

Planning Commission Work Session Agenda

September 12, 2007, 7:00 p.m.

- 1. Roll Call**
- 2. Staff Presentation**
- 3. Applicant Presentation**
- 4. Questions from the Planning Commission**
- 5. Adjournment**



Planning Commission Work Session:

Stonehouse

September 12, 2007



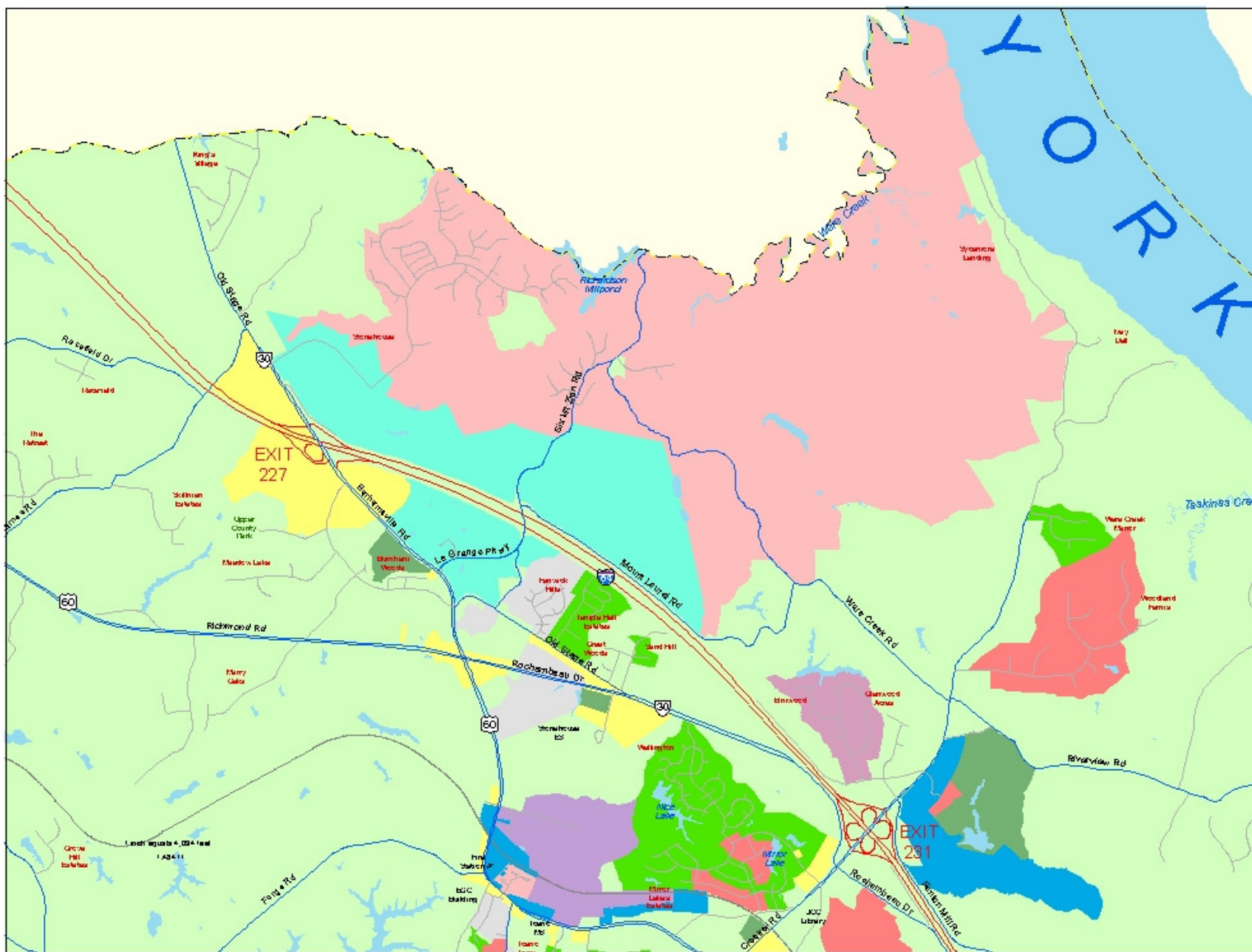
Agenda

- 5:30 - 5:45: Staff presentation
- 5:45 - 6:00: Applicant presentation
- 6:00 - 6:30: Questions for staff and/or the applicant.
- 6:30: Adjourn

