

AT AN EXPEDITED MEETING OF THE DEVELOPMENT REVIEW COMMITTEE OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD IN THE BUILDING F WORK SESSION ROOM AT 6 P.M. ON THE 13th DAY OF JANUARY TWO THOUSAND TEN.

ROLL CALL

Mr. Joe Poole, Chair
Mr. Rich Krapf
Mr. Jack Fraley
Mr. George Billups
Mr. Chris Henderson

STAFF

Ms. Leanne Reidenbach

SP-0112-2009- New Town Section 3&6, Block 20, Parcel C (TPMG Building)

Ms. Leanne Reidenbach gave the staff report noting that the proposal was before the DRC for preliminary approval because it was in excess of 30,000 square feet and that the applicant also requested a waiver to Section 24-55(b)(2) to provide off-site parking for about 15 parking spaces on Discovery Park Boulevard. She noted that this building was part of the New Town master plan, approved by the Board of Supervisors on October 26, 2004. The DRC previously granted a setback waiver for all buildings along Discovery Park Boulevard in 2006, which also applied to this property. Ms. Reidenbach recommended that the DRC grant preliminary approval of the plan and the off-site parking waiver.

Mr. George Billups and Ms. Reidenbach discussed the need to coordinate with Police officials to ensure that users are not ticketed for using the space rather than granted an exception to the Ordinance. Mr. Billups also noted that he wanted confirmation that the spaces would not be double-counted.

Mr. Jack Fraley, Ms. Reidenbach, and Mr. Tom Tingle, the architect-of-register for the project discussed parking requirements. Parking was calculated based on 1 space per 250 square feet as it was the more conservative estimate than using 7 spaces per practitioner as the number of practitioners would be more subject to change. Mr. Tingle noted that based on the current number of spaces provided, TPMG could house up to 23 practitioners. Mr. Fraley requested that the applicant provide this information to staff to verify the correct parking calculation was used and noted that all 160 may not be necessary for the proposed use.

Mr. Chris Henderson noted that medical office buildings often require more parking than the typical business or professional office and requirements were generally in the range of 6-9 spaces per 1,000 square feet of examination room space. Mr. Derek Robertson of Leebeor (by-phone) mentioned that TPMG had approved the site plan and the number of parking spaces provided and Mr. Tingle noted that approximately 10,000 square feet of the building would be used for physical therapy space so would be considered differently in the calculation.

Mr. Fraley asked about the temporary nature of the off-site dumpster. Ms. Reidenbach responded that the temporary location would be screened and, on request by the New Town Design Review Board (DRB), a permanent dumpster would be shared between the TPMG building and a future office building that would be next door. The permanent location would be built on the adjacent property, at which time the temporary dumpster would be removed.

Mr. Fraley questioned staff comment #17 and asked whether adequate parking lot lighting had been provided. Mr. Kenny Jenkins, project engineer from LandTech Resources, noted that the iso-footcandle diagram included a minor error but that a light had been provided.

Mr. Fraley asked about VDOT's comment to potentially relocate the entrance. Mr. Jenkins explained the nature of the comment and that the drop inlet would be relocated to accommodate the proposed entrance. Ms. Reidenbach confirmed that VDOT was comfortable with the proposed inlet relocation.

Mr. Fraley asked about pedestrian and vehicular connectivity in accordance with the new Comprehensive Plan. Ms. Reidenbach noted that there was already a sidewalk along Discovery Park Boulevard and that the New Town master plan called for a pedestrian trail on the property behind the TPMG building. She also noted two areas where the TPMG parking lot could connect to the not-yet-constructed building on the adjacent property. Mr. Tingle stated that a preliminary plan had been designed for the adjacent property to show a 20,000 square foot building and parking and those vehicular connections were included.

Mr. Fraley asked whether the applicant was comfortable providing a 4-inch rather than a 3-inch water line as requested by JCSA and Mr. Jenkins confirmed. Mr. Fraley then asked whether the landscape planner had any comments. Ms. Reidenbach noted that he had approved the plan and that the DRB had also conceptually approved the plan as being in accordance with the Design Guidelines.

Mr. Rich Krapf asked whether additional LID features had been examined for this parcel. Mr. Jenkins noted that the dry swale and BMP system had been used in previous New Town projects so was known to work in this area. He noted that he considered an LID feature in the recreational area, but that the DRB recommended that it be relocated in order to provide some additional parking and to make sure the area would be usable for patients. Mr. Joe Poole also asked that every applicant look to preserve as many mature trees on the site as possible, though he knew that this was not applicable in this case because a soil stockpile was currently located on the cleared site.

Mr. Henderson asked about the 28% green area figure and Ms. Reidenbach confirmed that New Town was handled as a whole plan of development so the entire impervious area could not exceed 60%.

Mr. Henderson discussed adding a crosswalk between the building and the recreational area to create a safe crossing and Mr. Robertson thought it would not be a problem but noted that he would consult TPMG and include to crosswalk if possible. Mr. Henderson and Mr. Jenkins discussed Code Compliance comments regarding the number of van accessible handicap spaces and noted that the requirement could be met with minor adjustments to the site layout. Mr. Henderson said he wanted to make sure that future buildings could take advantage on on-street parking if it is needed. He was particularly concerned in counting those spaces in front of the BMP. After noting that Sections 3&6 are not part of the shared parking plan, Ms. Reidenbach and Mr. Tingle clarified that even though the spaces are counted toward the parking requirements for the TPMG building, they would not be officially reserved so in practice, they would be shared and used by whatever user parked there first regardless of what building they were going to. Mr. Poole noted that he thought there was generally too much parking built for most uses in the County and Mr. Fraley received confirmation from Ms. Reidenbach that these spaces were being tracked and would not be double counted.

Mr. Henderson and Ms. Reidenbach discussed the need to submit a subdivision plat and agreed one would be approved to match the development plans prior to final approval of the TPMG building.

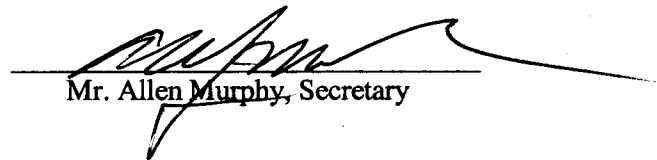
On a motion by Mr. Fraley and a second by Mr. Krapf, the DRC unanimously voted to recommend preliminary approval of SP-0112-2009, New Town Sections 3&6, Block 20, Parcel C (TPMG building)

subject to agency comments and the provision of number of practitioners in the office and voted to recommend approval of the off-site parking waiver.

ADJOURNMENT

The meeting was adjourned at 6:50 p.m.


Mr. Joe Poole, Chairman


Mr. Allen Murphy, Secretary