

PLANNING REPORT

APPLICATION:

The application of East West Partners of Virginia, Inc., applicant, and Eagle Harbor, LLC and EH2, LLC, owners, for a comprehensive plan amendment to change the future recommended land use of 80.29 acres of land with tax map numbers 34-01-003A1, 34-01-077, and 34-01-077D from Suburban Estate and Suburban Residential to Mixed Use. The properties are located on Carrollton Boulevard (Rte. 17) and Channel Way (Rte. 662).

ELECTION DISTRICT:

Newport

LOCATION:

The property is located on the east side of Carrollton Boulevard (Rte. 17) and extends east across wetlands to Channel Way. Parcel 34-01-003A1 is part of the Eagle Harbor Development, while the parcels 34-01-077 and 077D are undeveloped and are part of the property often referred to as the "Channel Farm". To the north of the property are commercial and residential portions of Eagle Harbor, the remainder of the "Channel Farm", and wetlands. To the west of the site is Rte. 17, and commercial and residential portions of Eagle Harbor. To the south of the site is the approved "Crossings" development consisting of commercial area and up to 240 apartments. To the east of the site is the Carisbrooke residential neighborhood and some vacant wooded property and a few single family homes.

BACKGROUND:

The Eagle Harbor Development was conditionally rezoned in 1998 allowing for 1,500 residential units and commercial space. Development has been ongoing since that time with a mix of housing types, including single family detached and attached, and apartments. Additionally, there has been a variety of commercial development over the years, including the Food Lion shopping center, the smaller Eagle Harbor Shoppes, and several outparcels.

DESCRIPTION:

The associated rezoning application requests that 3.2 acres of land currently zoned Conditional General Commercial (C-GC) and 111.39 acres of land currently zoned Rural Agricultural Conservation (RAC) be changed to Conditional Planned Development Mixed Use (PDMX) zoning. The purpose of this change is to allow for 340 residential units in a mix of single family detached and townhouse units, as well as residential amenities such as a pool and clubhouse associated with the development.

In order for the rezoning to be consistent with the Comprehensive Plan, a comprehensive plan future recommended land use map amendment is needed.

Parcel 34-01-003A1 was rezoned as part of Eagle Harbor and has sat as undeveloped Conditional General Commercial (C-GC) zoning for over twenty years of development. The application seeks to change the future land use designation of the 6.2 acre parcel from Suburban Residential to Mixed Use to support the associated rezoning application.

Parcels 34-01-077 and 077D are currently zoned Rural Agricultural Conservation. The property consists of a tidal creek and surrounding wetlands which flows to the Ragged Island Wildlife Management Area, some forested areas, and agricultural fields. The application seeks to change 73.67 acres of the property in Suburban Estate land use to Mixed Use land use to support the rezoning application.

COMPREHENSIVE LAND USE PLAN:

The comprehensive plan future recommended land use designation for the property is currently a combination of Suburban Estate (SE), Suburban Residential (SR) and Mixed Use (MU). The application seeks to change the designation of the SE and SR land use to MU in order to support the associated rezoning.

The SE land use designation is a single family residential district which allows for a density of up to one (1) unit per acre. The location recommendation for the SE land use notes it should have access to water and sewer and be removed from major transportation routes and not be adjacent to Mixed Use or BE future land use designations. This land use is not consistent with the proposed concept or the location of the property carrying this designation.

The SR land use designation is a single family residential district which allows for a density of up to four (4) units per acre. The location recommendation for the SR land use notes it should have access to water and sewer and be in close proximity to major transportation routes and adjacent to Mixed Use or BE future land use designations. This is not consistent with the proposed concept and the location of the property carrying this designation.

The MU land use designation is intended for a mixture of uses both residential and commercial in nature. The location recommendation for the MU land use notes it should have access to water and sewer which can support intensive development, and should be at major intersections or on roadways with sufficient capacity for traffic flows. This is consistent with the proposed concept and the location of the property proposed for this designation.

The County is currently undertaking the task of developing a new comprehensive plan with the *Envisioning the Isle* planning process. The Planning Commission and Board of Supervisors should be cautious in considering a comprehensive plan amendment while that process is ongoing.

ORDINANCE REVIEW:

Not Applicable

AGENCY REVIEW:

Not Applicable

STAFF CONCLUSIONS:

Strengths:

- The proposed future land use is consistent with the comprehensive plan description.

Weaknesses:

- The County is currently reviewing the draft *Envisioning the Isle* Comprehensive Plan including a new future recommended land use map, and the Planning Commission and Board should be cautious when considering any change prior to the completion of that process.

STAFF RECOMMENDATION:

Staff recommends denial of the application as submitted due to the weaknesses noted.

ATTACHMENTS:

Description	Type	Upload Date
Application	Backup Material	10/16/2019
Master Plan	Backup Material	10/15/2019
Illustrative Plan	Backup Material	10/15/2019
Site Photos	Backup Material	10/15/2019
Vicinity Map	Exhibit	10/15/2019
Location Closeup Map	Exhibit	10/15/2019
Land Use Map	Exhibit	10/15/2019
Pitt Lippe Comp Plan PC Resolution	Resolution Letter	10/16/2019
Pitt Lippe Comp Plan Ordinance 102219	Ordinance	10/16/2019
Exhibit B	Backup Material	10/16/2019

