noland Blvd., AutoZone

Ms. Ellen Cook presented the staff report, stating that at its September 28, 2016 meeting, the DRC deferred action on this case. Since that time, the applicant has provided several items. First, a signed statement that commits to abandon the square footage associated with the approved but unbuilt “specialty retail” building. As a result, the total square footage requested for Area 1B is 7,381 for the AutoZone, rather than 14,581 square feet. This new total is less than the 8,000 square foot cap for Area 1B, however, the proposed “retail” use still differs from the “restaurant, office” use listed on the approved master plan. The second item is an updated building elevation and landscape plan to show the proposed screening for the building.

Mr. Heath Richardson asked for the reasoning behind staff’s recommendation.

Ms. Cook indicated that the proposed retail use was determined by staff to be a significant alteration in the character of the land uses shown on the Master Plan.

Mr. Rich Krapf asked if the applicant had considered locating the AutoZone at the rear of Area 1B, where the “specialty retail” building had previously been approved.

Ms. Cook responded that AutoZone had been made aware that a retail use had previously been approved for the rear of the site, but had not pursued that location in their application.

Ms. Robin Bledsoe asked for more information about the proposed landscaping plan.

Mr. Carmen DiDiano provided the DRC with a description of the proposed landscaping plan and how the proposed plan was designed to fit with elements of the proposed building elevation.

Ms. Bledsoe stated that screening of the building is one of her concerns, and expressed that she was satisfied with what has been proposed.

Mr. Chris Basic stated that he still had some concerns with the proposal. He noted that the color scheme for the building was very bright.

Mr. DiDiano replied that AutoZone may be willing to alter some of the colors, but noted that the orange stripe is the AutoZone standard.

Mr. Basic asked if the stripe could not be placed on the side facing Noland Boulevard.

Mr. DiDiano discussed the configuration of the site, noting that other configurations of the building were not really feasible. Mr. DiDiano noted that AutoZone was open to changes to the landscaping.

Ms. Bledsoe asked if the color scheme on the rear wall and on the wall facing Noland Boulevard could be changed to just be the muted color scheme without the stripes.

Mr. DiDiano indicated he thought this was possible.

Mr. Krapf stated that he was concerned that this use is different than what is on the adopted Master Plan. He is also concerned that the use is at the entrance to a residential development. Mr. Krapf stated that he had found examples on-line of other AutoZone stores that were more in character with the locality they were located in.

Mr. Richardson stated that he had found an example in Mill Creek, Washington that seemed to have features such as brick work that were more in character with the Richmond Road corridor in this area. He stated that examples in this area included the buildings at Lightfoot Marketplace, the Law Enforcement Center, and Thomas Nelson Community College.

Mr. Basic concurred with these comments, and noted that the changes to the elevations since the last meeting did not seem significant compared with the examples on-line.

Mr. DiDiano noted the difficulty of making building elevation changes where there were not specific design guidelines.

Mr. Basic noted that the DRC had given examples of nearby buildings that could serve as architectural models at the last meeting.

Mr. DiDiano asked if the DRC could find the proposal consistent with the Master Plan, with conditions imposed on it. He noted that this would allow them to move forward with the development plan process while details of the elevation were resolved.

The DRC, Mr. DiDiano and staff discussed the possible options for DRC action on this case.

Ms. Bledsoe made a motion to find the conceptual plan consistent with the Master Plan, subject to the following conditions: that the applicant follow-through on their commitment regarding the site plan amendment; use the proposed landscaping plan; and resubmit an architectural elevation which is more consistent with the surrounding area for DRC review and approval. On a voice vote, the motion carried 3-1, with Mr. Krapf opposed.

E. NEW BUSINESS

1. C-0051-2016, Forest Glen Section 5

Ms. Savannah Pietrowski presented the staff report, stating that the proposal is for an expansion of the existing Forest Glen neighborhood, which would consist of a 44-lot cluster development and would require a Special Use Permit (SUP). Staff noted that the applicant is still considering the options for recreational amenities in the development, and that the applicant has also been in discussion with the County's Stormwater Division regarding a possible shared stormwater management facility in the area. Ms. Pietrowski stated that the applicant is looking for feedback prior to submission of a formal SUP application.

Mr. Richardson noted that he had difficulty viewing the plan, and inquired if it was available within the Novus system.

Ms. Pietrowski confirmed that it was.

Ms. Bledsoe stated that she had difficulty viewing the plan as well, and requested that a map of the overall Forest Glen development be displayed.

Mr. Howard Price of AES Consulting Engineers stated that he has been working with the County to prepare stormwater improvement plans for the existing neighborhood and is now also considering a shared stormwater management facility that could serve both the existing neighborhood and the proposed expansion. Mr. Price stated that they have not resolved the recreational amenities that will be provided. Mr. Price stated that the County has recently improved a nearby recreation lot, and stated that he would like to be able to use that facility for their recreation requirements, with the understanding that they may have to provide additional improvements.

Mr. Richardson inquired if this was a public park, or a park associated with the existing neighborhood.

Ms. Cook replied that the parcel is owned and maintained by the County.

Mr. Richardson asked to clarify that the proposal from Mr. Price is to provide additional improvements to this recreation parcel that would benefit both the existing neighborhood and the proposed development.

Mr. Price replied that they would like to utilize this facility instead of constructing another facility nearby. Mr. Price stated that he would like feedback regarding the type of proposal the DRC would like to see prior to submitting a formal application.

Ms. Bledsoe inquired if the County would retain ownership of the property.

Mr. Price confirmed, and stated that they would be willing to add to the existing facility in order to meet their recreation requirements.

Mr. Krapf inquired if there would be any liability concerns for the County.

Ms. Cook stated that the Parks and Recreation Department should weigh in on that question.

Mr. Richardson inquired regarding the shared stormwater management facility.

Mr. Price stated that it would involve ditch and pipe improvements for the existing neighborhood, and the BMP would be located within the new development.

Mr. Elliot York of American Eastern, Inc., stated that improvements could be made within the existing neighborhood to get the water off-site, but it could not be treated without the BMP.

Mr. Price confirmed.

Ms. Bledsoe inquired how much upheaval that would cause for existing residents.

Mr. Price replied that they are already working with the County on a stormwater improvement project for the existing neighborhood.

