

MINUTES
JAMES CITY COUNTY DEVELOPMENT REVIEW COMMITTEE
REGULAR MEETING
Building A Large Conference Room
101 Mounts Bay Road, Williamsburg, VA 23185
October 18, 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:

Danny Schmidt, Chair
Tim O'Connor
John Wright

Absent:

Rich Krapf

Staff:

Ellen Cook, Principal Planner
Lauren White, Planner
Tori Haynes, Community Development Assistant

C. MINUTES

1. August 23, 2017 Meeting Minutes

Mr. John Wright made a motion to approve the August 23, 2017, meeting minutes.

The minutes were approved 2-0-1, with Mr. Schmidt abstaining as he was not present at that meeting.

D. OLD BUSINESS

There was no old business.

E. NEW BUSINESS

1. C-0072-2017, Oakland Farm

Ms. Lauren White stated that Mr. Arch Marston, of AES Consulting Engineers, has submitted a Conceptual Plan proposing the construction of 126 affordable apartments on a parcel located at 7581 Richmond Road. The development would consist of five 3-story apartment buildings and a clubhouse. The applicant intends to apply for a rezoning from A-1, General Agriculture to R-5, Multi-Family Residential. The property is currently designated Moderate Density Residential on the Comprehensive Plan, and appropriate primary uses include multi-family unit apartments, recreation areas, manufactured home parks and subdivisions in accordance with certain location standards. Prior to submitting a rezoning application, the

applicant requested that this item come before the Development Review Committee (DRC) for discussion and general feedback. Ms. White welcomed any questions and stated the applicant was also present.

Mr. Wright asked if the parcel is located within the Primary Service Area (PSA).

Ms. White confirmed that it is.

Mr. Schmidt asked about the proximity to the PSA line.

Mr. Marston stated the PSA line extends to the rear of the nearby Oakland subdivision. He also clarified that he is the property owner, consultant and applicant, but not the developer.

Mr. Wright asked if there are any other options for access to the property besides Richmond Road.

Mr. Marston stated that an entrance from Oakland Drive would require permission from the adjacent property owner. On the other side of the property there is extensive RPA.

Mr. Tim O'Connor asked about traffic impacts. He expressed concern that the entrance and exit into the development would be right-turn only, requiring westbound drivers to make a U-turn on Richmond Road.

Mr. Marston stated there is a traffic study underway.

Mr. Schmidt asked the applicant to give an overall presentation of the development.

Mr. Marston presented conceptual drawings showing five 3-story buildings on 14½ acres. He stated there would be two building types: one would be fully enclosed with elevators so that all units are ADA-accessible, and the other would be a more traditional walk-up building with exterior staircases where the first floor would be ADA-accessible. He stated the project would use a tax credit program for affordable housing and that the developer would provide more information on the rent prices and building design. Mr. Marston stated the development would also include a clubhouse, gym, playground, dog walking area, picnic pavilion and trail system. He further stated the proposal would be a good fit with the land use designation. Mr. Marston introduced Mr. Kevin Connelly, of Connelly Development, stating that Mr. Connelly built, developed and owns 5,000 units which are managed by a separate property management company.

Mr. Connelly presented architectural elevations and described the proposed exterior materials, which were catered to the local aesthetic. He stated there would be about 80% brick and 20% cement board siding, and that all units would meet EarthCraft standards. He further described the ADA-accessibility, stating that around 67% of the units would have universal design.

Mr. Marston stated there would be no vinyl siding.

Mr. Wright asked how many bedrooms each unit would have.

Mr. Connelly replied there would be 2- and 3-bedroom units.

Mr. Schmidt asked Mr. Marston about the age of the existing buildings.

Mr. Marston stated most of the existing buildings date to the 1960's and 70's.

Mr. Connelly presented photos of similar units he has constructed and noted the proposed buildings would be similar.

Mr. Schmidt asked if there would be meeting space for residents.

Mr. Connelly confirmed that there would be. He stated another feature is that there will be a camera system for the security of residents and that he maintains a zero tolerance policy for crime through a clause in the lease.

Mr. Marston stated the 150 foot Community Character Corridor (CCC) would hide the development from Route 60.

Mr. Schmidt asked if the vegetation in the CCC is mostly deciduous.

Mr. Marston confirmed that it is. He stated there is also a row of evergreens along the side closest to Oakland Drive.

Mr. Connelly stated there is a tremendous amount of greenspace and recreation space on the property for tenants to use.

Mr. Wright asked if the development includes any commercial units.

Mr. Marston replied that it does not.

Mr. Schmidt asked who maintains the playground equipment.

Mr. Connelly replied the management company has a maintenance budget to maintain the grounds. He then presented photos of other developments he has built.

Mr. Wright asked if a tenant could store boats or trailers in the parking lot. He also asked who the typical clientele for these units would be.

Mr. Connelly stated they would have to find off-site storage for large vehicles or boats.

Mr. James Norman, of Connelly Development, stated the typical residents are college graduates, teachers and police officers. He stated the units are a good stepping stone for those who qualify for the income limits.

Mr. O'Connor asked about the rent prices.

Mr. Connelly stated the rent prices will cater to people earning 40%, 50% and 60% of the area median income (AMI). There will also be utility allowances for life-essential utilities such as water, sewer and power totaling \$161 per month for a 2-bedroom unit and \$195 per month for a 3-bedroom unit. The approximate net rent prices after utility allowances would be:

- 40% AMI: 2-bedroom \$656, 3-bedroom \$755
- 50% AMI: 2-bedroom \$821, 3-bedroom \$945
- 60% AMI: 2-bedroom \$981, 3-bedroom \$1,135

Mr. O'Connor asked if there would be pedestrian connectivity to the nearby Food Lion and CVS. He expressed concern about the safety of tenants and young families walking along Richmond Road or otherwise creating unofficial trails to the shopping center.

