

LU-0001-2014
7809 Croaker Road

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission Working Group, 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.

MEETING INFORMATION

Group: Planning Commission Working Group Date: November 20, 2014

SUMMARY FACTS

Applicant: Gary Massie

Property Owner: Gary Massie Trustee

Property Address(es): 7809 Croaker Road

Tax Map #: 1340100016D

Size: 2.42 acres

Current Land Use Designation(s): Low Density Residential

Current Property Use (per applicant): Undeveloped

Owner Proposed Land Use Designation: Neighborhood Commercial

Owner Proposed Property Use: LB zoning to include medical office, professional office, branch banks, day care centers, small restaurants

Owner Justification: See attached letter

Zoning: A-1, General Agricultural

Inside PSA: Yes

Requesting Extension of PSA: No

Water or Sewer Availability: Available in front of the property

Watershed: Ware Creek

Staff Contact: Jason Purse Phone: 757-253-6689

BACKGROUND: The property is located across the street from the Croaker Library, one parcel over from where Rose Lane connects with Croaker Road. A similar land use designation change request application was reviewed in 2009. The Steering Committee recommended denial of the application, and the BOS ultimately decided to keep the property Low Density Residential.

AGENCY COMMENTS:

JCSA

JCSA notes that the parcel would have access to the 24" sewer main across Croaker Road, and could connect to the 12" water main in front of the property.

TRANSPORTATION IMPACTS:

Based on VDOT access management guidelines for a minor arterial roadway (Croaker Road), a new partial access entrance should be placed no less than 250 feet from the existing Croaker Road/Rose Lane/Croaker Library unsignalized intersection. Given current lot configuration, a full-service entrance (e.g. median cut and signal) does not appear to be feasible. The applicant would have to work with VDOT during the development plan stage to see if a waiver or an alternate design could be agreed upon. Otherwise the site would be served by just a right-in right-out. See Transportation Impact Evaluation for additional information.

Croaker Road (Richmond Road to Maxton Lane) is currently functioning at a LOS D. In 2034, this same section of road is anticipated to be at LOS E. Road widening plans for Croaker Road (from two to four lanes from Richmond Road to the library) are currently being designed and may necessitate an intersection reconfiguration with the Rose Lane/Croaker Road/Library entrance.

STAFF RECOMMENDATION:

Staff recommends that this parcel be kept as Low Density Residential.

RATIONALE:

The application has not changed since 2009, and very few conditions in the nearby community have changed since that initial application; therefore, the rationale for denial remains largely the same. The Croaker Road interchange Mixed Use area, roughly 1/5 of a mile further towards I-64 on Croaker Road, already has designations suitable for commercial use. In fact, much of the land designated Mixed Use already has B-1, General Business zoning. In the other direction, Norge Crossing, at the intersection of Croaker and Richmond Road also has significant B-1 zoned property. Furthermore, the newly created Economic Opportunity area includes land that will be using Croaker Road as an entry point to Mooretown Road extended. EO properties include lands directly adjacent to Croaker Road, as well as additional properties on Maxton Lane and Rochambeau Drive in the nearby vicinity.