History

- *November 1991:* Original Stonehouse rezoning application was approved.
 - Mixed residential/commercial community
 - Included Ware Creek reservoir (768 acres) reservoir buffer/conservation area (2,000 acres)
 - Proffered comprehensive impact mitigation
 - Proffered municipal services (land for schools, etc.)
 - Included a Phasing Plan that was linked to traffic improvements

| | |
|--|---|
| 4,570 acres to Planned Unit Development (PUD) Residential | 1,180 acres to PUD Commercial |
| 4,411 residential units Total projected population of 10,234 | 473,000 SF commercial and 3,333,000 SF office/business/ R&D |



History

- **1991-1994:** Three minor rezoning amendments approved (primarily dealt with Commerce Park and recreation/golf course).
- **April of 1995:** BOS approved changes to the proffers to remove language pertaining to Ware Creek Reservoir.
- **September of 1999:** BOS approved rezoning that incorporated the 75 acre Fernandez tract, transferred 52 units from Phase 2 to Phase 1. Cash proffers were offered on the 52 units, and the extension of LaGrange parkway was also proffered.
- **Other Changes:** Development Review Committee and BOS changed factors either in the Stonehouse Commerce Park or Development Area 1 (very limited scale).

2007 Rezoning

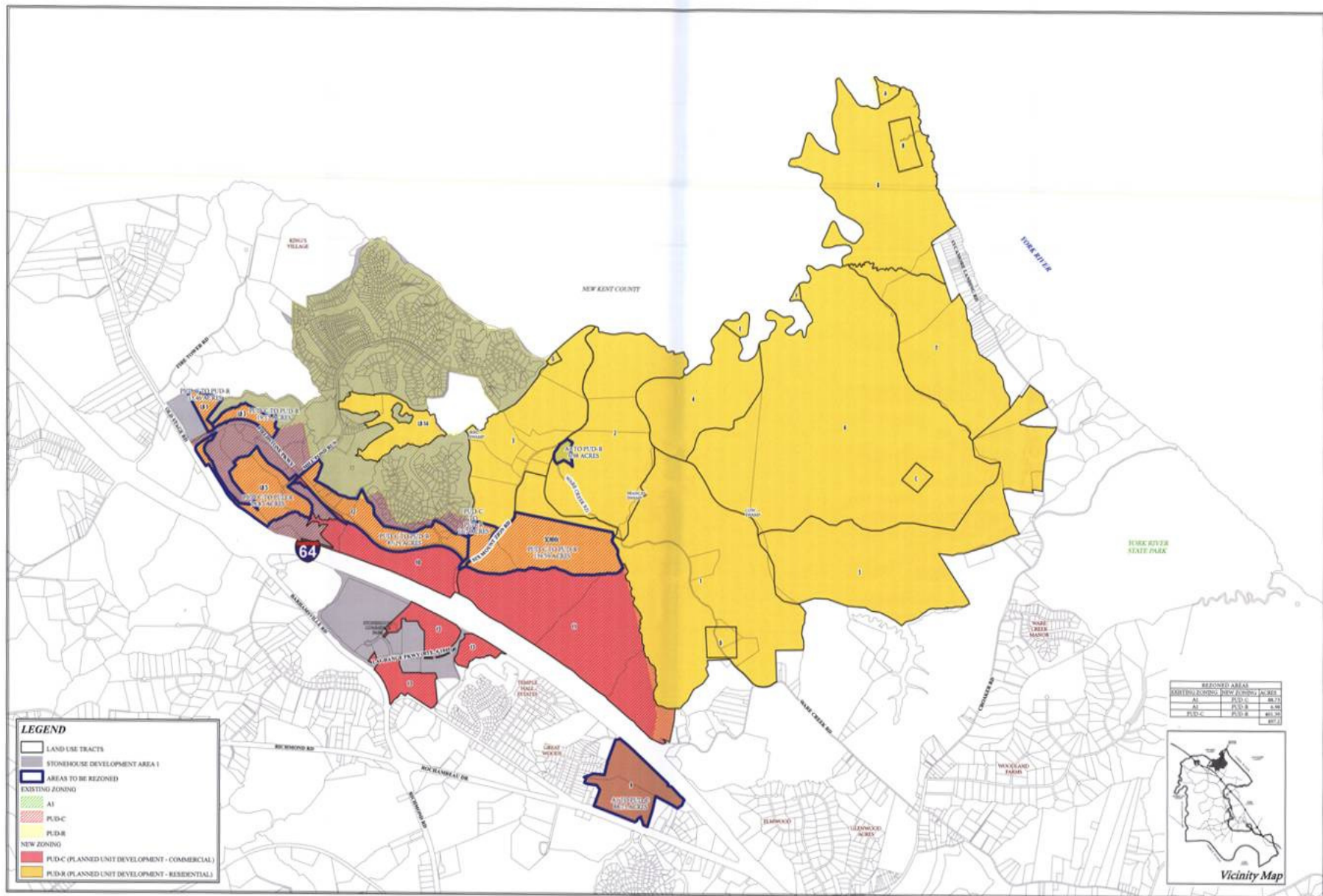
- Stonehouse Development Corporation (developer of the existing Development Area 1) sold the remaining sections to Stonehouse Capital, LLC and Stonehouse at Williamsburg (Ken McDermott). These lands, with the exception of the Stonehouse Glen neighborhood, were then sold to GS Stonehouse Greenland Sub, LLC in 2006.
- Primarily for what had been shown on the 1999 Master Plan as Phases 2, 3, 4, 5 (Phase 1 is largely approved), which encompass the rest of the Stonehouse Land Area.

