

CONCEPTUAL PLAN-21-0098. Stonehouse Tract 11A**Staff Report for the December 15, 2021, Development Review Committee Meeting****SUMMARY FACTS**

Applicant: Mr. Jeff Huentelman

Land Owner: MCP Stonehouse LLC

Proposal: New construction of 320 single-family units

Location: 9100 Six Mount Zion Road

Tax Map/Parcel No.: Portion of 0540100016

Project Acreage: + 131 acres

Current Zoning: Planned Unit Development Residential (PUD-R) with Proffers

Comprehensive Plan: Mixed Use-Stonehouse

Primary Service Area Inside

Staff Contact: Thomas Wysong, Senior Planner II

REASON FOR DEVELOPMENT REVIEW COMMITTEE REVIEW

Proffer 10, approved by the Board of Supervisors on November 12, 2019, per Case No. Z-19-0010, requires a conceptual plan to be submitted to the Planning Director and the Development Review Committee (DRC) for review at least 60 days prior to submittal of a development plan for the tract (or Land Bay). The purpose of this review is to determine general consistency with Zoning Ordinance requirements, the adopted Master Plan, and other applicable County policies.

FACTORS FAVORABLE

1. This conceptual plan complies with the approved Master Plan for Stonehouse, aligning with the land use designations, maximum units permitted, and permitted density for Tract 11A.
2. This conceptual plan layout complies with the zoning requirements for PUD-R and applicable proffers.
3. The conceptual plan layout complies with other applicable County policies, which were evaluated during the course of the 2019 rezoning and Master Plan and proffer amendment for Stonehouse (Case Nos. Z-18-0002, MP-18-0002, and Z-19-0010).
4. The proposed units for this conceptual plan comply with the unit caps proffered for the Stonehouse development.
5. The conceptual plan is consistent with the approved proffers.

FACTORS UNFAVORABLE

1. None.

STAFF RECOMMENDATION

Staff recommends that the DRC find the proposed conceptual plan to be generally consistent with the Zoning Ordinance, adopted Master Plan, adopted proffers, and other applicable County policies.

PROJECT DESCRIPTION

This proposal is for the new construction of 320 single-family units. This property is governed by the approved Stonehouse Master Plan and proffers (Case Nos. MP-18-0002 and Z-19-0010).

PROJECT HISTORY

The Stonehouse PUD was originally approved in November 1991 as a mixed residential/commercial community with a proposed reservoir. Since the original approval, a number of changes have been made including a number of minor proffer amendments between 1991 and 1994, the removal of language pertaining to the Ware Creek Reservoir after permitting did not succeed in 1995, and a rezoning in 1999 that incorporated a 75-acre tract into the development. The existing development in Stonehouse, including the golf course and neighborhoods on Mill Pond Run and the Stonehouse Glen neighborhood on Fieldstone Parkway, occurred over the years by several corporations including Stonehouse Development Corporation and Stonehouse at Williamsburg. In 2006, the majority of the undeveloped land was sold to GS Stonehouse Greenland Sub, LLC, (“GS Stonehouse”). In 2008, GS Stonehouse received approval for comprehensive changes for this remaining land, thoroughly revising both the Master Plan and proffers. The area that was not owned by GS Stonehouse in 2008 has continued forward under the 1999 Master Plan and proffers, while the land owned by GS Stonehouse has continued forward under the 2008 Master Plan and proffers.

In 2012, the Board of Supervisors approved an amendment relating to the dedication of conservation easements within the property. In 2015, the Board of Supervisors approved amendments to the Transportation and Economic Development proffers; of most significance, the Transportation proffer was amended to re-sequence the order of the proffered improvements by focusing on the transportation improvements necessary to support the western/southern portion of the development and waiting to determine the triggers and/or schedule for the proffered transportation improvements needed to serve the eastern and northern portions of the property, including the major new internal road (the “Bridge Road”), by providing an updated traffic study to the County that would specify this information prior to any development occurring in that area.

In addition to these legislative cases, the Planning Commission’s DRC has approved a number of modifications and unit location transfers over the years that were deemed to not change the overall concept or character of the development.

In 2019, the Board of Supervisors approved the rezoning of an approximately 2,659.6-acre portion of James City County Real Estate Tax Map Parcel No. 0630100005 from PUD-R, to A-1, General Agricultural, along with the granting of restrictive use easements over this area. Additionally, the Board approved amendments to the Stonehouse proffers and Master Plan, reduced the size of the PUD by approximately 2,659.6 acres, reduced the maximum permitted number of dwelling units and non-residential square footage, changed land use designations within the development, revised the approved proffers related to traffic improvements, community and recreational facilities, public sites, environmental protections, and other matters and adjusted the boundary line between PUD-Commercial (PUD-C) and PUD-Residential.

