



STONEHOUSE VIRGINIA

**REZONING AND MASTER PLAN RESUBMITTAL
JAMES CITY COUNTY, VA
JULY 2019
(ORIGINAL SUBMITTAL: DECEMBER 2018)**

SHEET #

SHEET NAME

1

MASTER PLAN (COLOR)

2

MASTER PLAN - TABLE A ENLARGEMENT

3

ZONING MAP

Table A: Permitted Use Categories By Tract									
Parcel Number	Area ^[0] (Gross Acres)	Area ^[0] (Net Acres)	Open Space in Resource Protection Areas ^[0]	Open Space Outside of Resource Protection Areas ^[0] ^[4]	Maximum Density		Maximum Square Footage of Non-Residential Uses (Not including recreational uses)	Permitted Uses	Zoning
					Units Per Net Acre ^[2]	2018 Total Density	2018 Density FAR		
Land Bay 3	19.13	12.44	1.69	5	2.0	0	NA	A,I,J	PUD-R
Land Bay 5	67.81	50.05	18.34	10.7 ^[4]	4.0	180	NA	A,B,C,I,J	PUD-R
Land Bay 8	18.73	11.43	3.30	4	4.0	8	NA	A,B,I,J	PUD-R
Land Bay 14	70.51	18.68	33.03	18.8 ^[4]	2.0	4	NA	A,I,J	PUD-R
Tract 2	326.84	115.68	165.16	46	4.0	400	NA	A,B,C,D,I,J	PUD-R
Tract 3	264.83	107.72	112.61	44.5	4.0	350	NA	A,B,C,D,I,J	PUD-R
Tract 10A	51.95	24.53	15.92	11.5	8.0	200	NA	A,B,C,D,I,J	PUD-R ^[7]
Tract 10B	47.09	30.77	5.32	11	5.0	100	120,000	A,B,C,D,E,G,I,J	PUD-R ^[7]
Tract 11A	132.46	73.19	37.27	22	4.0	320	NA	A,B,C,I,J	PUD-R ^[7]
Tract 11B	503.51	273.77	189.74	40	6.0	530	200,000	A,B,C,I,J, RV Storage	PUD-R ^[7]
Tract S (School)	178.94	113.38	65.56	0 ^[4]	4.0	300	NA	A,B,C,D,I,J	PUD-R
Tract 1A	254.86	106.97	62.56	449.5	0.33	15	130,000	A1 Ordinance Uses	A1 ^[6]
Tract 1B	97.44	36.36	33.75						A1 ^[6]
Tract 4	189.64	45.66	125.48						A1 ^[6]
Tract 5	493.00	264.99	122.01						A1 ^[6]
Tract 6	1006.16	412.44	429.22						A1 ^[6]
Tract 7	257.14	115.5	95.14						A1 ^[6]
Tract 8	361.31	93.12	231.19	37	0.33	4	NA	A1 Ordinance Uses	A1 ^[6]
Tract 13	95.12	48.86	26.26	20	NA	NA	420,000	E,F,G,H,J	PUD-C
Tract 9	88.73	33.49	41.24	0	NA	NA	School ^[5]	School,I,J	PUD-C
Recreation Areas ^[3]	47.64	28.35	16.36	10.5	NA	NA	NA	Recreation Facility,I,J	NA
TOTAL	4,572.84 acres gross	2,017.38 acres net	1,831.15 acres	730.50 acres		2,411 2,411 maximum permitted ^[1]	870,000 Total maximum square footage shown is 870,000 square feet. 600,000 square feet of floor area exists in commerce park currently.		
PUD / A1 TOTALS	PUD - 1,913.29 ac A1 - 2,659.55 ac	PUD - 942.34 ac A1 - 1,075.04 ac	PUD - 731.8 ac A1 - 1,099.35 ac	PUD - 244 ac A1 - 486.5 ac		PUD - 2,392 units A1 - 19 units	PUD - 740,000 sf A1 - 130,000 sf		
Stonehouse Preserve									
Riverfront Preserve									
Table A Notes:									
[0] All acreage based on James City County GIS information only. All acreage indicated as presented in approved Master Plan dated January 2008. More detailed information will be provided at the site/subdivision stage.									
[1] A maximum of 2,411 residential units are allowed. Except the proposed A-1 Tracts, the actual number of units developed on each individual Tract/Land Bay may vary from the numbers listed in the "2018 Total Density" column above, as the number of units may be transferred between Tract/Land Bay in connection with final design, but the number of units on any given Tract/Land Bay will not exceed the corresponding density listed in the "Units Per Net Acre" column. The maximum units for proposed A-1 Tracts shall not exceed the number shown in the 2018 Total Density column.									
[2] The net acreage of each tract is based on GIS information, and may change when site/subdivision plans are submitted.†									
[3] Recreation Areas will be provided as outlined in the proffers. Final size and locations of the facilities and their footprints will be defined as the program, amenities and proffers are finalized.									
[4] Open space outside of RPAs has been reallocated between Land Bay 5 and Land Bay 14. The total acreage of open space outside of RPAs remains 651.50 acres as in the approved Master Plan dated January 2008.									
[5] Williamsburg - James City County Schools will determine the design of the school site.									
[6] Land Bay 1 and Tract 12 are excluded from application. Stonehouse Preserve and Riverfront Preserve will be submitted in separate application.									
[7] Tracts 10A, 10B, 11A and 11B to be amended from a PUD-C zoning classification (per the approved Master Plan dated January 2008) to a PUD-R zoning classification.									
[-] All roads will be public roads.									
[-] All common open space areas, private recreation areas, sidewalks outside of the public right-of-way, and other privately owned but common facilities will be maintained by the homeowners' association.									
[-] Tract 11B will contain RV and boat storage as a recreational use for the Stonehouse HOA.									
[-] For development phasing, see the sewer and water phasing maps, as well as the proffers and the Fiscal Impact report provided by the Applicant.									
[-] Tracts 1 and 11 have been divided into two tracts to better reflect the planned use. However, the number of units and the square footage of the non-residential uses remain as one for the entire tract and will be determined at the site/subdivision stage.									
[-] Mixed use buildings will be permitted in the appropriate areas in Stonehouse should the James City County Zoning Ordinance be amended to permit such buildings in the PUD-C or PUD-R zoning districts.									
[-]The amount of RPA is based on available mapping data and is subject to change with field delineation. Accordingly, the actual amount of Open Space inside the RPA and the actual amount of Open Space outside of the RPA at the time of development may vary from that shown in the 2 associated columns above, but the total amount of Open Space acreage determined by adding the 2 columns above shall be provided (e.g., if the actual amount of RPA on a particular tract increases with field delineation then amount of Open Space within the RPA shall similarly increase over the acreage shown above and the amount of Open Space outside of RPA will proportionately decrease from the acreage shown above, but the total amount of Open Space determined by adding the 2 columns above shall be provided).									

STONEHOUSE MASTERPLAN - TABLE A ENLARGEMENT

