



PLANNING DIVISION

APR 30 2014

RECEIVED

COMPREHENSIVE PLAN FUTURE LAND USE MAP
CHANGE APPLICATION

For Internal Use: Date Received: 4/30/14 LU: 0009-2014

To the Planning Commission and Board of Supervisors of James City County, Virginia:
I (We), the undersigned do hereby respectfully make application and petition the Governing Body of James City County, Virginia, to amend the Comprehensive Plan Land Use Map as hereinafter requested, and in support of this application, the following facts are shown.

\*Please see the attached Land Use Designation Change Application Resources document for websites where some of the requested information is available.

1. Property Information

a. Property address(es): 8961 Pocahontas Trail, Williamsburg, VA 23185
b. The property is owned by BASF Corporation as evidenced by deed from See attached list of deeds recorded in Book, Page, Registry of James City County, Virginia.
c. Parcel ID(s): See attached list of deeds
d. Is site inside Primary Service Area? Yes [checked] No [ ]
e. Current Zoning: M-2 General Industrial
f. Is the property in a FEMA Flood Zone? Yes [ ] No [checked]
g. Gross property acreage: 620
h. Estimated net developable property acreage: 303
i. This property is currently being used for:
[ ] Residential [ ] Agriculture/forestry [ ] Commercial/retail [ ] Office
[ ] Industrial [checked] Vacant [ ] Park/open space [ ] Institutional
Other:

**2. Applicant/Contact Information**

Name: <u>Charles Waltz</u>	
Company: <u>BASF Corporation</u>	Phone: <u>973-245-6595</u>
Address: <u>100 Park Avenue</u>	Fax: <u>973-245-6782</u>
<u>Florham Park, NJ 07932</u>	E-mail: <u>charles.waltz@basf.com</u>

**3. Property Owner Information**

Name: <u>Same as above</u>	
Company: _____	Phone: _____
Address: _____	Fax: _____
E-mail: _____	
Is there an existing contract of sale or any options to purchase on said property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

**4. Proposal Information** (see <http://www.jamescitycountyva.gov/pdf/planning/2009CompPlan/land-use-and-descriptions.pdf> for descriptions of each designation)

<b>a. <u>Current Comprehensive Plan Future Land Use Map Designation</u> (check all that are applicable)</b>	<b><u>Proposed Comprehensive Plan Future Land Use Designation</u> (check all that are applicable)</b>
<input type="checkbox"/> Rural Lands	<input type="checkbox"/> Rural Lands
<input type="checkbox"/> Low Density Residential	<input type="checkbox"/> Low Density Residential
<input type="checkbox"/> Moderate Density Residential	<input type="checkbox"/> Moderate Density Residential
<input type="checkbox"/> Neighborhood Commercial	<input type="checkbox"/> Neighborhood Commercial
<input type="checkbox"/> Community Commercial	<input type="checkbox"/> Community Commercial
<input type="checkbox"/> Limited Industrial	<input type="checkbox"/> Limited Industrial
<input checked="" type="checkbox"/> General Industrial	<input type="checkbox"/> General Industrial
<input checked="" type="checkbox"/> Mixed Use	<input checked="" type="checkbox"/> Mixed Use
<input type="checkbox"/> Park, Public or Semi-Public Open Space	<input type="checkbox"/> Park, Public or Semi-Public Open Space
<input type="checkbox"/> Conservation Area	<input type="checkbox"/> Conservation Area
<input type="checkbox"/> Federal, State or County Land	<input type="checkbox"/> Federal, State or County Land
<input type="checkbox"/> Economic Opportunity	<input type="checkbox"/> Economic Opportunity

b. Is the applicant requesting an adjustment to the Primary Service Area?  
Yes  (Addition of property to the PSA  Removal of property )  
No

