

PLANNING REPORT

APPLICATION:

The application of KS Carrollton, LLC, applicant, and Nathan J. Forrest, owner, to rezone a 1.134 acre parcel with tax parcel identification number 34-01-106B located at the corner of Carrollton Boulevard (Rte. 17) and Sugar Hill Road (Rte. 661). The purpose of the application is to rezone the subject property from General Commercial (GC) to Urban Residential (UR) to allow for a 12-unit condominium structure.

ELECTION DISTRICT:

Newport Election District

LOCATION:

The property is 1.134 acres located along Sugar Hill Road near the northeast corner of the Carrollton Boulevard intersection. The properties to the north and west of the property are zoned GC and are vacant. The property to the north is undeveloped. The properties to the west are zoned UR and are occupied by single family homes in the Carrollton Meadows subdivision. The properties to the south are zoned Rural Agricultural Conservation (RAC) and GC and are occupied by large single-family residences and a dance studio.

BACKGROUND:

The property is vacant and undeveloped. The applicant is pursuing the construction of a 12-unit condominium development.

DESCRIPTION:

The applicant is proposing to rezone the property to UR to allow for the construction of a 3-story, 12-unit building. The structure is proposed to have a footprint of 5,257 square feet and contain 6 one-bedroom and 6 two-bedroom units. The 11,800 square foot parking lot will be accessed via a 30-foot entrance on the eastern end of the lot's frontage. Development of the building will need to comply with the Newport Development Service Overlay District (NDSO) architectural standards as well as any other zoning, stormwater, CBPA and building permit requirements.

COMPREHENSIVE LAND USE PLAN:

The future recommended land use for the subject property is Suburban Residential on the Comprehensive Plan Future Land Use Map. This district is intended for neighborhood parks and playgrounds; open space, including sensitive natural features such as wetlands, flood prone areas, forest cover, and other features that reflect important cultural landscape elements or viewsheds that should be protected or retained. Appropriate land uses are single family detached, single family attached, and multifamily residential with varying densities. The proposed use is consistent with the intent of the recommended future land use designation.

ORDINANCE REVIEW:

Zoning Ordinance –

The subject property is located within the NDSO District and is zoned GC. The applicant proposes to rezone the property to UR in order to construct a 12 unit condominium building, which is included as a multifamily use in the Zoning Ordinance. Should the Board approve the rezoning request, development of the site will follow the NDSO architectural standards as well as the multifamily supplemental regulations. The maximum height of any structure permitted in the UR district is 35 feet.

The Ordinance requires that any rezoning application which includes more than five residential units shall include a community impact statement. This document shall address the adequacy of existing public facilities and services to serve the proposed development, such as sewer, water, drainage, schools, fire stations, roadways, and other

major local facilities.

A fiscal impact analysis shall also be provided by the applicant that compares public revenues project to be generated by the development and the anticipated capital, operations, maintenance and replacement costs for public facilities needed to service the project at the adopted county service standards, as well as employment opportunities to be generated by the development.

Because the proposed development will generate less than 200 average vehicle trips per day, a full traffic impact analysis is not required by Virginia Department of Transportation (VDOT). However, the zoning administrator may require one if the proposed development may generate substantial impacts to vehicular movements in the area.

Staff's assessment of the community impact statement and traffic impact analysis (TIA) is provided in the agency comments section of this report.

Flood Plain Management District –

The proposed lot does not contain a special flood hazard zone.

AGENCY REVIEW:

Below is a summary of agency and departmental comments:

Planning and Zoning – The Community Impact statement prepared by the applicant does not adequately address the projected impacts to public facilities and services by the proposed development, including:

1. The applicant asserts that the number of school children to be generated by the development is 2.34, based on the number of two bedroom units only. The applicant states that one bedroom units rarely produce school children, but offers no basis for this assessment. Using the student generation ratio provided by Isle of Wight County Schools, the average number of school children projected to be generated by this development is 5 students based on all twelve units. No analysis of the adequacy of existing school capacity is provided by the applicant.
2. The fiscal impact analysis provides an assessment of projected public revenues to be generated by the development but not the public service costs.
3. The TIA is prepared by the applicant and not a professional engineer, although there is no requirement in the Ordinance to do so. The applicant states that the projected traffic to be generated by the development is 50.16 average car trips per day but does not provide the basis for this conclusion. Staff finds that by using ITE code 230 for condominiums, the average daily vehicle trips per day (ADT's) is 5.86 per unit, or 70.32 for all 12 units. Because the applicant did not provide an updated TIA and signal warrant analysis per VDOT's recommendations in their letter dated August 2018, staff feels they cannot adequately assess the projected traffic impacts of the development at this time.

Emergency Services – No direct service related concerns due to the size of the project; however, they are interested in VDOT's analysis of the Carrollton Blvd and Sugar Hill Road intersection. They would also like to ensure appropriate hydrant placement for the proposed project.

Environmental Planner – There are no sensitive environmental features (RPA, floodplain, wetlands) on this lot, and the amount of proposed impervious cover as shown on the conceptual plan is less than the maximum of 60 percent coverage.

Economic Development – No objections to proposed development.

Building Inspections – No comments at this time.

County Attorney – As presented, there are no legal deficiencies notes. As such, no legal concerns.

VDOT – Recommend updating the Carrollton Boulevard (U.S. 17) and Sugar Hill Road Signal Warrant Analysis Memorandum performed by Kimley-Horn and dated May 6, 2015. The analysis is over three years old, and this is a problematic intersection with frequent complaints. The condos as proposed, while not a major traffic generator, will exacerbate problematic AM and PM peak turning movements. Applicant should update existing traffic counts, forecast remaining Founder's Pointe buildout, and include proposed site generated traffic forecast to site buildout. Applicant should use updated counts to re-analyze signalization warrants, movement delays, and the gap analysis.

Upon final plan approval, a Land Use Permit will be required prior to any work within State maintained right of way limits or easements.

Stormwater – Be advised, this development will need to show compliance with the new technical stormwater design criteria. A complete review of the design will be conducted in the plan review stage of this project. All comments will be addressed in the site plan review process.

STAFF CONCLUSIONS:

Strengths:

1. The proposal is consistent with the recommended future Land Use Plan designation; and
2. The proposal is compatible with the existing land uses in the vicinity.

Weaknesses:

1. The Community Impact statement does not properly address the adequacy of public facilities and services as outlined in Section 1-1015.F of the Zoning Ordinance.
2. The Traffic Impact Analysis Addendum was not performed by an engineer and the adequacy of its conclusions can not be verified.

Next Steps:

If approved, the applicant will be required to prepare and submit a site plan for review and approval. A zoning permit and building permits as applicable can then be issued to begin construction.

If denied, the applicant must wait one (1) year to reapply, unless there is a significant change in the application.

STAFF RECOMMENDATION:

Because the applicant has not adequately assessed potential impacts of the proposed development on public facilities and services, staff recommends denial.

ATTACHMENTS:

Description	Type	Upload Date
Application	Backup Material	11/20/2018
Statement of Reason	Backup Material	11/16/2018
Concept Plan	Backup Material	11/16/2018
Community Impact Statement	Backup Material	11/16/2018
Community Impact Statement Exhibits	Backup Material	11/16/2018
VDOT Comments	Backup Material	11/16/2018
Zoning/Land Use/Location Maps	Backup Material	11/16/2018
Site Pictures	Backup Material	11/16/2018
Kooiman Rezoning Resolution	Resolution Letter	11/20/2018
Kooiman Rezoning Ordinance	Ordinance	11/20/2018