Mr. Steve Miller of the County Stormwater Division stated that improvements for the existing neighborhood were already being considered prior to the proposed expansion. Mr. Miller stated that the County has not yet agreed to the shared BMP. Mr. Miller clarified that the original improvements plan will move forward regardless of the shared BMP.

Mr. York stated that the proposal will also provide affordable workforce housing, which he believes will fit within the existing neighborhood and sell very quickly.

Mr. Richardson asked for clarity regarding the status of the Housing Opportunity Policy.

Ms. Pietrowski replied that the policy has currently been withdrawn as it applies to residential rezoning applications.

Mr. Richardson stated that the applicant is still identifying a need for affordable housing.

Mr. York confirmed.

Mr. Krapf stated that the applicant will be receiving a density bonus in exchange for those affordable housing units.

Mr. York stated that he feels that affordable housing is the best fit for this area.

Ms. Bledsoe inquired regarding the average lot size in the existing neighborhood.

Ms. Pietrowski identified several parcels on the map to illustrate the existing lot sizes.

Mr. Krapf inquired if all of the units will be single-family housing.

Mr. Price confirmed.

Mr. Basic asked if the existing recreation lot would be sufficient to meet the County's requirements if the entire neighborhood were to be developed from scratch today.

Ms. Pietrowski replied that she does not believe it would.

Mr. Price agreed that it would not likely meet the requirements.

Mr. Basic inquired how short of meeting the requirements the neighborhood would be.

Mr. Price stated that he had not done that calculation, as those regulations did not apply when the neighborhood was originally constructed. Mr. Price stated that the park would meet the requirements if it were constructed for the new section. Mr. Price reiterated that they are willing to supplement the existing park and would like feedback on what types of improvements the DRC would be willing to consider.

Mr. Basic stated that he agrees it would not make a lot of sense to have two parks so close together.

Mr. York stated that maintenance fees for both a new park and the BMP could result in the units becoming less affordable. Mr. York noted that the existing neighborhood does not have a homeowners association.

Ms. Bledsoe asked to clarify that the County-owned parcel is currently being used as a park.

Mr. Richardson stated that it looks more like a field in the aerial image.

Ms. Pietrowski stated that there is playground equipment on the site.

Ms. Bledsoe stated that she wants to ensure that the improvements would not be a shock to the adjacent property owners.

Mr. Krapf inquired if the County currently maintains the park.

Ms. Pietrowski confirmed.

Mr. Basic asked if the comment from VDOT regarding road geometry would significantly impact the proposal.

Mr. Price replied that it would not, and stated that widening the roads should not be an issue either.

Mr. Basic stated that the County has had recent discussions regarding the potential impacts of DEQ reducing the County's groundwater withdrawal permit amount. Mr. Basic noted that this discussion also considered the impacts of approving more residential development in the County. Mr. Basic stated that he would like that consideration to be presented now, instead of potentially surfacing at the Board of Supervisors meeting.

Mr. Price stated that he understands the concern; however, this area has already been zoned for residential development.

Ms. Bledsoe stated that, in theory, development in this area should have already been calculated.

Mr. Richardson noted that the County Administrator recently released additional information regarding the status of the permit.

Mr. Basic stated that having that area already accounted for gives him additional comfort.

Mr. Price stated that approximately 15 lots should have been accounted for, but the cluster would provide 29 additional lots. Mr. Price stated that the affordable housing units would provide an additional benefit.

Mr. York reiterated that it also provides stormwater quality improvements.

Mr. Richardson stated that the project seems to have many favorable attributes.

Mr. Krapf stated that he thinks that the applicants are on the right track.

Mr. Richardson inquired regarding the timeline.

Mr. Price stated that they will have to submit a formal SUP application. Mr. Price inquired if the DRC is in agreement that improvements to the existing park is preferable over creating a new site.

Mr. Richardson stated that he agrees that improvements would be preferable; however, care should be taken to ensure that they would not negatively impact the adjacent property owners.

Mr. Price stated that they will have to use the County's parks and recreation policy as a guide, or else staff will find the proposal unacceptable. Mr. Price stated that a good balance will have to be found.

Mr. Basic inquired who would be financially responsible for a new park, if the applicant were told they could not use the existing facility.

Mr. Price replied that the HOA for the new section would be responsible, as there is no HOA within the existing neighborhood.

Mr. Basic stated that is a very large burden for 44 lots.

Ms. Bledsoe stated that the opposite impact could be considered when additional residents are using the park within the existing neighborhood.

Mr. Price stated that it is a County-owned park, so the only impact to existing residents would be having additional children on the playground.

Mr. Basic stated that it would not seem reasonable for such a small number of lots to be responsible for the expense of an entire playground.

Mr. Price agreed.

Mr. Richardson stated that this was a thorough vetting of ideas.

F. ADJOURNMENT

Mr. Krapf made a motion to adjourn, and the meeting was adjourned at approximately 5:10 p.m.

ITEM SUMMARY

DATE: 2/22/2017

TO: The Development Review Committee

FROM: Alex Baruch, Planner

SUBJECT: SP-0043-2016/S-0020-2016, New Town Section 8 Parcel D Subdivision
Exception Request

ATTACHMENTS:

	Description	Type
▣	Staff Report	Staff Report
▣	Cover Sheet and Overall Layout Sheet	Exhibit
▣	Applicant Exception Request	Exhibit

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Cook, Ellen	Approved	2/17/2017 - 2:39 PM
Development Review Committee	Holt, Paul	Approved	2/17/2017 - 3:04 PM
Publication Management	Burcham, Nan	Approved	2/17/2017 - 3:06 PM
Development Review Committee	Holt, Paul	Approved	2/17/2017 - 3:06 PM

SP-0043-2016/S-0020-2016. New Town Section 8 Parcel D

Staff Report for the February 22, 2017, Development Review Committee Meeting

SUMMARY FACTS

Applicant: Jason Grimes

Land Owner: ABVA Development LP

Proposal: 44 Townhome, 25 Duplex and 53 Single-Family = Total 122

Location: 5335 Settlers Market Blvd.

Tax Map/Parcel No.: 3820100015

Project Acreage: ±27.67 acres

Current Zoning: MU, Mixed Use

Comprehensive Plan: Mixed Use

Primary Service Area: Inside

Staff Contact: Alex Baruch, Planner

REASON FOR PLANNING COMMISSION REVIEW

Section 19-50 of the Subdivision Ordinance requires that all street intersection jogs have centerline offsets of greater than 200 feet. The applicant has requested an exception to this section of the Subdivision Ordinance as permitted under Section 19-18, Exceptions.