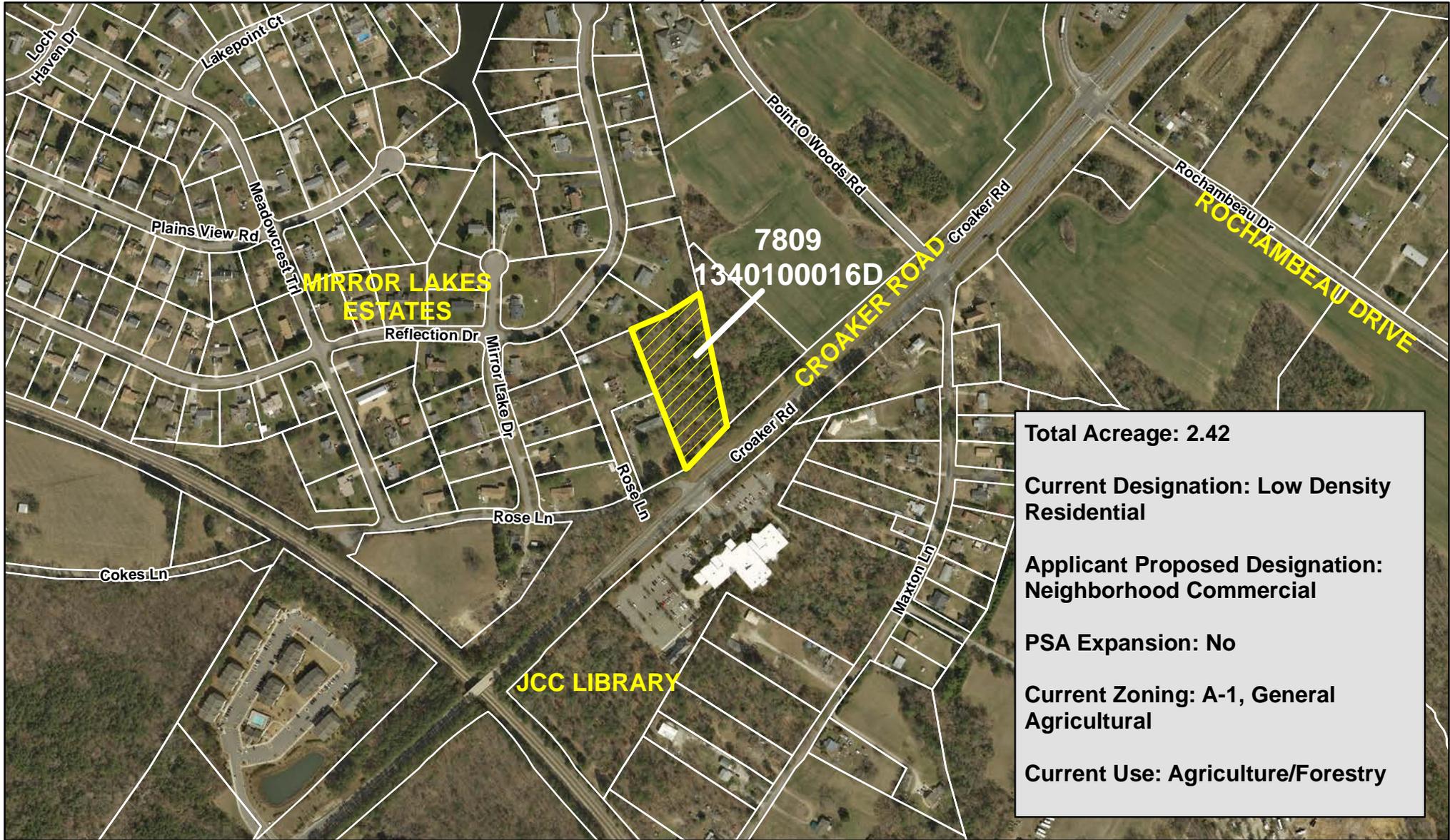
As Croaker Road needs to expand to four lanes to accommodate projected traffic demands in the area, staff believes the priority in this area is to preserve road and interchange capacity for development of the Croaker Road interchange Mixed Use area and EO development.

Additionally, this property is adjacent to Low Density Residential parcels on either side. A change to a Neighborhood Commercial designation would create a single commercial parcel in the middle of a much larger Low Density Residential area.

