



GLPC AGENDA ITEM # 10

NOVEMBER 28, 2022

Rezoning Request by T.W. Paine File #: VA-2022-21

T.W. Paine Properties LLLP and River Hill LLC are requesting to rezone 48.16 acres from Planned Mixed-Use District (PMD) to Single Family Residential (R-6) zoning. The subject property is currently undeveloped and located approximately 1,000 feet west of Riverside Road, south of the James Road intersection. This property is in addition to, and immediately to the west of, the property that was rezoned for the applicant back in June (58.73 acres rezoned to R-6 and 8.14 acres rezoned to C-N, file # VA-2022-09). As with the previous request, the applicant is proposing to develop the R-6 areas as a conventional single-family residential subdivision. This proposed additional phase of the subdivision will have approximately 130 lots.

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 zoning.

*** All of the background information, thought rationale, and applicable responses to the Standards for the Exercise of Zoning Power (SFEZP) are the same for this request, as they were for the previous VA-2022-09 request 6 months ago.

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 rezoning public hearings regarding the property to the east, and a Quick Trip truck stop to the north at the intersection of James Road & North St Augustine Road, this entire property has been sitting dormant for 15 years. The original PMD master plan covers about 240 acres and called for a fairly intensive mixed-use development pattern 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 subject property consists of a little less than 1/3 of the total PMD acreage, but is part of the least intensive portion – which was planned for residential development rather than commercial. Just as with the previous request, the applicant’s proposal is less intensive than what is called for in this portion of the PMD, and therefore technically it could be considered a “down-zoning”. And just as before, staff still finds the applicant’s conventional layout design to be very non-creative and unimaginative. But with the old PMD master plan now being a foregone conclusion, staff is reluctantly supportive of this current request as well.

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