Per the Ordinance, the commission shall not approve any exception unless it first receives a recommendation from the Development Review Committee and unless it finds that:

- a) Strict adherence to the ordinance requirement will cause substantial injustice or hardship;
- b) The granting of the exception will not be detrimental to public safety, health or welfare and will not adversely affect the property of others;
- c) The facts upon which the request is based are unique to the property and are not applicable generally to other property so as not to make reasonably practicable the formulation of general regulations to be adopted as an amendment to this chapter;
- d) No objection to the exception has been received in writing from the transportation department, health department or Fire Chief; and
- e) The hardship or injustice is created by the unusual character of the property, including dimensions and topography or by other extraordinary situation or condition of such property. Personal, financial or self-inflicted hardship or injustice shall not be considered proper justification for an exception.

PUBLIC HEARING DATES

Development Review Committee: February 22, 2017, 4:00 p.m.
Planning Commission: March 1, 2017, 7:00 p.m.

FACTORS FAVORABLE

- 1. The Fire Department and the Virginia Department of Transportation (VDOT) have stated no objection to this exception request.
- 2. The proposal is compatible with the surrounding development.

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.

Staff Report for the February 22, 2017, Development Review Committee Meeting

3. The proposal is consistent with the recommendations of the James City County Comprehensive Plan adopted in 2015, *“Toward 2035: Leading the Way.”*

FACTORS UNFAVORABLE

1. Staff finds that there are no factors unfavorable.

STAFF RECOMMENDATION

Staff recommends that the Development Review Committee find that Section 19-18(4)(a)-(e) criteria are met and recommend approval of the exception request to have one intersection jog along Salzman Street with a centerline offset of less than 200 feet to the Planning Commission.

PROJECT HISTORY

Planning Commission and Board of Supervisors: Originally rezoned to Rural Residential, R-8, in 1997 to create a binding New Town master plan for the overall development of New Town. Sections 7 and 8 were rezoned to MU, Mixed Use, through Z-0005-2006 in early 2007. A Conceptual Plan was submitted and reviewed for preliminary comments through C-0046-2014.

PROJECT DESCRIPTION

- Proposal is for 44 townhomes, 25 duplexes and 53 single-family homes.

SURROUNDING ZONING AND DEVELOPMENT

- Surrounding properties to the west, east and south are zoned MU, Mixed Use and designated Mixed Use on the Comprehensive Plan. Property to the north is designated R-4, Residential Planned

Community and is designated Low Density Residential on the Comprehensive Plan.

STAFF ANALYSIS

- 19-18(4)(a):
The requirement in Section 19-50 for each intersection jog to be greater than 200 feet was revised when the Subdivision Ordinance was amended in December 2012 in an effort to better align with VDOT access management regulations. The master plan and design guidelines for Section 8 were approved in 2007, prior to adoption of this ordinance language. Since adoption of the master plan, the applicant has progressed through planning phases under the understanding that the intersection jogs separations were acceptable.
- 19-18(4)(b)&(d):
Staff has consulted with applicable reviewing agencies, specifically with VDOT and the Fire Department and there was no objection to the intersection spacing as proposed. Per VDOT's regulations (as revised in 2012), Salzman Street is a proposed public street; however McCann Way and Francis Willard Way West are proposed private streets as are most side streets internal to the residential development. Thus, the intersection jogs can be as close as 125 feet from each other per VDOT regulations [Section B-4\(D\)\(2\) Intersection Spacing](#).
- 19-18(4)(c)&(e):
Having two intersecting streets in close proximity is a typical occurrence in New Town and is necessary to achieve a more interconnected street pattern that uses alleys for access to residential lots. This arrangement allows the building faces to front on major roads and create a consistent streetscape. This layout concept is consistent with other previously developed areas in New Town.

PUBLIC IMPACTS

- Anticipated impact on public facilities and services: None.
- Anticipated impact on environmental, cultural and historic resources: None.
- Anticipated Land Use impact on nearby and surrounding properties: None.

STAFF RECOMMENDATION

Staff recommends that the Development Review Committee find that Section 19-18(4)(a)-(e) criteria are met and recommend approval of the exception request to have one intersection jog along Salzman Street with a centerline offset of less than 200 feet to the Planning Commission.

AB/nb

SP-43-16NTSec8ParD

Attachments:

1. Cover Sheet and Overall Layout Sheet
2. Applicant Exception Request

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

3. THE SITE IS CURRENTLY ZONED MIXED USE (MU) WITH OFFSPRINGS REFERENCE Z-005-06 AND MP-007-06 APPROVED BY THE BOARD OF SUPERVISORS ON FEBRUARY 13, 2007.
2. ALL UTILITIES SHALL BE PLACED UNDERGROUND.
3. CONTACT MISS UTILITY (1-800-552-7001) AT LEAST 48 HOURS IN ADVANCE FOR MARKING OF EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATION OR DEMOLITION.
4. EXISTING UTILITY LOCATIONS INDICATED ARE APPROXIMATE. FIELD VERIFY PRIOR TO COMMENCING THE WORK.
5. A LAND DISTURBING PERMIT AND SILTATION AGREEMENT, WITH SURETY ARE REQUIRED FOR THIS PROJECT.
6. VERIFY ALL DIMENSIONS AND NOTIFY JAMES CITY SERVICE AUTHORITY PRIOR TO ANY EXCAVATION OR DEMOLITION WITHIN UTILITY CORRIDORS.
7. ANY EXISTING, UNUSED WELLS SHALL BE ABANDONED IN ACCORDANCE WITH STATE PRIVATE WELL REGULATIONS AND JAMES CITY COUNTY CODE.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF CONSTRUCTION EFFORTS WITH VIRGINIA NATURAL GAS, DOMINION VIRGINIA POWER, VERIZON TELEPHONE, APPROPRIATE TELEVISION CABLE COMPANY, AND OTHERS THAT MAY BE REQUIRED.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR THE WORK INDICATED.
10. ALL NEW SIGNS SHALL BE IN ACCORDANCE WITH ARTICLE II, DIVISION 3 OF THE JAMES CITY COUNTY ZONING ORDINANCE AND APPROVED BY THE NEWTOWN DESIGN REVIEW BOARD.
11. CONTOUR INTERVAL IS 1 FOOT.
12. ALL COMPONENTS OF THE WATER DISTRIBUTION AND SANITARY SEWER SYSTEM SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH THE LATEST EDITION OF THE AUTHORITY STANDARDS AND SPECIFICATIONS FOR WATER DISTRIBUTION AND SANITARY SEWER SYSTEMS, THE HRPCO REGIONAL STANDARDS, AND THE COMMONWEALTH OF VIRGINIA WATERWORKS AND SEWERAGE REGULATIONS. THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, PARTS AND PRODUCTS ON ALL PROJECTS. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE WORK. A COPY OF THE JCSA STANDARDS AND REGIONAL STANDARDS MUST BE KEPT ON-SITE BY THE CONTRACTOR DURING THE FULL TIME OF INSTALLING, TESTING, AND CONVEYING THE FACILITIES TO JCSA.
13. STORM STRUCTURES, SEWER AND BEDDING SHALL CONFORM TO THE VDOT ROAD AND BRIDGE STANDARDS AND VDOT SPECIFICATIONS. ALL PIPE BEDDING SHALL BE IN ACCORDANCE WITH PB-1 AND MANUFACTURER SPECS AND GUIDELINES, AND MANHOLES DEEPER THAN 4 FEET SHALL HAVE STEPS (ST-1). ALL REINFORCED CONCRETE PIPE (RCP) SHALL BE ASTM C76 CLASS III, UNLESS OTHERWISE NOTED.
14. THE PROFESSIONAL WHOSE SEAL IS AFFIXED HEREON SHALL ACT AS THE "RESPONSIBLE LAND DISTURBER" FOR PURPOSES OF PLAN APPROVAL ONLY. PRIOR TO ISSUANCE OF THE LAND DISTURBING PERMIT, THE OWNER OR DEVELOPER SHALL PROVIDE THE NAME OF A "RESPONSIBLE LAND DISTURBER" WHO SHALL ASSUME RESPONSIBILITY AS THE "RESPONSIBLE LAND DISTURBER" FOR THE CONSTRUCTION PHASE OF THE PROJECT. THE OWNER OR DEVELOPER SHALL PROVIDE WRITTEN NOTIFICATION SHOULD THE "RESPONSIBLE LAND DISTURBER" CHANGE DURING CONSTRUCTION.
15. THIS PROJECT IS LOCATED IN JAMES CITY COUNTY SUB WATERSHED 208 (LOWER CHISEL RUN) AND CATCHMENT 208-103-1 OF THE POWHATAN CREEK WATERSHED.
16. JCSA WILL NOT PERFORM ANY TESTING ON THE PROPOSED WATER OR SEWER MAINS UNTIL ALL UTILITIES HAVE BEEN INSTALLED.
17. PARKING SPACES SHALL BE DELINEATED BY PAVEMENT STRIPING. HANDICAP PARKING SPACES SHALL BE DESIGNATED BY ABOVE GROUND SIGNS PER USBC REQUIREMENTS.
18. EVERYTHING BEYOND THE RIGHT-OF-WAY LINE WILL BE CONSIDERED PRIVATE AND NOT MAINTAINED BY VDOT.
19. ALL ITEMS TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
20. ALL OBJECTIVE MATERIAL SHALL BE REMOVED FROM SITE AND PROPERLY DISPOSED IN A FACILITY MEETING LOCAL, STATE, AND FEDERAL REGULATIONS.
21. BENCHMARK: STATION NO. 325, EASTING(X) 11995286.983, NORTHING(Y) 3628200.301, ELEVATION=110.67
HORIZONTAL DATUM: JAMES CITY COUNTY
GEODETIC CONTROL NETWORK
VA. STATE PLANE COORDINATE
SYSTEM - SOUTH ZONE
NAD 83 (1994 VA HARN)

VERTICAL DATUM: JAMES CITY COUNTY
GEODETIC CONTROL NETWORK
NGVD 29
23. SITE WILL BE SERVED BY PUBLIC WATER AND SEWER.
24. TOPOGRAPHIC INFORMATION BASED OFF OF FIELD SURVEY PERFORMED BY AES CONSULTING ENGINEERS.
25. NEW TOWN DESIGN REVIEW BOARD REVIEWED AND APPROVED THE CONCEPTUAL SITE PLAN ON MARCH 31, 2016 AND FINAL SITE PLAN ON
26. SLOPE STABILIZATION IN ACCORDANCE WITH JCC STANDARD E&S NOTE #13. ALL PERMANENT SLOPES STEEPER THAN 3H:1V REQUIRE THE USE OF EROSION CONTROL BLANKETS INSTALL IN ACCORDANCE WITH THE MINIMUM STANDARDS OF WESCH. NO SLOPES SHALL BE RECREATED STEEPER THAN 2H:1V.
27. REPAIR AND RESTORATION OF STABILIZED YARD AREAS WHICH MAY BECOME DISTURBED AND STORM WATER CONVEYANCE CHANNEL LINING WHICH MAY BECOME DAMAGED DUE TO POST-GRADING INSTALLATION OF INCIDENTAL UTILITIES SUCH AS ELECTRICAL, CABLE, TELEPHONE, ETC. SHALL BE COMPLETED BY UTILITY CONTRACTOR PRIOR TO FINAL RELEASE OF SURETIES.
28. THE PLANNING DIRECTOR HAS APPROVED THE REQUESTED SETBACK MODIFICATION IN ACCORDANCE WITH 24-523 DUE TO THE PRESENCE OF DESIGN GUIDELINES THAT SPECIFY ALTERNATIVE FRONTAGE ZONES FOR THIS PARTICULAR PROJECT.