ATTACHMENTS:

1. Location Map
2. Existing Land Use Designation Map
3. Proposed Land Use Designation Map
4. Applicant justification letter
5. Public comment
6. Transportation impacts evaluation

LU-0001-2014, 7809 Croaker Road

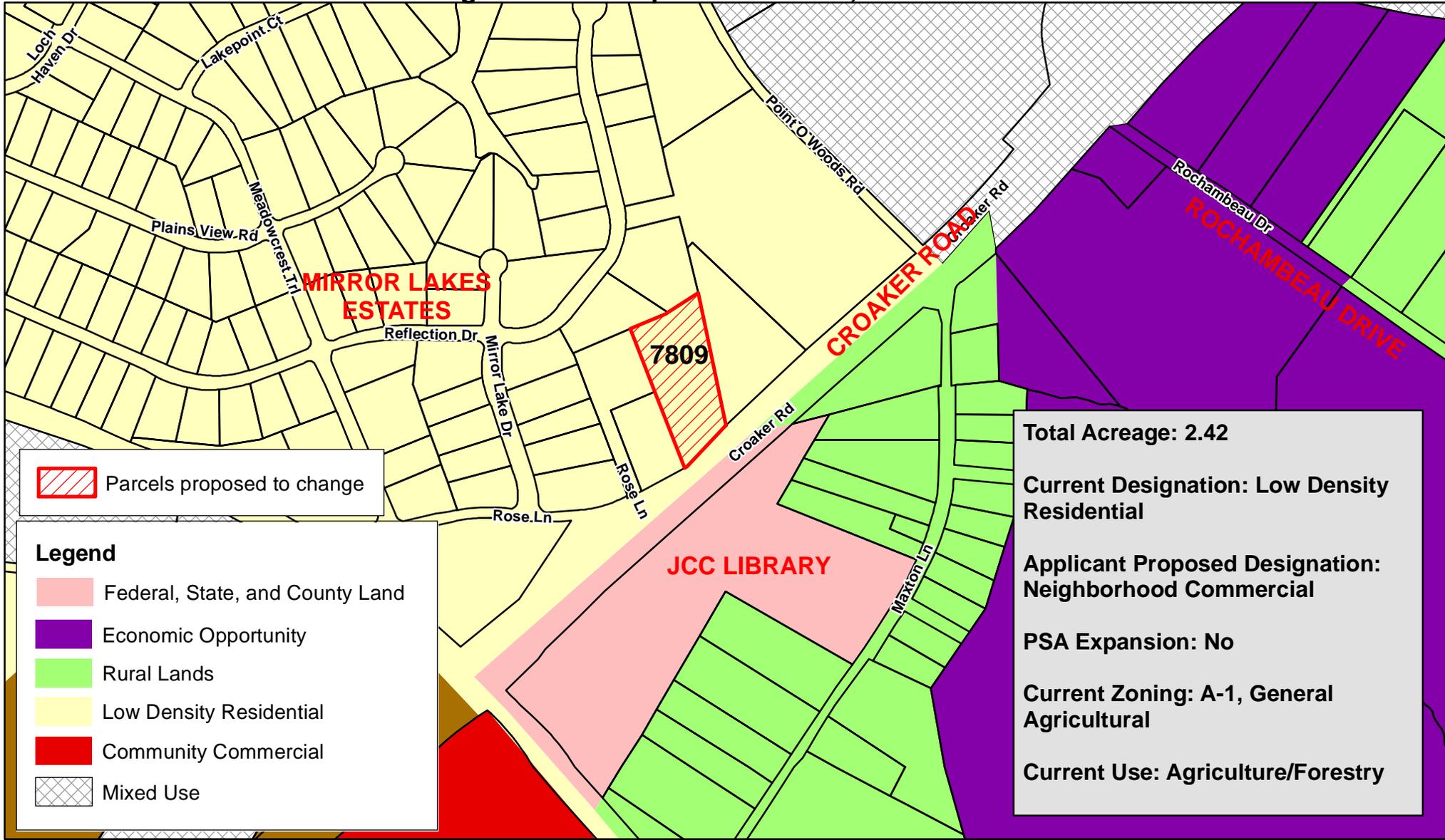


This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and James City County is not responsible for its accuracy or how current it may be. If discrepancies are found, please contact the Real Estate Assessment Division of James City County, Mapping/GIS Section.