**5. Information to Accompany the Application**

- a. A vicinity map or property survey clearly marking the property(ies) or portion of the property that is the subject of this application.
- b. A narrative describing future plans for the property use and/or details about the physical development proposed on the property if the land use designation change is granted. Please be as detailed as possible and include specific proposed uses (such as office, retail, apartments, restaurant, single-family homes, etc.), densities, approximate acreages of each use (if applicable), and intensities.
- c. A narrative describing the justification for this amendment. Narrative should address why this land use would be superior to that adopted previously for this property, how it demonstrates a novel idea or concept for land development that was not anticipated or addressed in the previous Comprehensive Plan and how the goals of the Comprehensive Plan could be more effectively met or implemented if the proposed change is approved. Include references to relevant Comprehensive Plan topics, including but not limited to, the project's financial impacts to the County, impact on public schools, transportation, and public services (if any) or superior growth management concept data, inventory, or analysis or other improvements/necessary updates or modifications to the current Comprehensive Plan. Please be as thorough as possible.
- d. Applicant must generally identify wetlands, Resource Protection Areas (RPA), flood zones, historic resources, prime agricultural soils, endangered species, or species of special concern that are known to exist on the property.

**PLEASE NOTE:** Staff anticipates scheduling meetings with each applicant to help compile the information requested above and ensure each application is complete. If needed, staff may request additional information regarding this application.

**6. Optional Information to Accompany Application**

- a. Detailed proposed layout or conceptual designs for the property.
- b. Current level(s) of service and Annual Average Daily Traffic for the roadway(s) where your property enters or exits and any major surrounding roadways.
- c. Specific information about trip generation rates including the land use category used as defined by the latest edition of the ITE Trip Generation Manual.
- d. Basic description of surrounding roadways and intersections such as configuration and conditions.

**7. The property owner MUST sign this application in order for the application to be processed.**

Applicant Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Applicant Name (printed): \_\_\_\_\_

Property Owner Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Property Owner Name (printed): \_\_\_\_\_

**Supplement to BASF Corporation's JCC Comprehensive Plan Change Application**

Last revised: 4/24/14

**Property map requested on page #3, section 5.a.**

Attached

**Narrative describing future use of BASF's property requested on page #3, section 5.b.**

Our concept of mixed use entails recreation, hotel, and restaurant, but no residential homes or full time apartments (although condo hotels should not be ruled out.) Office and retail could also be part of the mix though the market would likely not support more than an incidental percentage.

**Narrative describing the justification for the change requested on page #3, section 5.c.**

The property has been idle for 20 years. About ten entities have demonstrated serious interest in the site since 1998, the vast majority of applications have been for mixed use. No mixed use deals went through since the County was not able to offer enough assurances to interested parties to justify their investment in the rezoning process. There has been no viable industrial interest.

The 2009 James City County Comprehensive Plan recognizes that uses other than allowed under current M-2 zoning may be viable; the Plan cites BASF property specifically for the potential for redevelopment – in its Commercial Capacity section.

An area already designated Mixed Use in the Comprehensive Plan abuts our property to the north and a small portion of the northern end of our access road is already designated Mixed Use.

The mixed use development we envision will have no impact on schools, and with future road improvements anticipated to connect to Route 64, traffic impact will be minimized.

**Resource Protection Areas, wetlands, etc. requested on page #3, section 5.d.**

The LandMark Design Group conducted an analysis in 2003 to identify Resource Protection Areas, steep slopes, natural wetlands, and flood zones. They concluded that

183.4 acres fell into these categories primarily along the periphery of the property. Furthermore, our Constructed Wetlands occupies 16.0 additional acres.

### List of Deeds for BASF Corporation Property in James City County

<u>Deed From</u>	<u>Recorded in Book #</u>	<u>Page #</u>	<u>Parcel ID #</u>
Nora J Cole	110	350	5920100029A
Edith Pitts Curtis	112	114	5920100029B
The Dow Chemical Company	105	166	5940100005
Whirlpool Financial	736	505	5940100005

# LU-0009-2014, 8961 Pocahontas Trail



**Total Acreage: 620**  
**Current Designation: General Industrial/Mixed Use**  
**Proposed Designation: Mixed Use**  
**PSA Expansion: No**  
**Current Zoning: M-2, General Industrial**  
**Current Use: Vacant**

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 = 1,858 feet  
0 0.35 0.7 Miles