EXISTING		PROPOSED		EXISTING		PROPOSED	
EX. WATER					CENTERLINE/BASELINE		
EX. SAN.					RIGHT OF WAY PROPERTY LINE		
EX. FORCE MAIN					& DITCH/SWALE		
	SANITARY MANHOLE				EXISTING TREELINE		
	STORM MANHOLE				LIMITS OF CLEARING		
	CURB DROP INLET				RIP RAP		
	YARD DROP INLET				CURB		
	FLARED END SECTION				CURB AND GUTTER		
	VALVE				REVERSE GUTTER PAN		
	FIRE HYDRANT ASSEMBLY				EDGE OF PAVEMENT		
	BLOW-OFF VALVE				EXISTING GROUND ELEVATION		
	AIR RELEASE ASSEMBLY				CONTOUR		
	CLEAN OUT				T.C.O.00		
	WATER METER				STREETLIGHT		
	STREETLIGHT						

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

VICINITY MAP
(APPROXIMATE SCALE: 1"=2000')

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20705134

New Town Section 7&8 Overall Development Analysis							
	Existing	Proposed	Total				
Commercial SF	8710	0	8710				
Total Lots/Units	198	122	320				
Total Affordable Units	12	44	56				

	Existing		Proposed		Total		
	SF	Acre	SF	Acre	SF	Acre	%
Developable Acreage (Lots & R/W)	135874	31.193	797152	18.3	2155898	49.493	44.09%
Future Acreage	1493705	34.291	-1205432	-27.673	288273	6.618	5.89%
Non-Developable Acreage (Wetlands)	652137	14.971			652137	14.971	13.34%
Open Space	1385726	31.812	408280	9.373	1794006	41.185	36.68%
Wetland Buffers (50' or greater)	630666	14.478			630666	14.478	
Archaeological Site	99788	2.291			99788	2.291	
Endangered Species Preserve	392305	9.006			392305	9.006	
Bikeway/Greenways/Paths	29814	0.684			29814	0.684	
Common Areas	161263	3.702	408280	9.373	569543	13.075	
Community Recreation Facility	71890	1.65			71890	1.65	

<u>SHEET NO.</u>	<u>SHEET DESCRIPTION</u>
C-01	COVER SHEET
C-02	ENVIRONMENTAL INVENTORY
C-02A	OVERALL LAYOUT & UTILITY PLAN
C-03	PRELIMINARY PLAN
C-04	PRELIMINARY PLAN
C-05	INITIAL EROSION AND SEDIMENT CONTROL PLAN
C-06	SITE AND UTILITY PLAN
C-07	SITE AND UTILITY PLAN
C-08	SITE AND UTILITY PLAN
C-09	GRADING PLAN
C-10	GRADING PLAN
C-11	GRADING PLAN
C-12	DRAINAGE PLAN
C-13	DRAINAGE PLAN
C-14	DRAINAGE PLAN
C-15	ROAD & UTILITY PROFILE
C-16	ROAD & UTILITY PROFILE
C-17	ROAD & UTILITY PROFILE
C-18	ROAD & UTILITY PROFILE
C-19	ROAD & UTILITY PROFILE
C-20	EROSION AND SEDIMENT NOTES & DETAILS
C-21	NOTES & DETAILS
C-22	NOTES & DETAILS
C-23	NOTES & DETAILS
C-24	BMP NOTES & DETAILS
C-25	BMP NOTES & DETAILS
C-26	BMP PROFILES
C-27	SANITARY SEWER BRIDGE
C-28	SITE AND UTILITY PLAN PHASE I
C-29	GRADING AND DRAINAGE PLAN PHASE I
L1.0	LANDSCAPE AND LIGHTING PLAN
L1.1	LANDSCAPE AND LIGHTING PLAN
L1.2	TOWNHOUSE LANDSCAPE PLAN
L1.3	BMP LANDSCAPE PLAN
L2.0	LIGHTING PLAN
L3.0	LANDSCAPE AND LIGHTING, NOTES & DETAILS
L4.0	URBAN PARK (BY GREENSPRINGS)
R-01	VDOT ROADWAY PLAN & PROFILE
R-02	VDOT ROADWAY PLAN & PROFILE
R-03	VDOT ROADWAY PLAN & PROFILE
R-04	VDOT ROADWAY PLAN & PROFILE

ATLANTIC HOMES, L.L.C.
710 DENBIGH BOULEVARD, SUITE 4A
NEWPORT NEWS, VIRGINIA, 23608
TELEPHONE: 757-596-8800
CONTACT: MR. KEN ALLEN
FAX: 757-565-8516

JASON A. GRIMES, P.E.
AES CONSULTING ENGINEERS
5248 OLDE TOWNE ROAD, SUITE 1
WILLIAMSBURG, VIRGINIA. 23188
TELEPHONE: 757-253-0040

* FOR SITE PLAN REVIEW PROCESS ONLY. OWNER OR CONTRACTOR SHALL NAME RESPONSIBLE LAND DISTURBER FOR CONSTRUCTION PROCESS.

SITE ADDRESS:	5335 SETTLERS MARKET BOULEVARD		
TAX MAP PARCEL NO.:	382-01-00-015		
LEGAL DESCRIPTION:	PARCEL D S-7 & 8 NEW TOWN		
ZONING:	MU WITH PROFFERS (Z-0005-2006)		
OVERALL PARCEL SIZE:	1,205,432 S.F.±	27.674 AC.±	
LOTS AREA:	554,745 S.F.±	12.736 AC.±	
PRIVATE RIGHT OF WAY AREA:	88,009 S.F.±	2.020 AC.±	
PUBLIC RIGHT OF WAY AREA:	157,466 S.F.±	3.615 AC.±	
COMMON AREA:	405,212 S.F.±	9.303 AC.±	
IMPERVIOUS COVER:	PUBLIC ROADWAY	84,735 S.F.±	1.95 AC.±
	PRIVATE ROADWAY	57,635 S.F.±	1.32 AC.±
	SIDEWALK/DRIVEWAY	40,420 S.F.±	0.93 AC.±
	<u>BUILDING</u>	<u>229,699 S.F.±</u>	<u>5.27 AC.±</u>
	TOTAL	412,489 S.F.±	9.47 AC.±

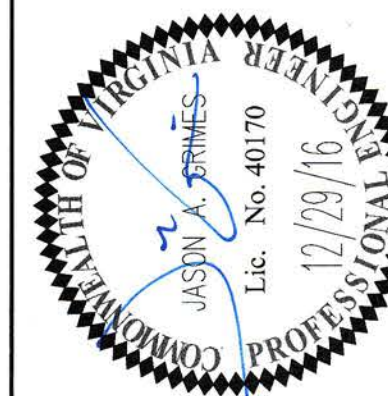
44 TOWNHOME LOTS (LOTS 1-20, 75-98) 53 SINGLE FAMILY LOTS (LOTS 21-49, 99-122)