1 inch = 477 feet
0 0.05 0.1 Miles



Existing Land Use Map LU-0001-2014, 7809 Croaker Road

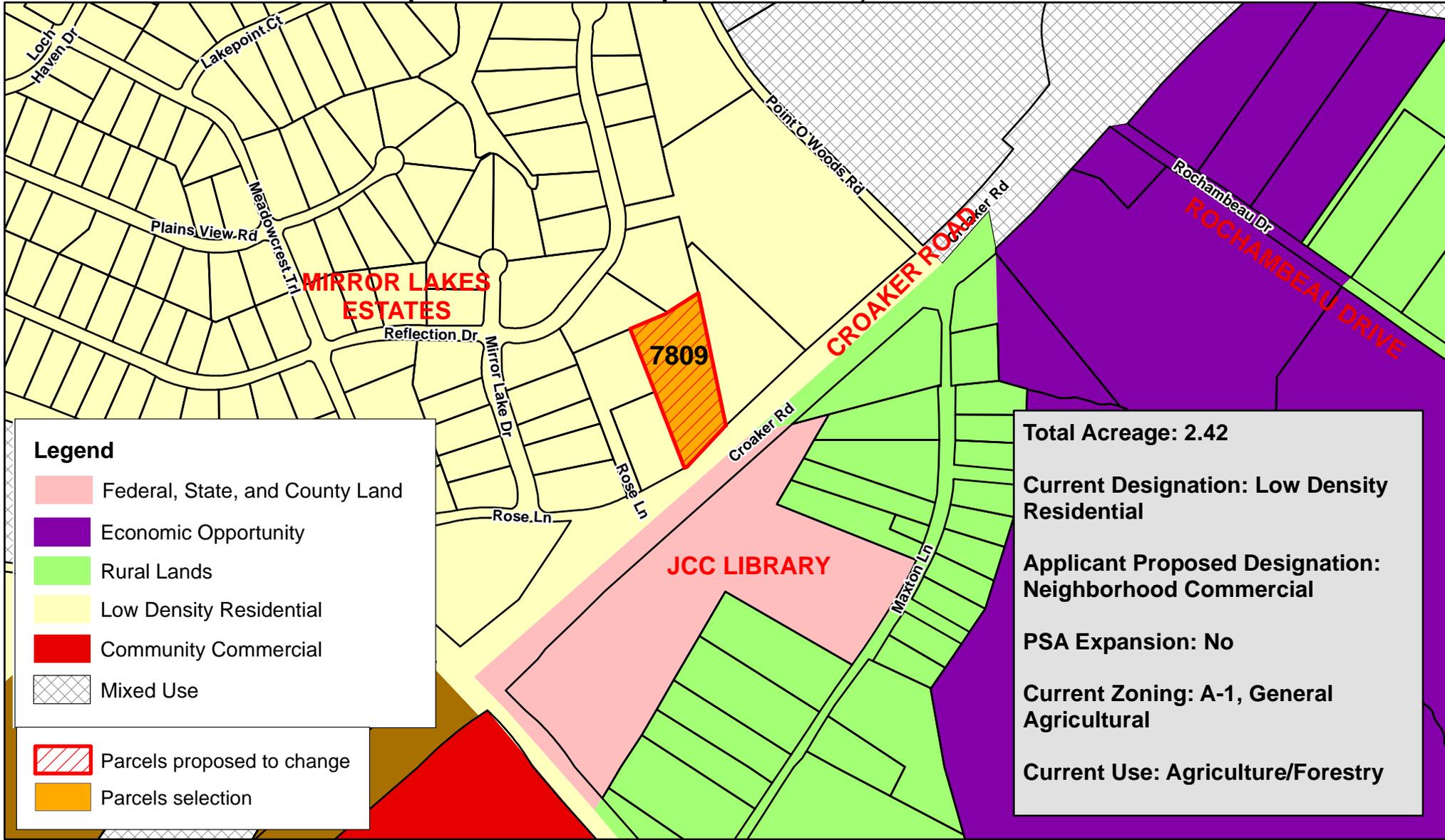


This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and James City County is not responsible for its accuracy or how current it may be. If discrepancies are found, please contact the Real Estate Assessment Division of James City County, Mapping/GIS Section.

