

JUN 29 2016

**NARRATIVE STATEMENT ACCOMPANYING
MARQUIS WILLIAMSBURG RE HOLDINGS, LLC APPLICATION**

Planning Division

JUNE 29, 2016

On November 19, 2013, the York County Board of Supervisors approved rezoning and special use permit applications designed to permit completion of the Marquis project in the county. That action of the Board of Supervisors involved changes to what is commonly referred to as the North Pod of the Marquis (containing big box retail users and commercial development) as well as the South Pod, a 112.59 acre portion of the property lying to the south of the commercial development, across Whiteman Swamp. The South Pod property was rezoned to contain a residential development containing no more than 650 dwelling units including not more than 161 single-family detached residential units.

Located within the 112.59 acre South Pod property were two areas which remained zoned EO – Economic Opportunity after the 2013 zoning approval. One of these areas consisting of 4.9143 acres lay adjacent to Interstate 64 and was proposed as a site for signage identifying the Marquis commercial development. A second area containing 6.9875 acres was proposed for a hotel.

Proffers approved in connection with the 2013 rezoning included an obligation on the part of the applicant landowner to convey an elementary school site containing seven acres to the county without consideration in order to address public school impacts generated by development of the South Pod.

In the years following the 2013 zoning, the county and the applicant have concluded that:

- Development of a hotel within the South Pod is unlikely, based upon the supply of hotel rooms in the region, the location of the hotel site, and the economic factors affecting the hotel industry.
- Signage adjacent to Interstate 64 is not presently feasible or desired by the applicant.
- The seven acre elementary school site proffered as a part of the 2013 zoning is inadequately sized for development of an elementary school with associated play areas, parking and amenities.

Accordingly, the current application seeks to amend the 2013 approved proffers principally to increase the size of the school site proffered to be conveyed to the county to a total acreage of 14.67 acres. This proffer is designed to provide 4.67 acres for athletic fields, which could be utilized not only for school activities, but also for county parks and recreation programs. The elementary school site would increase from seven to nearly ten acres.

The current zoning application further seeks to incorporate the hotel site and the signage site into the residential development planned for the South Pod, and accordingly seeks rezoning of those areas from EO (a zoning designation supporting the accessory signage and hotel) to PDR, consistent with the remainder of the South Pod.

The application provides for a decrease in the overall cap on the number of residential units to 600, increasing the number of single-family residential units permitted by 21 from 161 to 182 units.

The housing envisioned for the South Pod will be marketed to and designed for residents who desire easy access to Interstate 64 in a location conveniently sited between the greater Hampton Roads area and Richmond. Single family home purchasers would find the proximity to an elementary school, the interstate and commercial/retail businesses in the North Pod to be attractive.

The athletic facilities envisioned by York County for the Elementary School Site, substantial walking trails and 7,600 linear feet of wide sidewalks will provide an attractive amenity to residents of the South Pod who desire open areas for play and exercise.

Discussions with York County School officials have lead the applicant to agree in the submitted revised proffers to complete Marquis Parkway to the proffered Elementary School Site on or before October 1, 2017. This deadline would be extended, under the terms of the proffers, should the school system be delayed in pursuing design and construction of the Elementary School.

The proffers also take into consideration the possibility that York County might elect not to construct an elementary school on the proffered site. The applicant would retain a right of first refusal to purchase the school site from the county if it were determined that the site would not be used for an elementary school. If York County did not construct a school, but found it appropriate to construct athletic facilities on the school site, the proffers permit this arrangement. Should the county determine not to use the athletic field site proffered as a part of the amended and restated proffers, the applicant retains an option to reacquire that site for \$1.00 consideration. These terms would allow the applicant to establish recreation facilities for the South Pod on the athletic field site if the county determined not to build recreation amenities there serving the school, county parks and recreation activities and South Pod residents.

Comprehensive Plan

The York County 2013 comprehensive plan places the Marquis in the Whittaker's Mill Sub-Area and designates the area occupied by the Marquis as an Economic Opportunity designation with a Mixed Use overlay. The application to mix school and residential uses with the commercial development of the North Pod is consistent with the Mixed Use overlay designation and thus the county's 2013 comprehensive plan. The establishment of a critical mass of residences near the shopping opportunities of the North Pod has long been viewed by the developer of the Marquis as important to the success and ongoing liability of the commercial users of the Marquis.

Traffic Analysis

The uses and densities proposed within the South Pod have decreased when compared to the approved 2013 zoning, and thus the applicant incorporates by reference the traffic impact analysis prepared by Vanasse Hangen Brustlin, Inc. with application No. PD-37-13.

Fiscal Impact Analysis

Reference is made to the fiscal impact analysis submitted with the application No. PD-37-13 entitled: The Marquis Center, Commercial and Residential Impact Study, York County, Virginia, prepared by Ted Figura Consulting dated August 19, 2013, for analysis of the fiscal impacts of the proposed development.