- 2.5 SPACES REQUIRED PER ORDINANCE TOTAL: 110	- 2 SPACES REQUIRED PER ORDINANCE TOTAL: 106
- SPACES PROVIDED ON LOT/PARKING LOT TOTAL: 90	- 2 SPACES PROVIDED IN GARAGE OR ON LOT TOTAL: 106
- SPACES PROVIDED ON STREET: 34*	- TOTAL SPACES PROVIDED: 106
- TOTAL SPACES PROVIDED: 124	

*SETTLERS MARKET BOULEVARD STA.11+00-16+00

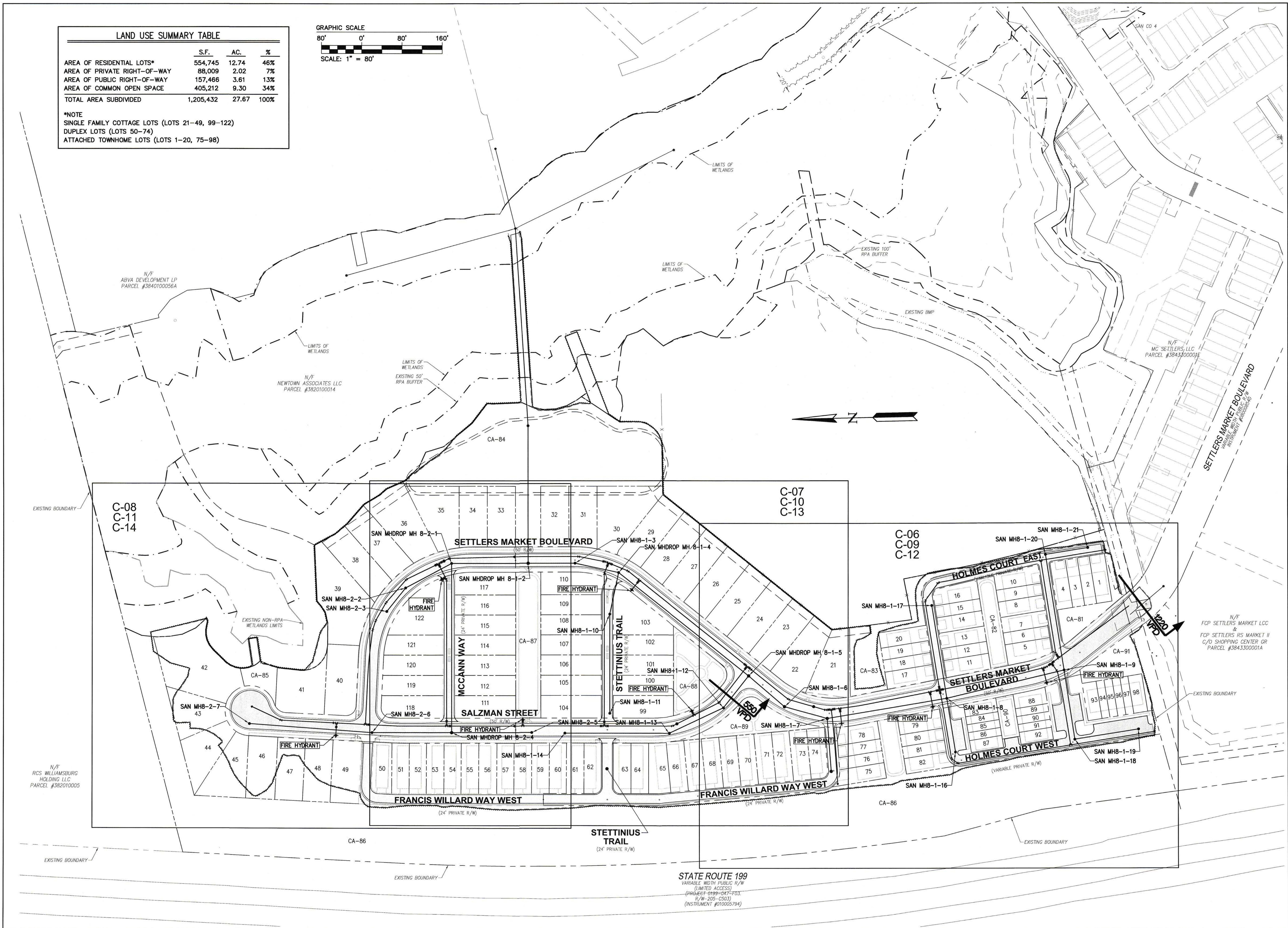
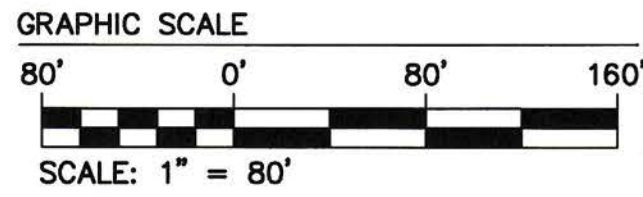
25 DUPLEX LOTS *CONSIDERED SINGLE FAMILY PER ORDINANCE (LOTS 50-74)

- 2 SPACES REQUIRED PER ORDINANCE TOTAL: 50
- 2 SPACES PROVIDED IN GARAGE OR ON LOT TOTAL: 50
- TOTAL SPACES PROVIDED: 50

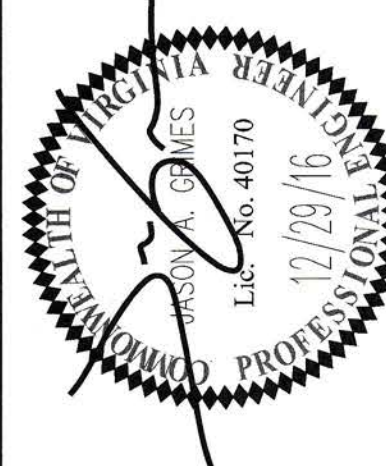


LAND USE SUMMARY TABLE			
	S.F.	AC.	%
AREA OF RESIDENTIAL LOTS*	554,745	12.74	46%
AREA OF PRIVATE RIGHT-OF-WAY	88,009	2.02	7%
AREA OF PUBLIC RIGHT-OF-WAY	157,466	3.61	13%
AREA OF COMMON OPEN SPACE	405,212	9.30	34%
TOTAL AREA SUBDIVIDED	1,205,432	27.67	100%