1 inch = 477 feet
 0 0.05 0.1 Miles



Proposed Land Use Map LU-0001-2014, 7809 Croaker Road



This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and James City County is not responsible for its accuracy or how current it may be. If discrepancies are found, please contact the Real Estate Assessment Division of James City County, Mapping/GIS Section.

1 inch = 477 feet
 0 0.05 0.1 Miles



5b. Information to Accompany the Application

**Reference: 7809 Croaker Road Land Use Map Change Application
Request change of Land Use Designation from Low Density Residential to
Neighborhood Commercial by Gary M. Massie Revocable Trust Parcel ID #
1340100016D**

Granting the Land Use Designation requested in the above referenced application will allow the land to be proposed for rezoning as LB Zoning that would serve the neighborhoods that are accessed via Croaker Road. The uses would include neighborhood scale commercial, professional and office uses.

These types of uses include the following:

- Individual medical office
- Professional office
- Branch Banks
- Day Care Center
- Small restaurants

Since the current zoning is A-1 any development on the parcel to the requested Land Use Designation would require rezoning. The subsequent rezoning would allow the planning staff, commissioners, and board to control the development of this parcel. These uses would serve as a good transition from the current residences that border the North and East of the property and the ultimate development of the currently undeveloped property to the East.

The parcels configuration allows adequate room for a buffer between the adjoining residences. The frontage along Croaker Road with immediate access to route 60 or I-64 allows for free flow of traffic without lowering the level of service.

5c. Information to Accompany the Application

**Reference: 7809 Croaker Road Land Use Map Change Application
Request change of Land Use Designation from Low Density Residential to
Neighborhood Commercial by Gary M. Massie Revocable Trust Parcel ID #
1340100016D**

In regards to the above referenced application there are several reasons that the requested amendment to the Land Use Designation should be granted. These reasons are:

- This parcel is uniquely located fronting on a busy transportation corridor opposite a publicly owned facility and the rear and side yard are adjacent to an established single family neighborhood. The current designation "Low Density Residential" does not reflect the urban character of the traffic corridor on the front of the parcel. Croaker Road is a non limited access road which has a full four leaf clover interchange with I-64 within 1,000 feet of this parcel.
- Due to increasing traffic volumes and increased usage of the James City County library the current designation is inappropriate and could negatively impact public health and safety. Encouraging low density residential with children and slow turning traffic associated with residential land use is incompatible with the existing traffic pattern on Croaker Road. Public funds have been spent to acquire the necessary right of way to develop a four lane urban transportation corridor to link interstate-64 with the existing major east west commuter corridor, primary route 60.
- The requested change to Neighborhood Commercial is ideally suited for this unique parcel. Located within the PSA this parcel would serve surrounding neighborhoods and any impacts to adjoining parcels could be mitigated within the parcel. The small size 2.42 acres, fronting on a collector road, with public water and sewer available and having a flat terrain with little environmental sensitivity make this parcel an excellent candidate for designation as Neighborhood Commercial. Most importantly the Neighborhood Commercial designation would direct development opportunities towards a transitional use protecting the existing residential neighborhood and complimenting the James City County library.
- Reviewing Chart #3 in the 2009 Comprehensive plan which defines the desirable characteristics for Neighborhood Commercial and the parcel in this application this application meets the criteria outlined in the 2009 Comprehensive Plan.
 - Basic Description
 - This application is located within the PSA
 - This application would serve surrounding neighborhoods and have limited impact on nearby development.
 - This application is a small site
 - This application has direct access to a collector road, public water and public sewer
 - Topographically the site is well suited for development

