

LU-0004-2014
4450 Powhatan Parkway

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: Mr. Stephen Romeo, Vanasse Hangen Brustlin, Inc.

Property Owner: Powhatan Land Enterprises, L.L.C.

Property Address(es): 4450 Powhatan Parkway

Tax Map #: 3830100001

Size: 35.6 acres

Current Land Use Designation(s): Low Density Residential

Current Property Use (per applicant): Vacant

Owner Proposed Land Use Designation: Moderate Density Residential

Owner Proposed Property Use: Residential development that could be either for-sale or for-rent.

Owner Justification: Property has access to public water and sewer and would be infill development interior to an existing residential neighborhood.

Zoning: R-8, Rural Residential

Inside PSA: Yes

Requesting Extension of PSA: No

Water or Sewer Availability: Existing public (JCSA) sewer and water mains available on the site.

Watershed: Powhatan Creek

Staff Contact: Leanne Pollock, Senior Planner II Phone: 253-6876

BACKGROUND:

4450 Powhatan Parkway is located at the back of the existing Powhatan Secondary neighborhood and adjacent to the Hospice Support Care of Williamsburg. The property owner has not request a change to the Land Use designation in the past; however, there have been multiple requests for special use permits and rezonings on the property. In 1999, the site was approved for construction of the Williamsburg Christian Academy, but the school ended up relocating to another site

in the County. A master plan and rezoning was submitted in 2004 and again in 2005 to develop the property as rental condominiums at a gross density of 2.49 dwelling units per acre. This application was eventually withdrawn as a result of a staff recommendation of denial. In 2007, the owner submitted a proposal for condominium units at a density of 1.92 dwelling units per acre. This application was also withdrawn as a result of a staff recommendation of denial. These recommendations were based on a finding of inconsistency with the standards of the Cluster Overlay district that was in effect at that time. That ordinance outlined criteria that needed to be met in order to qualify for the necessary requested density bonuses. There was also significant public opposition to the project. Since that time, the Cluster Overlay district has been revised to provide a point system for obtaining bonus density and revise how density is calculated based on environmental features present on the site. The owner has not resubmitted an application since the ordinance amendments were adopted.

AGENCY COMMENTS:

Engineering and Resource Protection:

Engineering and Resource Protection noted that the property is located in the Powhatan Creek watershed and is subject to the key goals and strategies of the adopted Powhatan Creek Watershed Management Plan. The subwatershed is currently classified as “sensitive” but in the absence of extraordinary watershed management efforts, could shift into the “impacted” classification within the next ten years. The parcel contains high quality wetlands in RPA, the potential for Virginia least trillium habitat, excellent/good stream quality conditions, in-tact forest areas and non-RPA wetlands. Many of these sensitive areas are included in an existing approximately 5.2-acre conservation easement along the boundary with Ford’s Colony; however, 50-foot non-RPA and intermittent streams buffers would be necessary around the non-RPA wetlands that are not located in the existing conservation easement.

TRANSPORTATION IMPACTS:

The potential transportation impacts of changing from Low Density Residential to Moderate Density Residential were not large enough to have a potential impact on the model and therefore were not modeled. The property in this application takes access off of Powhatan Parkway through the Berkeley section of Powhatan Secondary and shares an entrance road with Hospice of Williamsburg. Powhatan Parkway is a wide, straight road and was originally designed to accommodate the trips that would have been generated by the Williamsburg Christian Academy so is seen to have surplus capacity to accommodate additional housing developments. However, it is important to note that Powhatan Parkway is still a residential street lined with single-family housing on both sides. Jester’s Lane was studied in the past as part of the 2007 rezoning application as an alternate access to the proposed development, but was found to be inadequate in terms of pavement width and available right-of-way.

Other transportation considerations are off-site and include evaluating warrants for turn lanes and other improvements at the intersections of Old News Road and Powhatan Parkway, Old News Road and News Road, and News Road with the entrances to Rite Aid and Monticello Marketplace. These are detailed further in attachment 2.