Proposed Changes: Master Plan

- Zoning Designation.
- Overall Residential and Commercial Caps.
- Land Use Designations and Per Land Bay Caps

Proposed MP Changes: Zoning Designation Changes

- Rezoning of approximately 356 acres from PUD-C, with proffers, to PUD-R, with Proffers (includes school site change from PUD-C to PUD-R).
- Rezoning of 7 acre “Stinette Tract” and 89 acre “Tract 9” parcel from A-1 to PUD-R and PUD-C, respectively. Both parcels are currently designated Low Density Residential by the Comprehensive Plan



STONEHOUSE ZONING MAP
GS STONEHOUSE GREEN LAND SUB LLC
JAMES CITY COUNTY, VA

JULY 2007

BINDING

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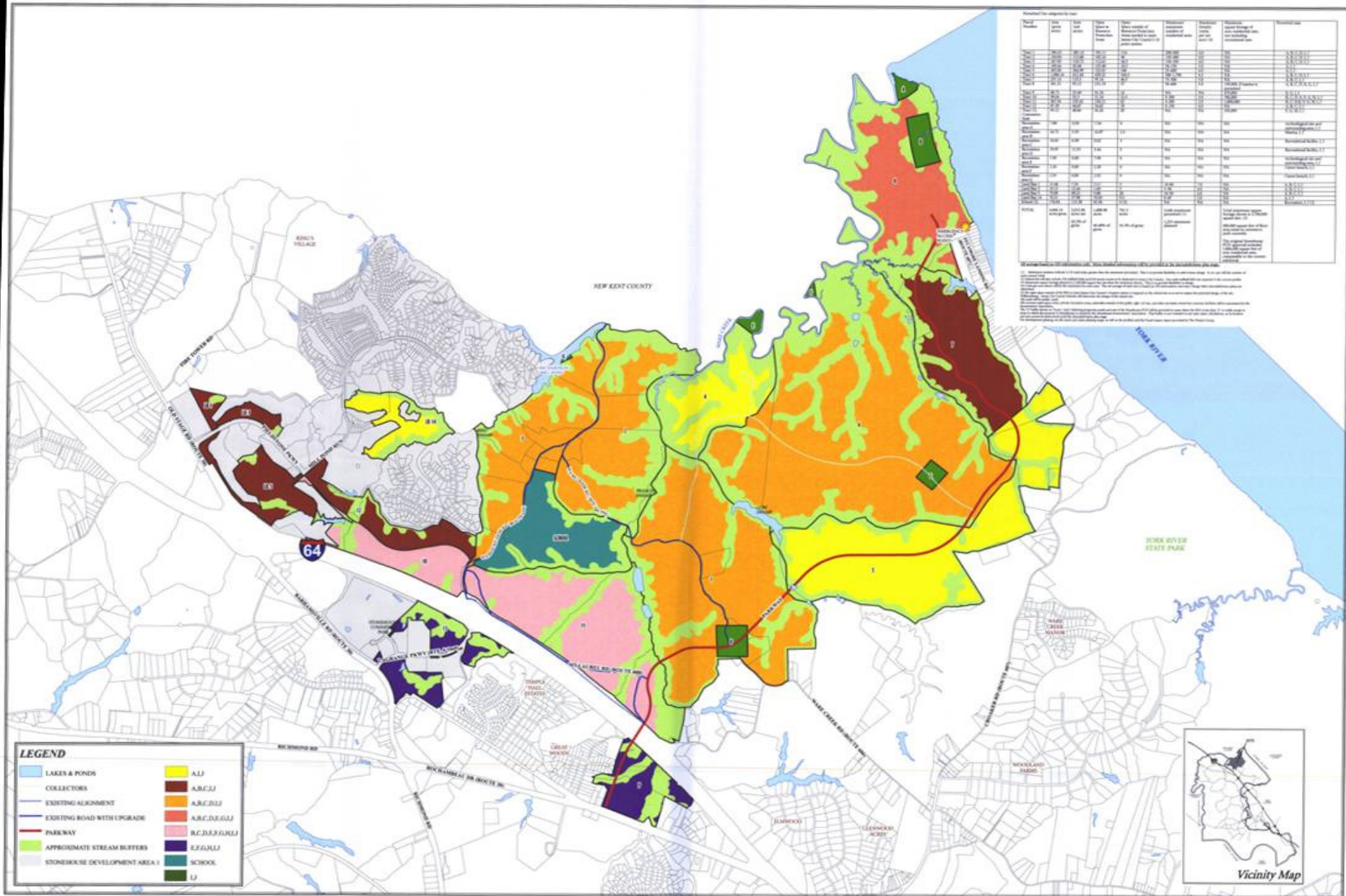
Proposed MP Changes:

Overall Residential Unit and Commercial Square Footage Caps

- Total non-residential square footage cap reduced from 3,806,000 square feet to 3,300,000 square feet (600,000 square feet have been approved in the Commerce Park; 2,700,000 would remain).
- No increase in total residential unit cap of 4,411 (765 units were approved in Phase I; 3,646 would remain)

Proposed MP Changes: Use Designations

| | 1999 (Had 81 Land Bays) | 2007 (Consolidates Land Bays into 13 Tracts) |
|-----------------------------|---|--|
| Land Bay/Tract Size | Generally between 3 and 136 acres in size (with most between 10 and 40 acres). | Generally between 189 and 1,000 acres in size |
| Land Bay/Tract Designations | Most LBs had one land use designation (A – Single Family, E-Commercial, etc.) while a some had two or more designations allowing for a variety of uses. | Most Tracts have more than one land use designation, allowing for a variety of uses. |
| Land Bay/Tract Caps | Each of the Land Bays had specific residential unit cap (commercial LBs had acreages, but not specific square footages) | Tracts have ranges of allowed units rather than a specific cap |
| Phasing | Were overlaid by a 5 level phasing plan tied generally to the traffic proffers (dwelling unit/square footage based) | Proffers currently contain a residential phasing plan based on numbers of units that can be approved per year (a conceptual non-binding phasing plan was also submitted). No commercial phasing is included in that proffer. |



STONEHOUSE MASTER PLAN
GS STONEHOUSE GREEN LAND SUB LLC
JAMES CITY COUNTY, VA

JULY, 2007

BINDING

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Use Designations (Cont'd)