SURROUNDING ZONING AND DEVELOPMENT

North: PUD-R, undeveloped land

South: Mount Laurel Road, Interstate 64

East: PUD-R, undeveloped land

West: PUD-R, undeveloped land

STAFF ANALYSIS

The reason for this conceptual review is found in Proffer No. 10 of Case No. Z-19-0010, which states the following: “At least 60 days prior to submission of a development plan for all or any portion of a Tract, Owner shall submit a conceptual development plan for the development of the entire Tract to the Planning Director for review

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and comment by the Planning Director and the Development Review Committee. The conceptual development plan shall show the layout of lots/units or commercial buildings, density in units or square footage, road locations, amenity areas and improvements, trails and pedestrian paths, common and natural open space, required or proffered buffers, proposed clearing limits and any archaeology or natural resource preservation areas within the tract. Such review shall be for the purposes of determining general consistency with Zoning Ordinance requirements, the Master Plan, these proffers, and other applicable County policies.”

Accordingly, staff has reviewed: a) the conceptual plan, to ensure it is sufficiently detailed pursuant to Proffer No. 10; b) the Zoning Ordinance requirements for the PUD-R; c) the approved Master Plan; and d) other applicable County policies.

Conceptual Plan

Staff finds the conceptual plan provides sufficient detail pursuant to the language of Proffer No. 10. Details shown on the plan include the lot layout, proposed unit amount and site acreage (which allows for density calculations), road locations, amenity areas, trails and pedestrian paths, common and natural open space, proposed clearing and grading, and archaeological or natural resource preservation areas.

Planned Unit Development Residential Zoning Requirements

Staff finds the conceptual plan shows compliance with all applicable zoning requirements able to be assessed at this stage in the process. The major zoning requirements for this district are listed below:

- a. *Uses.* Single-family detached and multifamily unit homes are both permitted within this district and are approved on the Master Plan for this proposal.

- b. *Minimum lot size* This proposal is part of the larger Stonehouse development, which well exceeds this minimum requirement, as does this portion of Tract 11A.
- c. *Gross density.* Per the acreage calculation provided on the conceptual plan, this proposal is for 2.73 units per acre, which is permitted via the density approved as part of the Stonehouse legislative case.
- d. *Open Space.* 35% of the gross area of any PUD District is required to be set aside as open space. This requirement is shown as being met on the approved Stonehouse Master Plan.
- e. *Streets.* All dedicated public streets shown on the development plan are required to meet the design and construction requirements of the Virginia Department of Transportation’s (VDOT) standards or the County Subdivision Ordinance, whichever is more stringent. The proposed layout will permit VDOT acceptance.

Stonehouse Master Plan

Staff finds this proposal to be consistent with the approved Stonehouse Master Plan. These parcels are designated as “Tract 11A” on the adopted “Stonehouse Master Plan” and are designated for the “A, B, C, I, and J” Land Use Designations, which are “Single-Family” (A), “Attached Structures Containing Two to Four Units” (B), “Attached Structures Less Than Three Stories And Containing More Than Four Units” (C), “Institutional or Public Uses” (I), and “Areas of Common Open Space” (J). The maximum dwelling units permitted for this land bay is 320 dwelling units, with a maximum net density of four (4) units per acre. This proposal meets this requirement.

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Proffers

Staff finds this proposal to be consistent with the approved proffers applicable for Tract 11A and this phase of development in Stonehouse overall. These proffers include staying beneath the proffered unit cap (Proffer No. 2), showing the Tract 11A Amenity (B) Recreational Amenity (Proffer No. 5.1(c), showing the existing and proposed trails for Tract 11A and this portion of Six Mount Zion Road (Proffer No. 4.2 and 5.3), and showing compliance with the building Resource Protection Area setback (Proffer No. 9.3). The additional proffers related to transportation improvements (such as the potential improvement of Mount Laurel Road, per Proffer No. 3.7), traffic generation, and cash contributions, etc are monitored by the County and will be applied and examined during the development of this parcel when engineered plans are submitted.

STAFF RECOMMENDATION

Staff recommends that the DRC find the proposed conceptual plan to be generally consistent with the Zoning Ordinance, adopted Master Plan, adopted proffers, and other applicable County policies

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Attachments:

1. Conceptual Plan Layout
2. Stonehouse Master Plan
3. Z-19-0010 Proffers

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.