STAFF RECOMMENDATION: Denial

RATIONALE:

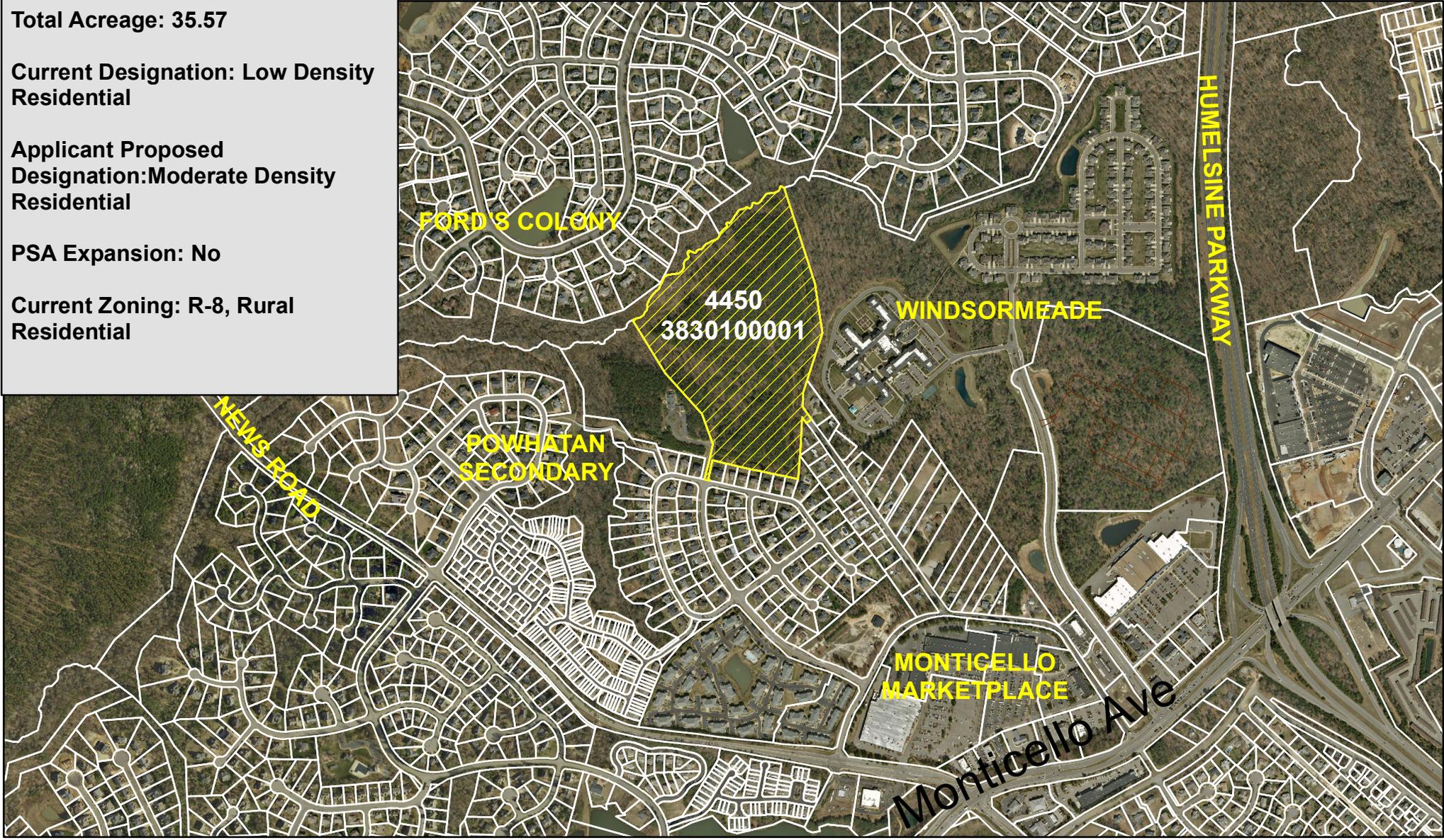
1. Previous rezoning applications for the parcel included proposed densities between 1.5 and 3 dwelling units per acre. Based on more recent meetings with the property owner and potential developers, this is still in line with their overall vision for the property. Low Density Residential recommends densities up to 4 dwelling units per acre, which is more consistent with the applicant’s vision than Moderate Density Residential, which recommends between 4 and 12 dwelling units per acre. The Low Density Residential density range is also more consistent with the existing surrounding neighborhood (between 1.9 and 2.8 dwelling units per acre) with which this property will share access.
2. The property includes a number of environmentally sensitive areas and an existing conservation easement that limit developable area and street layout on the site. Based on prior experience and environmental constraints, it does not appear feasible that the parcel could be developed at a higher Moderated Density Residential intensity.