- New Tract and Use Proposal allows developer greater flexibility
 - Residential units. 1999 MP Land Bays had specified 2,008 Single Family Detached (SFD), 1,733 Townhouse (TH), 670 Multifamily units (MF). 2007 MP only specifies that between 75-595 units must be SFD, and between 0-500 units must be TH/MF. Other than that, MP would allow unit development at discretion of developer (both as to type, and - within the range limits - location).
 - Commercial square footage. While about half of the 1999 MP commercial Land Bays had “slashed” designations (F/G, F/G/H, etc.) allowing generally more flexibility than the residential Land Bays, the Land Bays were specifically for commercial uses. 2007 MP proposes uses B-J (which would allow uses from residential to commercial to open space) for the two major commercial Tracts, and “slashed” uses for the other commercial land bays as well.
- Positive side: ability to match development to market and to specific site constraints

Use Designations (Cont'd)

- Staff remains strongly concerned about retention of commercial (E,F,G,H) uses and land area
- Staff is also concerned about ensuring that projected impacts take into account the higher degree of uncertainty as to ultimate residential and commercial uses (Traffic, Fiscal, Schools implications)
- Compatibility with surrounding development inside and outside of the PUD
- Conceptual Tract Review by DRC is proffered; ability to look at more specific development layout at that time

Other Master Plan Changes

- Re-design of roadway network involving Fieldstone Parkway, Ware Creek Road and Mount Laurel Road. LaGrange/I-64 interchange is no longer shown.
- Consolidation of recreation sites, and of the two school sites
- Reservoir lines are removed from MP, projected Resource Protection Area is shown
- Second golf course no longer shown

Overview of Proffer Changes

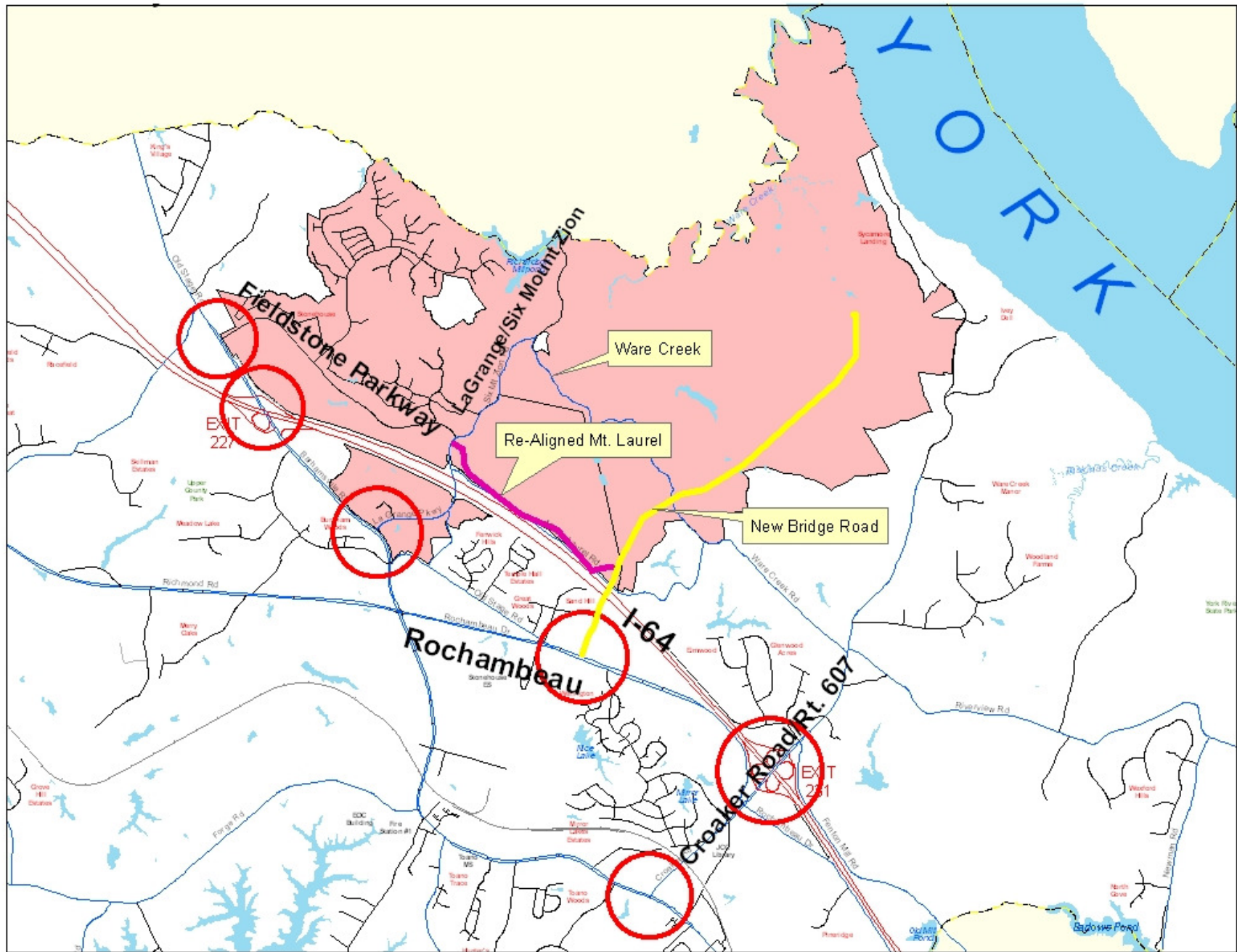
- All 1999 proffers affected by either amendment or deletion, and several new proffers are added:
 - Amended: Community Association, Road Improvements, Economic Development/Extension of Utilities, Public Sites, Community and Recreation Facilities, Archaeology
 - Deleted: Perimeter Buffer, Wells, Cash Proffer (applied only to “Fernandez Tract”), LaGrange Parkway Extension
 - Added: Affordable Housing, Water Conservation, Stormwater Management, Nutrient Management Plan, Residential Development Phasing, Concept Plan Review, Cash Contributions for Water/Sewer

