

MEMORANDUM

DATE: April 6, 2009

TO: Comprehensive Plan Steering Committee

FROM: Kathryn Sipes, Senior Planner

SUBJECT: Staff 5: Five Forks Intersection

Summary of Proposed Revisions

As previously presented to the Steering Committee, this application proposed a change in land use designation for four parcels at the intersection of John Tyler Highway and Ironbound Road. The two corner parcels (4710100033 and 4710100034, currently Zoom's Market) are designated Low Density Residential. Staff proposed these parcels be designated Mixed Use and incorporated into the existing Five Forks Mixed Use Area. The parcel immediately adjacent (4710100115, fronting on both John Tyler Highway and Ironbound Road) currently has a split designation, with a portion being Low Density Residential and a portion being Moderate Density Residential. Staff proposed this parcel be designated Mixed Use and incorporated into the existing Five Forks Mixed Use Area. The parcel immediately adjacent along Ironbound Road (4710100057) is currently designated Low Density Residential. Staff proposed this parcel be designated Moderate Density Residential, to serve as a transition between the Mixed Use parcels, Clara Byrd Baker Elementary School, and surrounding uses.

Public Meeting Summary

When presented to the Steering Committee, concern was raised from members of the public about the potential for more intense development at this critical intersection. The Steering Committee deferred action on this application in order to allow increased communication between staff and interested members of the public. Subsequently, a public meeting was held to further discuss the details of the application and staff's proposal. Following is a summary of that meeting:

- The parcels currently developed as Zoom's Market are zoned B-1, General Business. Staff believes these parcels should not remain in a Low Density Residential designation. Staff further believes that incorporating this corner of the intersection into the existing Mixed Use Area is the most appropriate land use designation, as the other three corners of the intersection are currently designated Mixed Use. The general consensus of those in attendance at the meeting was agreement with this proposed change.
- The parcel fronting on both John Tyler Highway and Ironbound Road (4710100115) is currently zoned Mixed Use. This parcel is included in the approved master plan for Governor's Grove at Five Forks (Z-9-05/MP-6-05) and is shown on that master plan as commercial development. Changing the land use designation on this parcel does not change what the approved master plan establishes for the property. Adding language to the Comprehensive Plan for the Five Forks Mixed Use Area could limit changes resulting from future master plan amendment proposals. The general consensus of those in attendance at the meeting was agreement with this proposed change.
- The fourth parcel (4710100057) currently contains a single family house and is zoned R-8, Rural Residential. Future development cannot occur on this parcel without a change in zoning being

approved by the Board of Supervisors. The proposed change to Moderate Density Residential was first proposed to more easily allow affordable housing on the property. The Office of Housing and Community Development is engaged in an on-going basis on identifying property that has the potential to support affordable housing. This parcel was identified for infill development; its two-acre size, location inside the Primary Service Area with access to public utilities, and proximity to necessary support services, makes it a favorable site. Staff believes the two-acre size provides a natural limit to the intensity and density of development. Staff further believes the Moderate Density Residential designation provides a transition between the Mixed Use Area and surrounding neighborhoods, as well as the adjacent school site. Those in attendance at the meeting were not comfortable with this proposed change, due primarily to concerns with increased traffic generation that would potentially result from multiple residential dwellings on the site. Other concerns raised included the fact that no development proposal had been submitted to the County and the change was largely speculative. The lack of pedestrian connections, speed limit of 45 mph through the intersection, and degradation of trees and buffers along the rights-of-way for Ironbound Road and John Tyler Highway were also discussed.

- A fifth parcel was also discussed at the public meeting. Immediately west of parcel 4710100115 is a 5.33 acre parcel identified on the Governor's Grove Master Plan as open space. This parcel is not included in any proposal for a land use designation change, and would remain in open space per an easement currently held by James City County.

Staff Recommendation

Staff continues to support the land use designation changes proposed in the original staff report to the Steering Committee, with the following language included for the Five Forks Mixed Use Area:

Text Change:

The property on the west side of Ironbound Road and south side of John Tyler Highway is envisioned to be limited to community-scale and neighborhood commercial and office uses. Specifically, future development on the parcel directly to the south and west of the existing Zoom's Market should not exceed the intensity and density of development identified on the approved master plan and approved proffers for James City County Case Z-9-05/MP-6-05 (Governor's Grove at Five Forks, approved by the Board of Supervisors August 9, 2005). The property immediately west of this parcel, and identified on the Governor's Grove Master Plan as "open space," is envisioned to remain in conservation easement. The adjacent property designated Moderate Density Residential (tax map parcel 4710100057) is envisioned as possible future affordable housing, with appropriate density and pedestrian connections to adjacent commercial, retail, and office uses.

Alternative:

Given the feedback received by the public, the Steering Committee could choose to modify the proposal by changing the land use designation on three parcels to Mixed Use and leaving the immediately adjacent parcel on Ironbound Road designated as Low Density Residential (this would also mean removing the reference to the Moderate Density Residential parcel in the proposed language above). While not modifying our original recommendation, staff would have no objection to this modification.

Attachment:

1. Location Map