ATTACHMENTS:

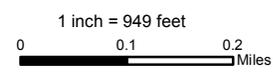
1. Location Map
2. Existing Land Use Map
3. Applicant Proposed Land Use Map
4. Transportation Impacts Evaluation

LU-0004-2014, 4450 Powhatan Parkway

Total Acreage: 35.57
Current Designation: Low Density Residential
Applicant Proposed Designation: Moderate Density Residential
PSA Expansion: No
Current Zoning: R-8, Rural Residential



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.



Existing Land Use Map LU-0004-2014, 4450 Powhatan Parkway

Total Acreage: 35.57

Current Designation: Low Density Residential

Applicant Proposed Designation: Moderate Density Residential

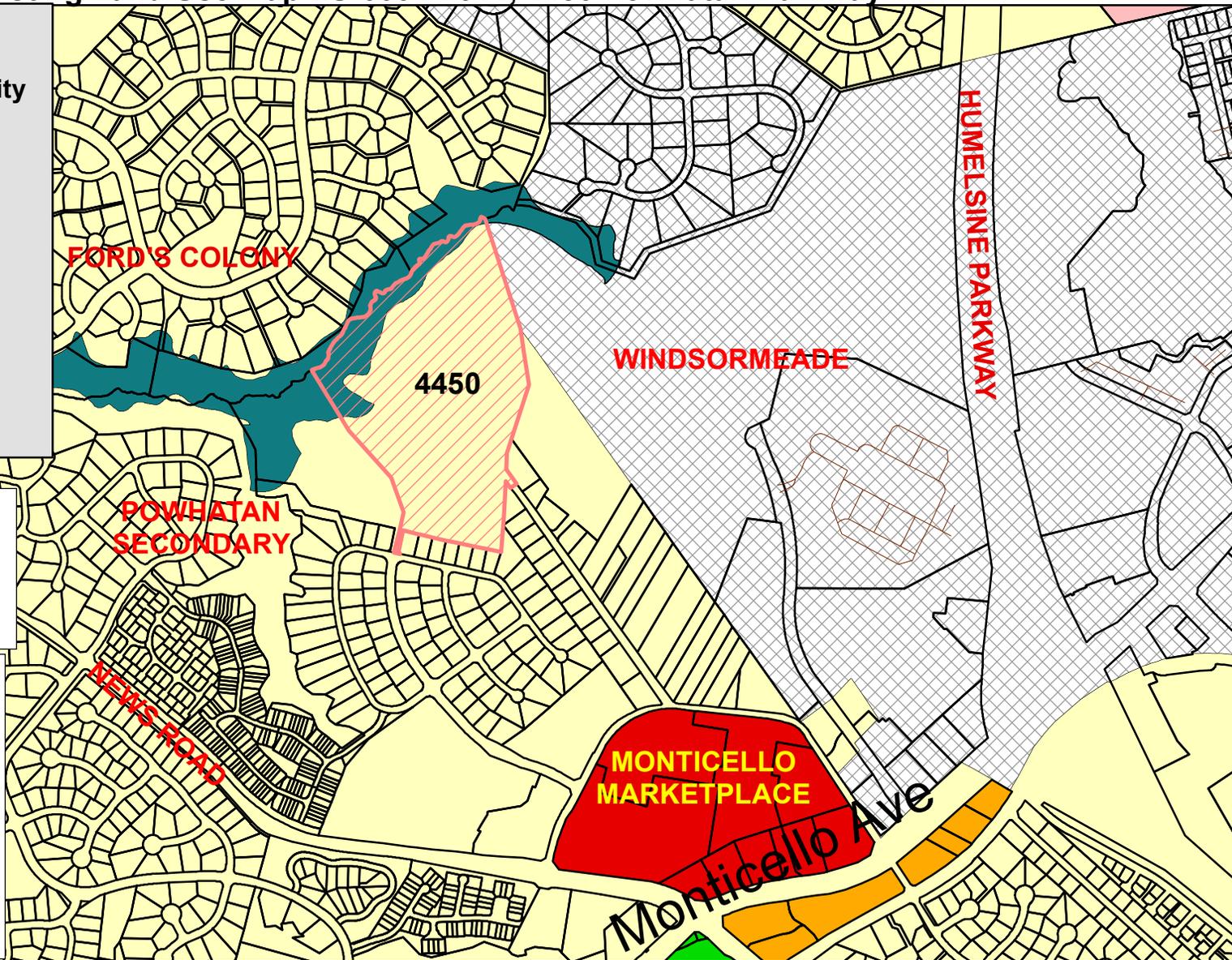
PSA Expansion: No

Current Zoning: R-8, Rural Residential

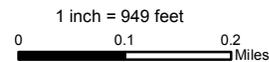
 Parcels proposed to change

Legend

-  Mixed Use
-  Conservation Area
-  Low Density Residential
-  Community Commercial
-  Neighborhood Commercial