Traffic: 1991

- Traffic proffers designed to correspond to phasing of residential and commercial development.
- Emphasis on I-64 access, limiting impact on existing roadway network.

Traffic:2007

- The applicant has submitted a revised Traffic Study that uses different assumptions about traffic generation and trip distribution than the 1991 study.
- Some proposed changes in the interior road network.
- Proposed changes in the external improvements proffered.
- Proposed changes in the timing/phasing mechanisms.



Traffic

- Major Changes from 1999 proffers:
 - Elimination of additional on-loop ramp at I-64/Route 30 interchange
 - Elimination of several turn lane improvements at Anderson's Corner
 - Elimination of several I-64/Route 607 (Croaker Road) interchange improvements
 - Elimination of **inverse** proffers regarding new I-64/LaGrange Parkway interchange and widening of I-64
 - Addition of improvements to the Route 607 (Croaker Road)/Route 60 intersection
 - (Retention of the Bridge Road over I-64 to Rochambeau - as opposed to the 2005 rezoning request)
- The following slides present changes in detail and are for your information (staff will not go through them all in this presentation)

Route 30 and Fieldstone Parkway

| 1999 Proffers | 2007 Proffers |
|---|---------------|
| Specify certain turn lane improvements, signalization, and widening a stretch of Route 30 | Same |

Route 30/I-64 Interchange

| 1999 Proffers | 2007 Proffers |
|--|---|
| A traffic signal is installed at the intersection of Route 30 and the westbound I-64 on-ramp and (original) off-ramp. | Same |
| A traffic signal is installed at the intersection of Route 30 and the eastbound I-64 off-ramp. | Same |
| The I-64 westbound off-ramp is re-aligned and a westbound Route 30 to westbound I-64 on-loop ramp is constructed. | Not Proffered New: Second left turn lane from the westbound I-64 off-ramp New: Second left turn lane onto WB I-64 on-ramp |
| A traffic signal is installed at the intersection of Route 30 and the (re-aligned) westbound I-64 off-ramp when warrants are met. | Not Proffered |
| The I-64 westbound on-ramp from eastbound Route 30 has been widened to two lanes and extended to at least 2,000 feet beyond the westbound I-64 on-loop ramp from westbound Route 30. | Proffered to be widened, but not extended in length |

Route 30 and LaGrange Parkway Intersection

| 1999 Proffers | 2007 Proffers |
|--|---|
| Specify certain turn lane and improvements and signalization | Same, except 1 turn lane is eliminated (SB 1045 to WB Rt.30 is channelized rather than being 2 lanes) |