*NOTE
 SINGLE FAMILY COTTAGE LOTS (LOTS 21-49, 99-122)
 DUPLEX LOTS (LOTS 50-74)
 ATTACHED TOWNHOME LOTS (LOTS 1-20, 75-98)



Rev.	Date	Description
1	12/29/16	REVISED PER JCC & VDOT COMMENTS DATED JULY 2016
		JAG
		Revised By



5248 Old Town Road, Suite 1
 Richmond, VA 23186
 Phone: (757) 233-0046
 Fax: (757) 233-8894
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ABES
 CONSULTING ENGINEERS

Hampton Roads | Central Virginia | Middle Peninsula

NEW TOWN
 SECTION 8, PARCEL D

JAMESTOWN DISTRICT JAMES CITY COUNTY VIRGINIA

Project Contacts: JAG
 Project Number: 6632-8-01
 Scale: 1"=80'
 Date: 05/25/2016
 Sheet Title: OVERALL LAYOUT & UTILITY PLAN
 Sheet Number: C-02A



5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone (757) 253-0040
Fax (757) 220-8994
aesva.com

February 10, 2017

Mr. Alex Baruch
James City County Planning Division
101-A Mounts Bay Road
P.O. Box 8784
Williamsburg, Virginia 23187-8784

**RE: New Town Section 8, Parcel D
Exception Request for Road Separation
AES Project No. 6632-S8-01**

Dear Mr. Baruch:

The exception formally being requested by this letter is to allow for Settlers Market Boulevard terminus to be approximately 165-ft (center line to centerline) separated from the alley intersection of McCann Way. This separation distance is less than the 200-ft specified in Section 19-50 of the James City County Ordinance, which states "*Streets in new subdivisions shall be designed to coordinate with other existing or planned streets contiguous to or within the general area of the subdivision as to location, width, grades and drainage. All street intersections shall be in accordance with transportation department standards. Street intersection jogs, with centerline offsets of less than 200 feet, shall be prohibited.*"

This exception request, allows the lot on the corner to be serviced by an alley which depth is based upon the lot depth of 125-ft. This design is consistently been performed throughout New Town which allows homes to be alley loaded. This exception request is only for one intersection and the remaining development intersections will meet the minimum 200-ft separation requirement.

It is our sincere request for a favorable response. If you should have any questions or concerns as a result of our request, please do not hesitate to contact us.

Sincerely,

AES Consulting Engineers

A handwritten signature in blue ink, appearing to read 'Jason Grimes', is written over the printed name and title.

Jason Grimes, P.E.
Senior Project Manager
jason.grimes@aesva.com

ITEM SUMMARY

DATE: 2/22/2017

TO: The Development Review Committee

FROM: Alex Baruch, Planner

SUBJECT: Z-0001-2017/SUP-0001-2017/MP-0001-2017, Williamsburg Landing Marclay Rd.

ATTACHMENTS:

	Description	Type
▣	Memorandum	Cover Memo
▣	Master Plan	Exhibit

REVIEWERS:

Department	Reviewer	Action	Date
Development Review Committee	Cook, Ellen	Approved	2/17/2017 - 2:40 PM
Development Review Committee	Holt, Paul	Approved	2/17/2017 - 3:05 PM
Publication Management	Burcham, Nan	Approved	2/17/2017 - 3:07 PM
Development Review Committee	Secretary, DRC	Approved	2/17/2017 - 3:08 PM

MEMORANDUM

DATE: February 22, 2017
TO: The Development Review Committee
FROM: Alex Baruch, Planner
SUBJECT: Z-0001-2017, SUP-0001-2017, MP-0001-2017 Williamsburg Landing, Marclay Road

Mr. Paul Garheart and Mr. William Holt have applied to rezone a portion of 20 Marclay Road to R-5 and for a Special Use Permit for independent living facilities in the R-5 Zoning District.

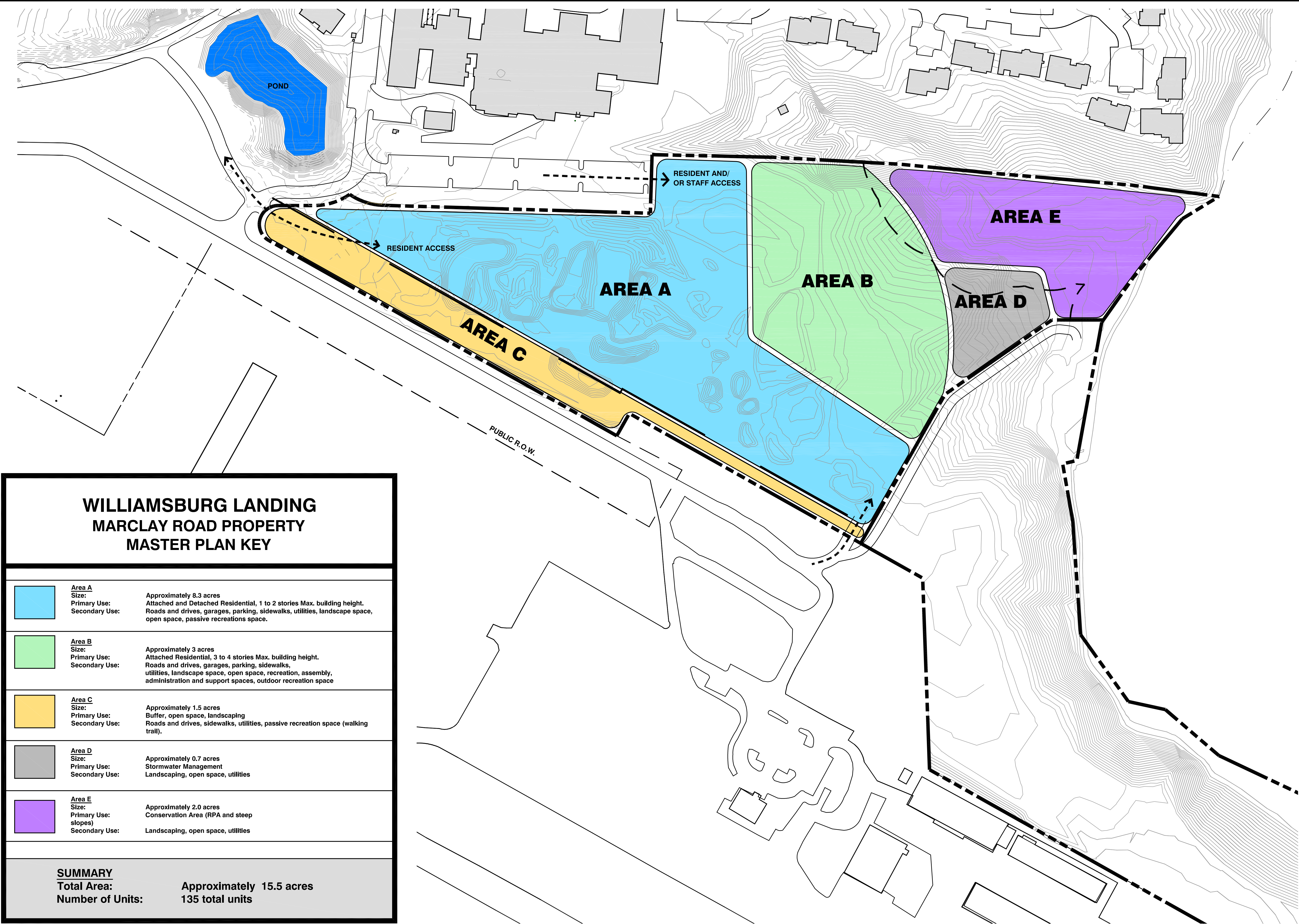
In preparation for future public hearings the applicants would like to present the proposed development and hear any feedback from the Development Review Committee.

