

MEMORANDUM

DATE: August 28, 2103

TO: The Development Review Committee

FROM: Jose Ricardo L. Ribeiro, Senior Planner

SUBJECT: Case No. C-0039-2013, Kingsmill Storage Lot

Proposal:

Currently there are two existing “storage lots” located within Kingsmill which are used by residents to store large vehicles such as recreational vehicles (RV’s), boats and trailers. Both of these areas are owned by Xanterra Kignsmill, LLC. Kingsmill Community Services Association (KCSA) has an agreement/lease with Xanterra to use these lots for storage and maintenance equipment. Staff understands that this agreement will expire soon and will not be renewed. Therefore, KCSA plans to relocate the existing storage lots and combine them into one new facility in a new location. The new location for the combined facility will be on a parcel approximately 6.2 acres in size along Wareham’s Pond Road which is owned by KCSA (Attachment 1).

The approved master plan (Attachment 2) designates this area as “Grove Country Road”; therefore, prior to site plan approval for the new storage area, a master plan consistency determination is necessary. Section 24-23(2) of the Zoning Ordinance states that final development plans shall be consistent with the master plan, but may deviate from the master plan if the planning director concludes that the development plan does not:

1. Significantly affect the general location or classification of housing units or buildings as shown on the master plan;
2. Significantly alter the distribution of recreation or open space area on the master plan;
3. Significantly affect the road layout as shown on the master plan, and
4. Significantly alter the character of land uses or other features or conflict with any building conditions placed on the corresponding legislatively-approved case associated the master plan.

The planning director does not find that the proposed change significantly alters any of the above criteria. Further, the applicant has indicated that the proposed storage lot will be screened from the right-of-way and nearby residential dwellings by an existing berm and landscaping (Attachment 3). Therefore, the consistency determination can be made administratively. However, given the fact that this proposal is connected to a Rezoning and Master Plan Amendment application currently under review which will require review by the Planning Commission in the near future and which involves changing the master plan designation of 121 acres of land in Kingsmill from “Country Road” to “Residential” uses (Z-0003-2013/MP-001-2013), staff is presenting this request to the DRC for context and for input and discussion prior to the Planning Director master plan consistency determination. In consideration of the approval of master plan consistency request staff finds the following conditions to be adequate: (1) the existing berm will be retained and (2) a final screening, landscape plan must be submitted and approved by the Planning Director.

Jose-Ricardo L. Ribeiro

Attachments:

1. Conceptual plan;
2. (Segment) of approved master plan showing “Country Road” land use designation; and
3. Picture of existing berm/landscape at proposed storage lot location.