Anderson's Corner

(Route 30/Route 60 Intersection)

| 1999 Proffers | 2007 Proffers |
|--|---------------|
| Specify certain turn lane improvements (all approaches). | Not Proffered |

Bridge Road and Associated Improvements

| 1999 Proffers | 2007 Proffers |
|---|---|
| A four lane arterial connector road (the "bridge road") has been extended between Route 606 and Route 30, including the crossing of I-64, as shown on the Master Road Plan. | Same |
| The intersection of the bridge road and Route 30 has been constructed with a specified lane configuration and traffic signal. | Same, except second south-bound Bridge right turn lane is eliminated, and second east-bound Route 30 left turn is eliminated. |
| Route 30 has been widened to 4 lanes from its intersection with the bridge road east to the intersection with Route 607 | Same |

Route 30/Croaker Road (Route 607 Intersection)

| 1999 Proffers | 2007 Proffers |
|--|--|
| The Route 30/Route 607 intersection has been improved to add separate right and left turn lanes to the eastbound approach on Route 30 and a traffic signal is installed. | Same, except proffers propose dual lefts and a channelized right turn lane (traffic signal is already in place). |
| An additional (second) left turn lane on the eastbound approach on Route 30 at the Route 30/Route 607 (Croaker) intersection has been installed. | Same, except proffers propose a separate right turn lane as well. |
| The Route 30/Route 607 intersection has been improved to add a separate left turn lane and a separate right turn lane on the <i>westbound</i> approach on Route 30. | Same, except proffers propose also adding a second through lane to this approach. |

Croaker (Route 607)/I-64 Interchange

| 1999 Proffers | 2007 Proffers |
|---|--------------------------------------|
| The Route 607/(Croaker)/I-64 interchange has been modified to increase the distance between the westbound I-64 off-loop ramp and the eastbound I-64 on-loop ramp to 1,200 feet. | Not Proffered |
| The interchange has been modified to extend the merge length of the northbound Route 607 to eastbound I-64 on-ramp to 2,000 feet. | Extended 1,000 feet instead of 2,000 |
| The interchange has been modified to extend the length of the weave area on southbound Route 607 to 1,100 feet. | Not Proffered |

I-64 Improvements

| 1999 Proffers | 2007 Proffers |
|--|---------------|
| Before the last 500 units: an additional lane in each direction has been added to I-64 between Route 646/I-64 (now know as the 199) interchange and the I-295/I-64 interchange in Henrico. | Not Proffered |
| Before the last 500 units: a full service interchange at I-64 and Route 600 (LaGrange) has been installed and the southbound Route 600 to westbound I-64 on-ramp has been extended to the Route 30 interchange and become the westbound I-64 to Route 30 off-ramp. | Not Proffered |

Croaker/Route 60

New Proffer (not in 1999 Proffer Set): Install dual left turn lanes at the southbound Croaker Road approach to Route 60.

Phasing/Tracking Traffic

- Volumes vs. units/square footage.
 - 4 intersections to be tracked
 - Annual updated volumes
- Staff will be looking for a proffered commitment to update the traffic study (an update was included in the 1999 proffers).
- Applicant has provided analysis of internal roads in the traffic study; expecting more details on local road impacts
- Staff is currently working with applicant and our consultant on remaining information needs and questions, and on proposed proffer language

Environmental Factors

- The site constitutes a significant percentage of the Ware Creek watershed, and has three swamp systems (France, Bird, Cow).
- Challenging site conditions with steep topography and extensive Resource Protection Area (RPA).
- Stormwater Master Plans are important
- No specific Environmental Proffers are included in the 1999 Proffer Set.

Environmental Proffers

- Revised submittal materials are under review
- 2007 Proffers submitted so far include:
 - Submission of Stormwater Management Plans for each Tract prior to submission of development plans.
 - Stormwater Management Inventory System to document BMPs and provide design information for maintenance of the stormwater management system.
 - Twenty-five foot building setback from the RPA.
 - LID Education Field Center located at the amenity center which will provide information on applications for individual residential lots.
 - Nutrient Management Plan.