This is a presentation only and as such, no formal action is requested for these cases.

AB/nb
Z1-17SUP1-17MP1-17MarclayRd-mem

Attachment

Last Plotted by: Brad Sipes on 1/18/2017 Pen setting:GTA - BRAD COLOR.CTB



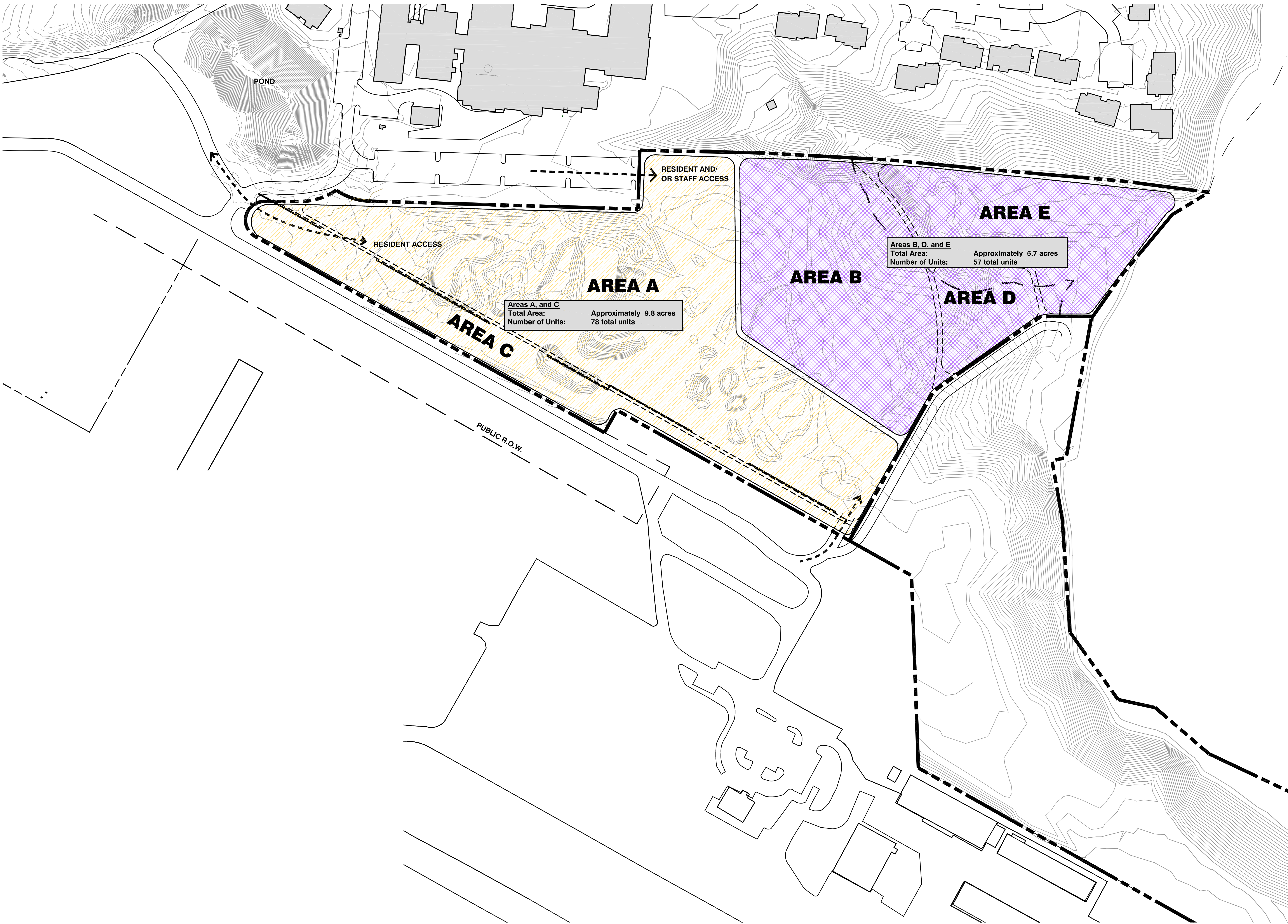
MASTER PLAN
WILLIAMSBURG LANDING
MARCLAY ROAD PROPERTY

REVISION SCHEDULE			
#	Description	Date	Initials
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Master Site Plan

Date:	1-16-17
Drawn:	BAS
Checked:	BAS
Project:	215119

Last Plotted by: Brad Sipes on 1/18/2017 Pen setting: GTA - BRAD COLOR.CTB



MASTER PLAN
WILLIAMSBURG LANDING
MARCLAY ROAD PROPERTY

REVISION SCHEDULE			
#	Description	Date	Initials
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Master Site Plan
Unit Calculation Map

Date: 1-16-17
Drawn: BAS Checked: BAS
Project: 215119

