# COUNTY OF YORK
## MEMORANDUM

**DATE:** June 5, 2013 (PC Mtg. 6/12/13)

**TO:** York County Planning Commission

**FROM:** Timothy C. Cross, AICP, Principal Planner

**SUBJECT:** Application No. PD-35-13, Reserve at Williamsburg LLC

**ISSUE**

This application seeks to amend the conditions of approval for The Reserve at Williamsburg Planned Development by eliminating the requirement for front porches as a condition of reducing the minimum front yard setback requirement from thirty feet (30') to twenty feet (20') for townhouses, duplexes, and single-family detached dwelling units. The Reserve at Williamsburg, located at the intersection of Mooretown Road (Route 603) and Reserve Way, is a 63-acre age-restricted senior housing development with a 7.7-acre commercial center approved by the Board of Supervisors September 5, 2006 through the adoption of Ordinance No. 06-18(R). The property is further identified as Assessor's Parcel Nos. 5-18-1, 5-18-2, 5-18-3, 5-18-4, 5-18-5, 5-18-6 and 5-18-7.

**DESCRIPTION**

- Property Owner: Centrum-Williamsburg Limited Partnership and Reserve at Williamsburg LLC
- Location: Intersection of Reserve Way and Mooretown Road (Route 603)
- Area: 70.7 acres
- Frontage: 1,420 feet on Mooretown Road
- Utilities: Public water and sewer
- Topography: Moderate slopes are present on much of the property with some steep slopes
- 2025 Land Use Map Designation:
- Zoning Classification: Economic Opportunity
- Existing Development: PD – Planned Development
- Surrounding Development:

North: Wyndham Governor's Green timeshare resort
East: Undeveloped watershed property
South: Wyndham Kingsgate timeshare resort
West: Retail development along Richmond Road in the City of Williamsburg (across Mooretown Road and the CSX railroad tracks)

- Proposed Development: Reduced front yard setbacks, without front porches, for single-family detached and duplex units within an approved age-restricted housing development

## BACKGROUND

The Reserve at Williamsburg is a senior housing Planned Development approved by the Board of Supervisors on September 5, 2006 through the adoption of Ordinance No. 06-18(R). The development, located on the east side of Mooretown Road, was approved as a 63-acre independent living senior housing community with up to 459 dwelling units and a 7.7-acre commercial center (including a future fire station site proffered by the developer) along Mooretown Road. The first phase of the project (Verena at Williamsburg), consisting of 120 rental apartment units, has been completed. Under the current approvals, the remaining units can be any mix of rental apartments, condominium apartments, townhouses, duplexes, single-family detached homes, and assisted living units, all of which must be age-restricted (age 55 and older). The opportunity for a variety and mix of housing types was intended to give the developer the flexibility to respond over time to changing market conditions.

The Planned Development requirements set forth in Section 24.1-361 of the Zoning Ordinance specify that the minimum setback of any structure from a public or private street right-of-way – essentially the front yard setback – shall be thirty feet (30') unless specifically modified by the Board (either upwards or downwards) at the time of approval. As part of the original Planned Development application in 2006, the applicant requested that this setback requirement be reduced from thirty feet (30') to twenty feet (20') in the single-family detached and duplex areas of the project. The applicant's rationale for requesting the lesser setback was to minimize yard upkeep for the residents and to create a more traditional, pedestrian-oriented neighborhood atmosphere that would promote interaction among residents. Discussion at the July 18, 2006 Board of Supervisors meeting indicated some support for this concept on the part of the Board members, provided that a functional front porch was incorporated into the design of each structure. At the request of the applicant, the application was tabled to give staff an opportunity to work with the developer to work out this and a few other concerns that were raised by the Board. The applicant subsequently committed to incorporating this design feature into each unit, and the Board approved the application on September 5, 2006 subject to conditions, including the front porch requirement.

In June 2012, the developer submitted and the Board of Supervisors approved an application to amend the conditions of approval by adding townhouses and assisted living units to the list of permitted housing types in The Reserve and deleting the sequencing requirements for commercial and residential space. With only 120 of the 459 approved

units built, the project had not proceeded as quickly as expected, and the developer requested these changes with the goal of improving the project's marketability. In approving this application, the Board also approved the developer's request to allow the required 30-foot minimum setback requirement from any street right-of-way to be reduced to twenty feet (20') for townhouses that have a covered porch with a depth of at least six feet (6') and a width of at least eight feet (8'). The purpose of the reduced setback, according to the developer, was to accommodate deeper townhouses with first-floor master bedrooms and garages while maintaining the required twenty-foot (20') building separation and adequate back yards.

The developer is now requesting that the conditions of approval be amended by establishing a uniform twenty-foot (20') setback from any street right-of-way for townhouses, single-family detached units, and duplexes in the project with no requirement for front porches. In support of this request, the applicant's narrative emphasizes the need to maximize the amount of first-floor living area in age-restricted dwelling units. The narrative states that in most if not all age-restricted communities, "first floor living space is a key value and key marketing point for the sale of those units. With the inclusion of single and two car garages on the ground floor, the left over living space is severely impacted on small lot products."

## CONSIDERATIONS/CONCLUSIONS

1. Issues of development bulk (the size and shape of the building in relation to the parcel on which it sits) as it relates to community aesthetics and livability tend to be different for age-restricted housing than they would otherwise be. One of the defining characteristics of age-restricted housing – and one of the principal attractions for older residents considering relocation – is that the yards are smaller and require less maintenance. Homes typically are also smaller to accommodate an average household size of 1.7 persons per household (compared to the County average of 2.70, according to the 2010 Census). According to the applicant, the smaller yards were intended to "provide a sense of small town main street proximity and scale for seniors who wish to own their own homes" and facilitate walkability and pedestrian connectivity within the development.