- Recommended Intensity
 - This application will result in development well within the intensity designated for neighborhood commercial
 - This application will retain a small-scale neighborhood character
- Recommended Uses
 - This application is for uses that are recommended as Neighborhood Commercial such as:
 - Individual Medical Office
 - Branch Bank
 - Day Care Center
 - Small Restaurant
 - Professional Office
- Compatibility
 - This application will provide for a transitional use between the residencies located North and East of this application and the Croaker Road corridor to the South and the undeveloped land to the East.
 - This application will have a limited impact and since a subsequent rezoning would be required the planning staff, commission and board will control the development and be able to insure that impacts, if any, are adequately mitigated.
- Public Services
 - This application is within the PSA and there is adequate water and sewer available.
- Environmental Protection
 - This application does not impact any environmentally sensitive areas.
 - This application does not impact any historical or archeological resources.
- Transportation
 - This application will access Croaker Road without creating a loss of LOS.
 - This application will result in the need for a rezoning. The rezoning process will allow the planning staff, commission and board to reserve adequate right of way for the widening of Croaker Road and any bike lane or pedestrian paths that are a part of the improvements to Croaker Road.
- Streetscapes
 - This application will require a rezoning from A-1 to LB after the approval of the changed Land Use Designation. The rezoning process will allow the planning staff, commission and board to insure that the developed site retains the character of Croaker Road.

5d. Identify Wetlands, Resource Protection Areas, Flood Zones, Historic Resources, Prime agricultural soils, Endangered Species, or Species of Special Concern

**Reference: 7809 Croaker Road Land Use Map Change Application
Request change of Land Use Designation from Low Density Residential to
Neighborhood Commercial by Gary M. Massie Revocable Trust Parcel ID #
1340100016D**

In regards to the above referenced application there are several reasons that the requested amendment to the Land Use Designation should be granted. These reasons are:

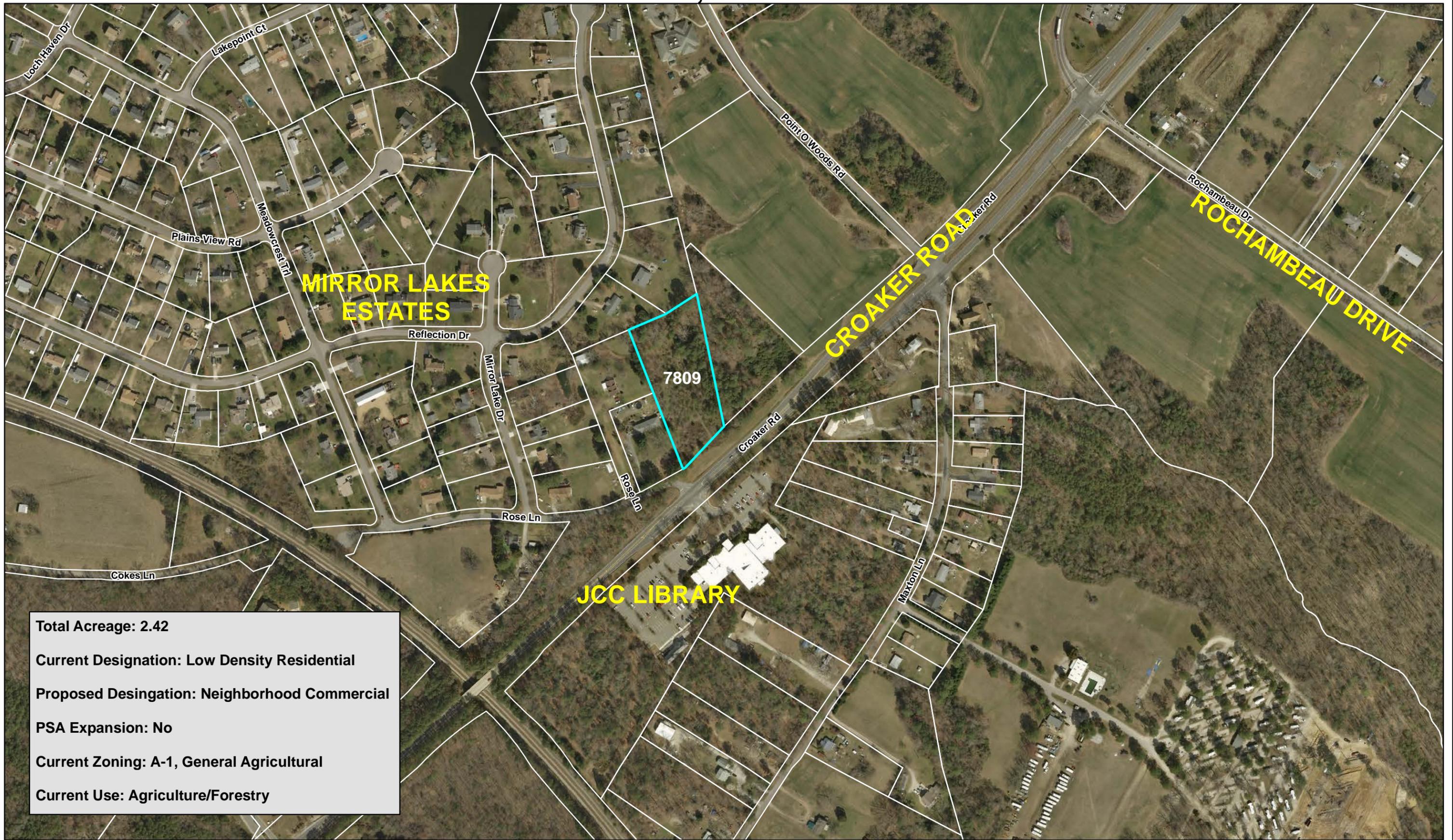
- This application does not contain any known wetlands.
- This application does not contain any known Resource Protection Areas.
- This application is not in a flood zone see the attached survey item 5a.
- This application does not contain any known historical resources.
- This application is wooded there are no prime agricultural soils.
- This application does not contain any known endangered species, or species of special concerns