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Proposed Land Use Map LU-0004-2014, 4450 Powhatan Parkway

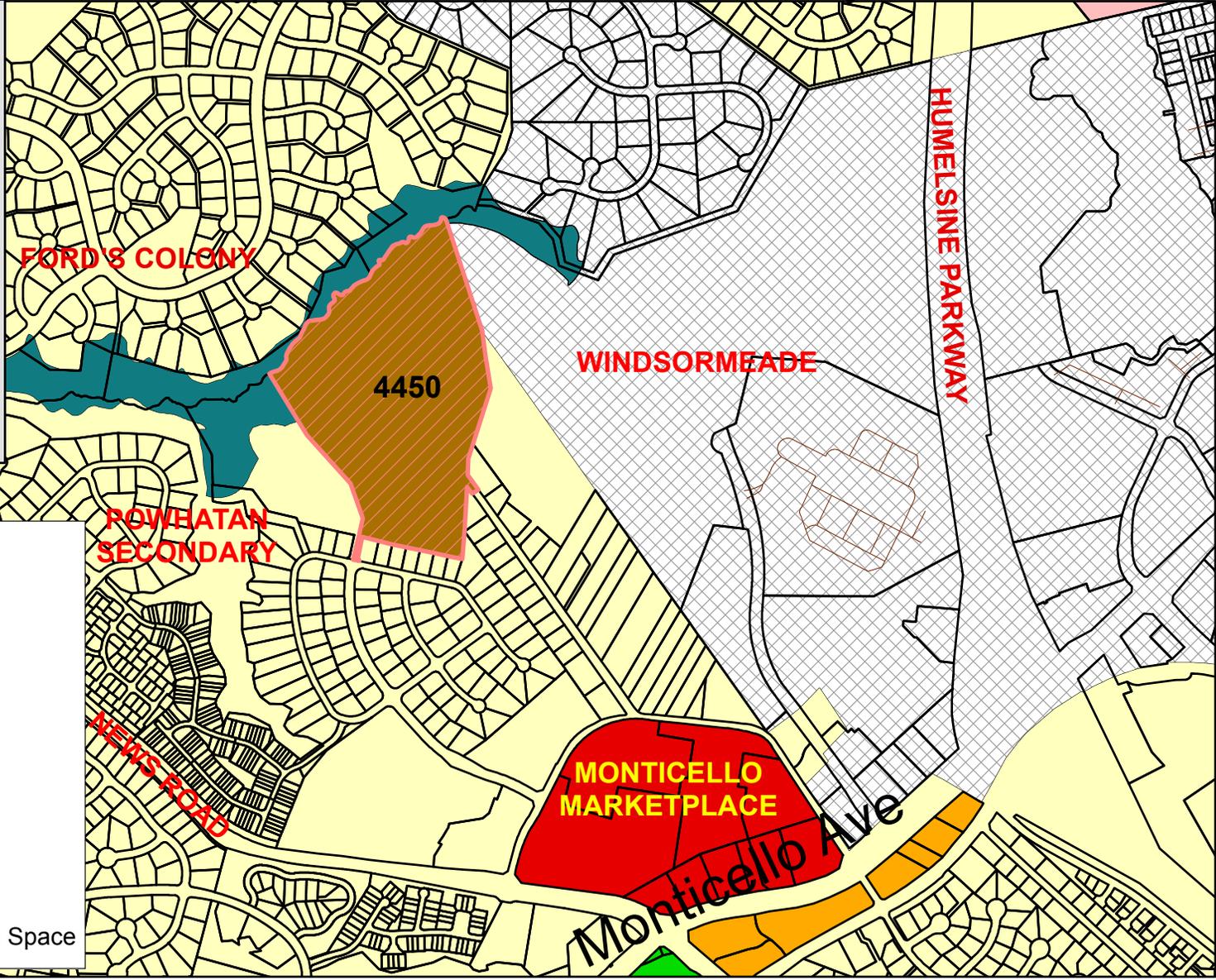
Total Acreage: 35.57

Current Designation: Low Density Residential

Applicant Proposed Designation: Moderate Density Residential

PSA Expansion: No

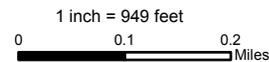
Current Zoning: R-8, Rural Residential



Legend

- Parcels proposed to change
- Low Density Residential
- Moderate Density Residential
- Neighborhood Commercial
- Community Commercial
- Mixed Use
- Conservation Area
- Park, Public, or semi-public Open Space

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Transportation Impacts Evaluation LU-0004-2014

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 is located within the Powhatan Secondary subdivision. Entrances to the Powhatan Secondary subdivision are provided along Powhatan Parkway which is a two-lane undivided road that intersects with Old News Road across from the Monticello Marketplace commercial center. An entrance to the subject parcel road would be provided along Powhatan Parkway, approximately 2,000 feet from the unsignalized intersection of Old News Road. Old News Road forms a loop around the Monticello Marketplace shopping center connecting to News Road at an unsignalized full movement intersection and Monticello Avenue at a right-in/right-out only partial access driveway.

II. Existing (2010) Conditions for Surrounding Roadways:

Roadway Segment	Average Weekday Daily Traffic (AWDT) ⁽¹⁾	Level of Service (LOS) ⁽¹⁾⁽³⁾
Old News Road (News Road to Monticello Avenue)	2,659	A ⁽³⁾
News Road (Powhatan Secondary to Monticello Avenue)	7,908	C ⁽³⁾
News Road (Monticello Avenue to Ironbound Road)	10,495	B ⁽³⁾
Monticello Avenue (Centerville Road to News Road)	11,395	A-C
Monticello Avenue (News Road to Route 199)	41,348	F

III. Projected (2034) Conditions for Surrounding Roadways:

Roadway Segment	Average Weekday Daily Traffic (AWDT) ⁽¹⁾⁽²⁾	Level of Service (LOS) ⁽¹⁾⁽³⁾
Old News Road (News Road to Monticello Avenue)	-	-
News Road (Powhatan Secondary to Monticello Avenue)	10,300	E ⁽³⁾
