

## MEMORANDUM

DATE: October 16, 2009

TO: The Board of Supervisors

FROM: Ellen Cook, Senior Planner II  
Leanne Reidenbach, Senior Planner

SUBJECT: 2009 Comprehensive Plan Land Use Applications and Map

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### Land Use Applications Summary

Consideration of Land Use Map Designation changes is an important component of the Land Use Section, and the Comprehensive Plan overall. As with past Comprehensive Plans, both property owners and staff initiated designation change proposals for consideration. In preparation for Steering Committee consideration, staff prepared staff reports, reviewed consultant reports prepared by Renaissance Planning Group, advertised the applications in a newspaper insert, and compiled the citizen comments collected during the second round of Community Conversations, and through the website, listening stations, and other sources. The Steering Committee subsequently undertook an extensive consideration process, including a bus tour of the sites, and eight meetings devoted in whole or in part to discussion of the changes (January 5, 12, 20 and 29; April 6 and 23; and May 4 and May 11, 2009). The Steering Committee finalized votes on the changes at its May 4 and May 11, 2009 meetings. During Planning Commission consideration of the draft plan, the Commission discussed the proposed changes on an exception basis: At its August 6<sup>th</sup> and 19<sup>th</sup> meetings, the Planning Commission discussed four of the applications, but did not re-vote on these, or any of the other, proposals, thus forwarding on the Steering Committee recommendations to the Board of Supervisors. The attached spreadsheet summarizes the designation change proposals (Attachment #2).

To summarize, the Committee/Commission recommended approval of a number of the land use designation change proposals. In terms of commercial considerations, the Committee/Commission recommended approval of changes to Neighborhood Commercial on Ironbound Road and on Jamestown Road, and one recommendation of a change to Mixed Use (on Treyburn Drive) that had originally been proposed as Neighborhood Commercial. Additionally, the Committee/Commission recommended one change to Community Commercial (on Richmond Road adjacent to Colonial Heritage) that had originally been proposed as Mixed Use.

Also, there were many requests for changes to the Mixed Use designation. The Committee/Commission recommended approval of additions to several of the existing Mixed

Use areas, including the Lightfoot Mixed Use area (properties on Richmond Road), Norge Mixed Use area (Cokes Lane), Toano Mixed Use area (properties along Forge and Richmond Roads), Jamestown Ferry Approach Mixed Use area (Jamestown Marina property), and New Town Mixed Use area (properties on Ironbound Road). The Committee/Commission also recommended approval of several other adjustments to existing Mixed Use areas, including the Norge Mixed Use area (Candle Factory applications), and Barhamsville Mixed Use area (Hazelwood Holdings). The Steering Committee also spent a significant amount of time evaluating the Hill Pleasant Farm application, which had been submitted originally as a proposal for Mixed Use. Instead, the Committee recommended that a new Economic Opportunity (EO) designation be created and applied to the original set of parcels as well as a number of others (totaling approximately 800 acres), including a portion of the existing Croaker Mixed Use area. (The Committee also considered the Hazelwood Holdings and Taylor Farm properties for a change to EO, but did not in the end recommend approval of such a change.)

The Committee/Commission did not recommend approval of the three cases that were primarily about changes to the Primary Service Area (PSA) line (properties on Bush Springs Road and Colonial Heritage). However, several other applications had PSA implications which were recommended for approval. The Hazelwood Holdings change discussed above would result in a net reduction in area of the PSA by approximately forty-five acres (this number is approximate, reflecting GIS information rather than legal plats or tax documents). For the Hill Pleasant Farm/Mooretown Road change to Economic Opportunity also discussed above, the Committee/Commission did not recommend bringing the portions of this area currently outside the PSA into the PSA as part of this Comprehensive Plan, but the expectation is set through the land use description text that all land with this designation would be included in the future pending a satisfactory outcome of master planning efforts.

With regard to residential considerations, the Committee/Commission recommended approval of two changes to Moderate Density Residential (properties on Richmond Road and Regency Apartments), and two changes of property to Low Density Residential (Warhill Utility lots and 3813 4H Club Road). The Committee/Commission recommended approval of the Mixed Use portion of a proposal at the Five Forks intersection, but did not recommend approval of the portion of this proposal that would have resulted in an additional property changing to Moderate Density Residential.

Finally, the Committee/Commission also recommended approval of the changes involving the Park, Public, or Semi-Public Open Space, and Federal, State and County Land designations.

The land use designation changes recommended for approval are reflected on the attached Land Use Map (those land use changes not recommended for approval are not reflected). (Attachment #1) The land use designation descriptions, including the revised Mixed Use descriptions and the new Economic Opportunity description, are included in the Land Use Section text in the binder (starting on page 150). Further information on the land use

applications is also available electronically on the Comprehensive Plan website. For location maps, staff reports, consultant comments, citizen and stakeholder comments, and other documents relevant to Steering Committee consideration of the applications, please visit: <http://www.jccplans.org/steering/land-use-applicants.html>. For meeting minutes and agendas for the relevant Steering Committee meetings (January 5, 12, 20 and 29; April 6 and 23; and May 4 and May 11, 2009), please visit: <http://www.jccplans.org/steering/schedule.html#materials>. For a page that links to the Steering Committee voting sheet, please visit: <http://www.jccplans.org/steering/land-use.html>. (Staff can print and provide copies of these materials upon request.)

### **Land Use Map**

In addition to the land use designation changes, the draft 2009 Land Use Map included in your package includes all of the proposed new roads and changes to Community Character Areas and Community Character Corridors that are recommended for approval by the Steering Committee and Planning Commission. The map, however, has not been formatted into final form to include notes, titles, and supplemental information. The following outlines additional text proposed to be included as part of the final published 2009 Land Use Map.

The back of the map will include:

1. Land Use descriptions in chart form as included in the Land Use section

The front of the map will include:

2. Title and Comprehensive Plan logo
3. Numbering of each Mixed Use area to allow easy identification with appropriate Land Use descriptions.
4. Notes:
  - a. Alignments of proposed roadways are shown for illustrative purposes only. The actual corridors will be determined after detailed studies including, but not limited to, evaluation of property ownership, environmental constraints, master plans for adjacent development, and VDOT analyses.
  - b. Densities and land uses shown here may not be able to be accommodated by infrastructure at any given time.
  - c. The County does not guarantee that adequate infrastructure will be available.
  - d. The published Comprehensive Plan Land Use Map is intended to serve as a guide to accompany the Comprehensive Plan text. Please contact the James City County Planning Division for verification of designations in specific areas. Planning staff is also available to assist in interpreting the map and appropriate uses within specific designations.
  - e. While designated Park, Public, Semi-Public Open Space, Carter's Grove is a private residence under a Virginia Outdoors Foundation conservation easement and is not regularly open to the public.

Attachments:

1. Draft 2009 Land Use Map
2. Summary Spreadsheet of Land Use Applications