



CITY OF WILLIAMSBURG
MEMORANDUM

STAFF REPORT #1

TO: Planning Commission

DATE: February 3, 2023

SUBJECT: PCR#22-007: Request of Timmons Group on the behalf of Riverside Health Systems for a site plan to construct Greenwood Village, a community with 153 total units; containing 95 townhomes & five condominium buildings containing 58 condominiums in the Quarterpath Masterplan Development

APPLICANT'S REQUEST

Timmons group is requesting approval of a site plan to construct 95 townhomes & five condominium buildings containing 58 condominiums adjacent to North Ridge Street, located on Parcel B-12, also identified as Parcel ID# 2025.253.582.

BACKGROUND

The land for the Quarterpath at Williamsburg Development proposed by Riverside Healthcare Association, Inc. was rezoned to ED Economic Development District Conditional and RS-2 Single Family Dwelling District Conditional in April 2005 (PCR #05-002, -003, -004). Proffered conditions included improvement of the Quarterpath Road/Route 199 intersection (completed in 2009), a new elevated water storage tank (under construction), and the construction of Battery Boulevard and Redoubt Road.

A site plan was approved in October 2007 (SPR #07-006) for the construction of the initial section of Battery Boulevard to Commonwealth Avenue (modified for a roundabout in February 2011 – SPR #11-002).

The Preliminary Plat for Quarterpath at Williamsburg was approved by City Council in May 2008 (PCR#08-010). The Preliminary Plan approved the conceptual layout for the streets, utilities and stormwater management, as well as acreage lots intended for future resubdivision.

Pertinent to this request, in 2022 a subdivision dividing acreage into eight lots for separate development was approved by the Planning Commission. The property owner divided Residual Parcel B to sell remaining parcels to developers to complete the approved master plan that includes multifamily residential, townhomes, retail, and medical related office buildings.

STAFF ANALYSIS

The initial site plan was submitted to the city in February 2022. Representatives from city departments have reviewed the plans and provided revisions to the applicant between February and December. The applicant was granted a slope waiver, PCR#21-011, to encroach upon 1.5 acres of slopes in excess of 30 percent by City Council at the October 14, 2021 meeting. Special attention was paid to the topography and drainage of this site, hence the 10-month review process by city staff. The site plan was approved by the Fire, Police, Public Works, and Planning and Codes Compliance departments in December 2022.

SITE CHARACTERISTICS

This property is identified as parcel #2025.253.582. It is further identified as parcel B-12, Subdivision of Residual Parcel B, Quarterpath at Williamsburg Section 1. The total acreage is 20.72, and the total limits of disturbance to accommodate this project is 12.82 acres.

SITE PLAN REQUIREMENTS

Chapter 21, Article VII. Site Plans outlines the purpose of site plan review and the elements required on a site plan. As stated, the regulations are intended to facilitate the utilization of the most advantageous techniques in the development of land. The regulations promote high standards and innovation in the layout, design and landscaping of new and existing developments to ensure that land is used in a manner that is efficient and harmonious with the community and the environment.

The construction of townhouses and multifamily dwellings require a major site plan in accordance with Section 21-780 of the Zoning Ordinance. The following information is required on major site plans and must be reviewed for compliance by relevant city departments:

1. Existing Features
2. Proposed Improvements
3. Landscaping
4. Erosion and Sediment Control features
5. Streets and parking
6. Drainage
7. Utilities
8. A traffic impact analysis, and a public utility analysis may be provided at the discretion of the Planning Director

Staff must also ensure that the following general performance standards are being met:

1. No more land is disturbed than is reasonably necessary to provide for the desired use or development.
2. Indigenous (native) vegetation shall be preserved to the maximum extent possible consistent with the proposed use and development.
3. Best management practices shall be applied to all land-disturbing activities.

4. Land development proposals shall be designed to minimize impervious cover consistent with the particular use proposed.
5. New construction on slopes in excess of 30 percent shall be prohibited, unless approved by City Council.

Parking

Two parking spaces are required for each townhome unit plus 0.25 spaces for guests. This is a total of 214 spaces for the townhomes. The applicant is providing 263 parking spaces. Condominiums require 1.25 spaces for each one-bedroom unit and 1.5 spaces for each 2-3bedroom unit plus 0.25 for guest. The bedroom breakdown for condominiums will be driven by the market and are unknown as this time. Therefore the applicant estimated that 50% of the units would be 1 bedroom, and 50% 2 or more bedrooms, providing 91 parking spaces for condominium units.

ZONING

The property is zoned Economic Development (ED) Conditional. A site plan is reviewed to ensure that the yard regulations (setbacks, transitional screening and/or greenbelt requirements, height), outlined in the zoning district are met. This district requires at least 20 percent of the gross land area of the entire development be landscaped open space. This development meets the criteria. In fact, 60% of the development is landscaped open space. Managed landscaped areas will constitute 3.81 acres and forested areas will constitute 8.59 acres.

In this zoning district, townhouses also have specific regulations for density, lot width and setbacks. Each townhouse must front on a dedicated public street or have access to a 22-foot minimum pavement width on a private street. Sidewalks are required and must be at least four feet in width. The facade of townhouses in a group must be varied by changed setbacks or variations in materials or design so that no more than three abutting townhouses will have the same or essentially the same architectural treatment of façades and roof lines.

The development was approved with proffers that allowed the construction of no more than 895 residential units. The table below shows the units that have been completed, are under construction and proposed. The development can construct 147 more residential units.

	Completed/Under Construction	Proposed
Multi-family- Rental	Attain at Quarterpath (226 units)	
Multi-family- Rental- Age Targeted	RLC (130 units)	
Multifamily – For Sale (condo)	Village Green North (33 units)	Greenwood Village (56 units)
Fee Simple- 3 Story Townhomes	Village Green North (55 units)	
Fee Simple- 2 Story	Village Green North (66 Units)	Greenwood Village (95 units) Kirbor (86 units)
TOTAL UNITS	510	238

STAFF RECOMMENDATION

Staff recommends approval of PCR#22-007 as it meets the guidelines of Article VII. Site Plans, outlined in the Zoning Ordinance and the applicant has addressed all topography, drainage, and stormwater management issues identified by the City Engineer. Additionally, the Fire, and Police Department, and Building Official have reviewed the final site plan and concur that the items within their purview have been satisfied.

SITE PLAN REVIEW COMMITTEE

The Site Plan Review Committee held a meeting on January 18, 2023 to review the proposed site plan. Representatives from Timmons Group and the owner reviewed the plans with committee members. Staff was also available to answer questions. The Site Plan Review Committee recommended moving the site plan forward to the Commission for a public hearing at the February 15, 2023 meeting.



Teva Williams Griffin, AICP
 Planning & Codes Compliance Director