News Road (Monticello Avenue to Ironbound Road)	14,900	B ⁽³⁾
Monticello Avenue (Centerville Road to News Road)	12,000	A-C
Monticello Ave. (News Road to Route 199)	45,000	F

IV. Future Improvements:

- There is a project in the Six Year Improvement Program to make some improvements to Monticello Avenue in this vicinity including adding turn lanes at the intersection of Monticello Avenue and News Road. These improvements are funded and scheduled to begin shortly. The projected 2034 LOS does not reflect the presence of these improvements, which are anticipated to improve the operation of Monticello Avenue.

V. Projected Trip Generation Scenarios:

Scenario	Description	ITE Code	Percentage	Acreage	Density	Unit	Trips		
							Daily	AM	PM
1	Townhouse	230	100%	24	70	DU	472	39	45
	Scenario 1 Total							472	39
2	Low Rise Apartment (7 DU per acre)	221	100%	24	168	DU	1,248	85	107
	Scenario 2 Total							1,248	85

- Scenario 1 approximates the existing Low Density Residential designation
- Scenario 2 approximates a Moderate Density Residential designation.

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

- This item was not completed for this application. Trip generation was determined to be too low to have a measurable impact on the Hampton Roads travel demand model.

VII. Potential Improvement Information with Land Use Designation Change:

- This item was not completed for this application.

VIII. Other Transportation Considerations:

- Provide an entrance to the development via Powhatan Parkway.
- Construct exclusive turn lanes on Old News Road for turning movements onto Powhatan Parkway.
- Construct an exclusive right-turn lane on Powhatan Parkway.
- Reconfigure geometry of the southbound approach at Old News Road and News Road to include an exclusive right-turn lane
- Consider reconfiguring the intersection of the Target Entrance/Rite Aid into a right-in/right-out with left-turn crossovers for the minor streets

IX. References:

1. James City County/Williamsburg/York County Comprehensive Transportation Study
2. VDOT Hampton Roads 2034 Travel Demand Model
3. Kimley-Horn and Associates LOS Tool