Mr. Marston stated that sidewalks had not been yet been established and acknowledged that he had recently received staff comments for sidewalk requirements per the Pedestrian

Accommodation Master Plan. He stated there could be safety issues along the Route 60 corridor, so a soft trail system going east through the adjacent church property may be an option.

Mr. Schmidt asked about the speed limit on Route 60.

Mr. Marston replied 45 mph.

Mr. Wright asked about bike accommodations.

Mr. Marston said staff had also provided comments for a bike lane per the Regional Bikeways Plan.

Mr. Schmidt expressed concern that there is little shoulder on that section of Route 60. He asked if that portion is outside of the RPA.

Mr. Marston stated it is in the RPA.

Mr. Wright asked about restrictions for constructing trails or sidewalks in the RPA.

Mr. Marston stated a soft trail could be possible, or harder surfaces if an exception is granted by the Chesapeake Bay Board.

Mr. O'Connor asked what kind of exterior lighting would be used.

Mr. Howard Price, of AES, stated that full cut-off fixtures are required.

Mr. Wright asked if there would be a central mailbox location.

Mr. Connelly confirmed.

Mr. Wright asked if a property manager is on-site at all times.

Mr. Connelly confirmed.

Mr. Schmidt asked about the number of parking spaces.

Mr. Marston stated 278 spaces are required and 294 are proposed.

Mr. Schmidt asked about reducing the number of parking to provide more of a buffer between the recreation areas and the parking lot. He asked Mr. Connelly if parking had ever been an issue at his developments.

Mr. Connelly replied that parking has not been an issue, and he would look into reducing the parking.

Mr. Wright asked if subletting is allowed.

Mr. Connelly stated the tax program he uses does not allow subletting.

Mr. O'Connor asked what the AMI is.

Ms. White replied approximately \$78,000.

Mr. O'Connor expressed concern about the traffic on Route 60 and turning to get into the

development.

Mr. Marston stated that VDOT will likely suggest additional turn lanes.

Mr. Wright asked what type of Best Management Practice (BMP) would be installed.

Mr. Price stated the BMP has not been designed yet, but it will be a Level 2 BMP that will serve as a regional facility for the proposed apartments and Candle Factory, as well as roughly 95 additional acres upstream. He stated he had already met with Stormwater and Resource Protection staff to discuss the proposed BMP.

Mr. Schmidt asked about the depth of the pond.

Mr. Marston replied 10 to 12 feet, although some areas are much shallower.

Mr. Wright asked if fencing around the BMP would be required.

Mr. Price stated there is a slight enough slope that works as a safety measure. He further stated that he has already spoken with James City Service Authority staff about sewer connections. He also acknowledged concerns from Parks and Recreation about meeting recreational requirements, including a pool or hard-surface court, which are not currently on the plans. He stated they will be pursuing an exception to the hard-surface court requirement.

Mr. Marston stated the picnic pavilion, playground, and dog park is typical for this type of product.

Mr. Wright asked if the dog park would be fenced.

Mr. Marston confirmed.

Mr. Connelly asked about the specific requirements regarding sidewalks.

Ms. White stated Section 24-35 requires pedestrian accommodations along the entrance road as well as Richmond Road as shown on the Pedestrian Accommodation Master Plan.

Mr. Marston reiterated that they had also been asked to provide a bike lane. He stated it would not connect to anything yet, but he understood it is part of the Bikeways Plan and the lanes have to start somewhere. He asked Ms. White what type of path the Bikeways Plan called for, such as a widened shoulder versus a separate paved path.

Ms. White said the plan does not specify the type of path.

Mr. O'Connor asked if the turn lane into Candle Factory has a sidewalk.

Mr. Marston stated there is a sidewalk on the eastern side, but not from the western side closest to Oakland Pointe. He stated he understood connectivity is needed, but does not know the best solution yet.

Mr. Schmidt stated he preferred a paved path, but an earthen path could be an acceptable alternative.

Mr. Connelly asked for more specificity for pedestrian accommodations, including environmental and architectural requirements.

Mr. O'Connor asked what the property would be rezoned to.

Ms. White replied R-5.

Mr. Wright asked for its Comprehensive Plan designation.

Ms. White replied Moderate Density Residential.

Mr. Marston stated he would be applying for a height waiver of approximately five to six feet so that building height can be 40 feet above grade.

Mr. O'Connor asked if a fiscal impact analysis would be completed.

Mr. Marston said there would be.

Mr. Schmidt asked when Mr. Marston expected to go to the Planning Commission.

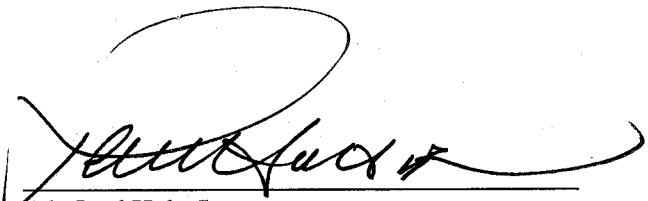
Mr. Marston stated the earliest would be December, but most likely January. He thanked the Committee for their time.

E. ADJOURNMENT

Mr. Wright motioned to adjourn.

Mr. Schmidt adjourned the meeting at 5:27 p.m.


Mr. Danny Schmidt, Chair


Mr. Paul Holt, Secretary