6. Optional Information to Accompany Application

**Reference: 7809 Croaker Road Land Use Map Change Application
Request change of Land Use Designation from Low Density Residential to
Neighborhood Commercial by Gary M. Massie Revocable Trust Parcel ID #
1340100016D**

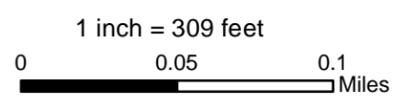
In regards to the above referenced application we are not offering any additional information at this time. Due to the current zoning of A-1 a rezoning will be required after the approval of this application. At the time of rezoning a conceptual design, LOS of roadways, specific trip generation rates, and basic description of surrounding roadways will be provided. The rezoning will allow planning staff, commission and board to control the development of the property after approval of this application.

LU-0001-2014, 7809 Croaker Road



Total Acreage: 2.42
Current Designation: Low Density Residential
Proposed Desingation: Neighborhood Commercial
PSA Expansion: No
Current Zoning: A-1, General Agricultural
Current Use: Agriculture/Forestry

This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and James City County is not responsible for its accuracy or how current it may be. If discrepancies are found, please contact the Real Estate Assessment Division of James City County, Mapping/GIS Section.



Public Comment Summary
LU-0001-2014
7809 Croaker Road

This attachment provides verbatim public comments for the specified land use designation change application collected through Community Workshops, postcards, emails, the Comprehensive Plan hotline and online input surveys.

1. We need to keep this residential. There are at least 8 churches, 3 7-11s, 2 drug stores, 3 gas stations. The quality of life has been steadily declining. Property values have declined since the project on Croaker; 4-lane Croaker road planned - just too much road. (Community Workshop participant)

Transportation Impacts Evaluation LU-0001-2014

The following transportation impacts summary was developed in conjunction with Kimley-Horn and Associates for a selected number of proposed land use designation applications. The summary is designed to help show current and projected roadway conditions, potential impacts to the transportation system with the change in land use designation, and improvements that may be needed to support future traffic volumes and sustain acceptable level of service (LOS) conditions if the property in question is developed.

