



GLPC AGENDA ITEM # 10

MAY 23, 2022

Rezoning Request by T.W. Paine File #: VA-2022-09

T.W. Paine Properties LLLP and River Hill LLC are requesting to rezone 8.14 acres from Planned Mixed-Use District (PMD) to Neighborhood Commercial (C-N), as well as 58.73 acres from Planned Mixed-Use District (PMD) to Single-Family Residential (R-6) [66.87 acres total]. The subject property is mostly vacant and located along the west side of James Road, both north and south of its intersection with Riverside Road. The applicants are proposing to later vacate Riverside Road, and have most of the property developed as a conventional subdivision with about 200-210 single-family residential lots that meet R-6 standards (minimum 6,000-sf and 60' wide). The applicant is also proposing to reserve a strip of speculative C-N commercial zoning (about 200' deep) along most of the western frontage of James Road, which will be serviced by a primary entrance (lining up with James Circle) and a reverse frontage road. There are no specific commercial uses being planned, but the property would be marketed to all those uses allowed in C-N zoning. As a geographic reference, the subject property is about 1/3 of a much larger tract of land zoned PMD for the former "Market Street" master planned development, which was approved in 2007 but never developed.

The subject property is located within a **Neighborhood Activity Center (NAC)** Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-6 and C-N zoning.

This property is part of the northern "James Road corridor" in the city limits which is still dominated by mostly vacant lands which are tied up in the Market Street master plan (PMD zoning). With exception of a rezoning and other public hearings regarding a Quick Trip truck stop to the north at the intersection of James Road and North St Augustine Road, this entire property has been sitting dormant for 15 years. The PMD master plan covers about 240 acres and calls for a fairly intensive mixed-use development consisting of 500+ high-density dwelling units (townhouses, duplex/villas, & houses on 60' wide lots), as well as approximately 1.3 million square feet of commercial development, consisting of retail shopping centers with anchor tenants, hotels, restaurants, and offices. (enclosed is a copy of this conceptual master plan) For multiple reasons, it is unfortunate that this PMD development never got built, nor even started.

The applicant's subject property consists of a little less than 1/3 of the total PMD acreage, but is generally the least intensive portion of it with about half of this portion being planned for residential development rather than commercial. When focusing on just this portion, the PMD would have called for 157 dwelling units and about 375,000 square feet of commercial building space. As a comparison, the applicant's new development proposal is calling for about 205 dwelling units, and what would likely amount to about 100,000 square feet of commercial (depending on the final layout pattern and the actual type of commercial uses). Overall, the applicant's proposal is slightly less intensive than what is called for in this portion of the PMD, and therefore technically it could be considered a "down-zoning".

However, as a further comparison staff finds the applicant's conventional layout design to be very non-creative and unimaginative. It is very obvious that the overall intent of the design is simply to maximize housing density. The amount of proposed development amenities are poorly situated and are really nothing more than "gratuitous" at best – given the size of the development and the likely future expansions westward. Given the existing PMD master plan drawing that is still in place (albeit only conceptual), it is VERY unfortunate that the applicants are proposing a replacement for 1/3 of it that is so lacking --- to the point that staff's initial recommendation was for DENIAL of this request. However, based solely on the numbers in comparing this portion of the PMD with the applicant's proposal, and given the notion that this PMD master plan will never be developed as depicted, it is with great reluctance that staff is instead recommending approval. The only consolation is that this request is NOT an approval of a layout design. It is simply to reset the defunct PMD zoning on this property to a combination of R-6 and C-N instead --- which ironically is consistent with the development intensities of this part of the PMD.

Staff Recommendation: With reluctance, find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval to the City Council.