Public Utilities: Water

- The 1991 rezoning included proffers addressing water demand through several proffers:
 - Well system (with proffered draw-down mitigation program for other property owners)
 - Proffered to provide the County land for the reservoir and associated water quality buffer, and use the reservoir as the water source once it was on-line.
- The reservoir project was abandoned and the Ware Creek reservoir proffers deleted in 1995.
- Stonehouse was operating on an “independent” system (owned and maintained by JCSA) using water from 3 wells. Stonehouse is now connected to the central JCSA system.

Public Utilities: Water

- 2007 proffers acknowledge 2005 agreement with JCSA which states that when demand exceeds the storage capacity of the tank, the production volume of the existing wells, or the maximum water capacity of the Independent Stonehouse System, the applicant will either:
 - Provide its own water production source and storage facility on-site to include, but not limited to, a groundwater withdrawal and storage facility
 - Pay JCSA a per unit amount (\$1,061 per single family, \$796 per multifamily). In this case, JCSA would be responsible for providing water to Stonehouse.
- The total domestic water demand projected for the Stonehouse development is approximately 1.5 million gallons per day.
- Applicant has proffered conservation measures including:
 - Reclaimed water if feasible (water lines and treatment site) – feasibility study underway.
 - Water conservation standards.
 - For outdoor watering of common areas, use of only the reclaimed water system, or recycled water or surface water ponds.

Public Utilities: Sewer

- Stonehouse is currently served by public sewer. The applicant will continue to be responsible for constructing needed facilities, then turning them over to JCSA.
- HRSD has indicated that there is adequate sewer capacity at its wastewater treatment plant for the full development of Stonehouse

Impact on County Facilities: Fire, Schools

- Stonehouse is served by Fire Station #1.
- Stonehouse is currently served by Stonehouse Elementary, Toano Middle School and Warhill High School.
- 1991 rezoning projected school age population of 2,151. Applicant, using most recent FMS data based on County households projects 1,641
- The applicant has Proffered 2 Public Use Sites
 - A 179 gross acre/113 net acre combined elementary and middle school (under 1999 proffers, had been separate 30 and 20 net acre sites)
 - A 10 acre site for a range of public facilities.

Impact on County Facilities: Recreation

- Proffered improvements meet Parks and Recreation Guidelines for numbers and amounts of trails, courts, fields, playgrounds – will be working with applicant to verify that the acreage of parkland meets the guidelines
- Compared to 1999 proffers, consolidation of facilities (pools, tennis courts) into single locations; greater variety of types (canoe launches, sand volleyball, soccer fields, community gardens, etc.)
- Applicant has indicated public access to two canoe launches, and the improvements at the school site would be turned over to the County for public use

Impact on County: Fiscal

- Projected positive fiscal impact
- As well as use designation and commercial land area issues discussed above, staff is evaluating the current proffers as they relate to road improvement and extension of utilities to serve commercial land bays. Staff feels strongly that these issues must be addressed
- Current cash proffer - \$1,000 per unit for affordable housing (affordable housing had not been a proffered item in the 1999 proffer set).
- Other cash proffer amounts are not included in the current proffer submission

Important Non-Land Use Factors

- Coordination with existing Homeowners Association and with owners/residents of Stonehouse Glen
- Proffer enforcement: Two sets of proffers for the different areas.

Summary

- 1991 vision of Stonehouse (Page 1 of the Master Plan Summary Report for Stonehouse, August 1988):
 - A town that provides a full range of housing, employment, recreational, environmental, educational and cultural choices in the Virginia tradition;
 - To create a social, economic and physical environment on the forefront of community planning in America;
 - To enhance and respect the natural beauty of the property as development proceeds, in order to create new values for all of the participants – private and public;
 - To protect and preserve the Ware Creek watershed from haphazard and irresponsible development.
 - While providing an outstanding living and recreational environment, Stonehouse will also provide jobs, services and essential community facilities.
- 1991 Major considerations: Reservoir, residential/commercial balance (fiscal implications, traffic impact mitigation).

Summary

- With regard to the 2007 proposal, staff is evaluating the issues presented above, including traffic, public utilities and County facilities, fiscal impact and environmental factors.
- Staff would be happy to answer any questions you may have.