I. Basic Description of Existing Transportation Conditions:

The subject parcel fronts Croaker Road across from the James City County Library and is located approximately 1,200 feet from the signalized intersection with Richmond Road to the south, and approximately 1,150 feet from the unsignalized intersection with Point O Woods/Maxton Lane, 1,900 feet from the signalized intersection with Rochambeau Drive, and 2,500 feet from the I-64 interchange on/off-ramps to the north. In this location, Croaker Road has just transitioned from a four-lane to a two-lane facility traveling from north to south. The immediately adjacent Croaker Road/Rose Lane/James City County Library entrance intersection is full movement, unsignalized, and approximately 150 feet to the south. It includes two through lanes, an exclusive southbound left-turn lane, and exclusive northbound left, and right-turn lanes for access into or out of the Library and the Point O Woods neighborhood.

II. Existing (2010) Conditions for Surrounding Roadways :

Roadway Segment	Average Weekday Daily Traffic (AWDT) ⁽¹⁾	Level of Service (LOS) ⁽¹⁾
Croaker Road (Richmond Road to Maxton Lane)	8,364	D
Croaker Road (Maxton Lane to Rochambeau Drive)	8,286	A-C
Richmond Road (Barhamsville Road to Croaker Road)	13,792	A-C
Richmond Road (Croaker Road to Centerville Road)	21,419	A-C
Rochambeau Drive (Richmond Road to Croaker Road)	7,164	D

III. Projected (2034) Conditions for Surrounding Roadways:

Roadway Segment	Average Weekday Daily Traffic (AWDT) ⁽¹⁾	Level of Service (LOS) ⁽¹⁾
Croaker Road (Richmond Road to Maxton Lane)	16,000	E
Croaker Road (Maxton Lane to Rochambeau Drive)	28,000	A-C
Richmond Road (Barhamsville Road to Croaker Road)	32,000	A-C
Richmond Road (Croaker Road to Centerville Road)	49,000	F
Rochambeau Drive (Richmond Road to Croaker Road)	11,000	E

IV. Future Improvements:

- Currently in the Six Year Improvement Program (SYIP):
 - Widening Croaker Road from 2 to 4 lanes from Richmond Road to the library.
 - Construct a multi-use path that parallels Croaker Road along the same segment as the proposed widening project stated above.

- Mooretown Road Corridor Study (an extended Mooretown Road could intersect Croaker Road in this vicinity (study is underway).
- In terms of other improvements, substantial modification of the Croaker/Rochambeau intersection is included in the Stonehouse development proffers.

V. Projected Trip Generation Scenarios (Scenarios 2-7 assume 20,000 square feet of building):

Scenario	Description	ITE Code	Percentage of Site	Projected Daily Weekday Trips
1	Single Housing Unit	210	100%	10
2	Medical Office	720	100%	720
3	Branch Bank	912	100%	2,960
4	Day Care	565	100%	1,408
5	Restaurant	932	100%	2,540
6	Professional Office	710	100%	220
7	Convenience Market	851	100%	2,040

VI. Projected Conditions for Surrounding Roadways with Land Use Designation Change:

- This item was not completed for this application.

VII. Potential Improvement Information with Land Use Designation Change:

- This item was not completed for this application.

VIII. Other Transportation Considerations:

- Based on the VDOT access management guidelines for a minor arterial roadway (Croaker Road), a new partial access entrance should be placed no less than 250 feet from the existing Croaker Road/Rose Lane/James City County Library unsignalized intersection.
- Due to intersection/access driveway spacing constraints, it is recommended to provide a driveway connection to Rose Lane or a roadway connection to the proposed mixed use development located north of the parcel.
- Collaborate with VDOT and JCC on potential widening and turn lane improvements for the Rose Lane approach at Croaker Road.
- Collaborate with VDOT on potential conceptual designs for realigning Rose Lane.

IX. References:

1. James City County/Williamsburg/York County Comprehensive Transportation Study