   The applicant has submitted a variety of building plans and elevations depicting the types of townhouses and singe-family detached homes that are proposed to be built in future phases of The Reserve. According to these materials, single-family detached house sizes would range from 1,407 to 2,992 square feet, not including basements, and the largest home would have a building footprint of approximately 40 feet by 75 feet (3,000 square feet). Most of these home designs are somewhat larger than was originally envisioned; the project profile submitted by the applicant in 2006 indicated a single-family detached home size of 1,800 square feet (with a footprint of approximately 46' by 55'), while noting that floor plan types and sizes were preliminary and subject to change.

For townhouses, there are several models ranging in size from a minimum of 2,187 square feet to a maximum of 2,580 square feet (not including basements) and a maximum building footprint of approximately 28 feet by 70 feet.

2. The applicant's proposed setback requirements for townhouses in The Reserve are similar to the minimum setback requirements allowed for single-family attached dwellings in the RMF (Residential Multi-Family) zoning district, twenty feet, except that the minimum rear yard setback is five feet (5') less – ten feet (10') rather than the standard fifteen feet (15'). The minimum building width shown on the floor plan – approximately 27 feet – exceeds the standard RMF minimum lot width of twenty feet (20'). Furthermore, it has been fairly common practice in the County to reduce the 30-foot street right-of-way setback in townhouse Planned Developments, including the townhouse and duplex sections of Coventry, The Sanctuary duplexes in the Villages of Kiln Creek, and Willow Lakes, which includes both single-family detached and duplex units. In none of these cases were front porches required.

   With a minimum building footprint, according to the submitted floor plans, of 27' 6" by 52' 4", the smallest possible townhouse lot size in The Reserve, with the setbacks requested by the developer, would be 2264 square feet – 26% larger than the 1800-square foot minimum lot size in the RMF district. In fact, the "Townhome Lot Exhibit" submitted by the applicant depicts lots that are 100 feet deep with widths ranging from approximately 28 to 40 feet, yielding lot sizes in the 2800 to 4000-square foot range.

3. Unlike the townhouse lots, the single-family detached lots would be much smaller than in a typical neighborhood, ranging from an estimated 7,000 to 10,000 square feet, according to the "Single Family Lot Exhibit" submitted by the applicant. This is the norm in Planned Developments, as is the thirty-foot (30') front yard setback, although some of the single-family detached sections of Coventry have a front yard setback requirement of 25 feet.

4. When the City of Williamsburg sold the subject property to the developer, a condition of the sale was that impervious surface associated with the development – buildings, streets, walkways, parking, etc. – could not exceed 45% of the total land area. This ensures that there will be a significant amount of green space and open area in the development, regardless of the type of housing units or building setback requirements.

## RECOMMENDATION

From this project's inception, the developer has sought a high degree of flexibility to be able to respond to the needs of a changing – and challenging – real estate market, and over the years the County has generally been willing to accommodate the developer's desires in the interest of seeing the project succeed. This was demonstrated both in the original approval – which included the approval of not just one but several alternative master plans, reductions in some of the setback requirements, reductions in the parking requirements for rental apartments – but also in subsequent amendments, including an increase in the maximum building height for apartments in 2009, and, in 2012, expanding

further the range of permitted uses and eliminating the residential and commercial sequencing requirements.

Regarding the current request, staff knows of no community design reason to treat townhouses and duplexes in The Reserve differently than other townhouse and duplex developments in the County by requiring the inclusion of front porches in order to qualify for a front yard setback of twenty feet (20'). The lot sizes are comparable to those that would be found in a typical (i.e., general market) townhouse/duplex development, so the need for a greater than normal front yard setback requirement, with or without front porches, is questionable.

For single-family detached units, however, staff sees no compelling reason to completely eliminate the requirement for front porches where units are set back less than thirty feet (30'). It should be remembered that the question of the reduced front yard building setbacks for single-family detached units was one of several key features of the project about which Board members expressed concerns when this project was originally considered for approval in 2006, causing the application to be tabled to give the applicant an opportunity to make modifications. Ultimately, the setback issue was resolved when the developer agreed to incorporate functional front porches measuring at least 6 feet by 15 feet (90 square feet). The front porches were viewed as a desirable design feature that was consistent with the applicant's expressed desire to create a more traditional, pedestrian-oriented neighborhood atmosphere that would promote interaction among residents. Nothing has changed in the past seven years to alter that view, in staff's opinion. Other than a general weakening in market demand for age-restricted housing (part of a general slump in housing demand), the only apparent change since 2006 is that the houses have become larger than originally envisioned, which, if anything, would tend to weaken the case for reducing the front yard setback. However, staff believes there is room for flexibility in defining what constitutes a "functional" front porch. The current minimum of ninety (90) square feet (6' by 15') – which was not set by the Board but offered by the developer in 2006 – is a fairly substantial porch, and staff believes a reduction to a minimum area of fifty (50) square feet with a minimum depth of four feet (4') is sufficient to achieve both the Board's goals and the developers' goals in terms of creating a pedestrian-oriented neighborhood atmosphere. The developers have indicated that they would be amenable to the revised porch size standards.

Therefore, based on the considerations and conclusions as noted, staff recommends adoption of proposed Resolution No. PC13-13, which would amend the conditions of approval for The Reserve at Williamsburg by reducing the minimum setback requirement from thirty feet (30') to twenty feet (20') for single-family attached units (i.e., townhouses and duplexes) while retaining the requirement for a front porch in every single-family detached unit with a front yard setback of less than thirty feet (30'), but reducing the required porch size standards to a minimum area of fifty (50) square feet and a minimum depth of four feet (4'). The absolute minimum front yard setback for single-family homes with porches would remain twenty feet (20').

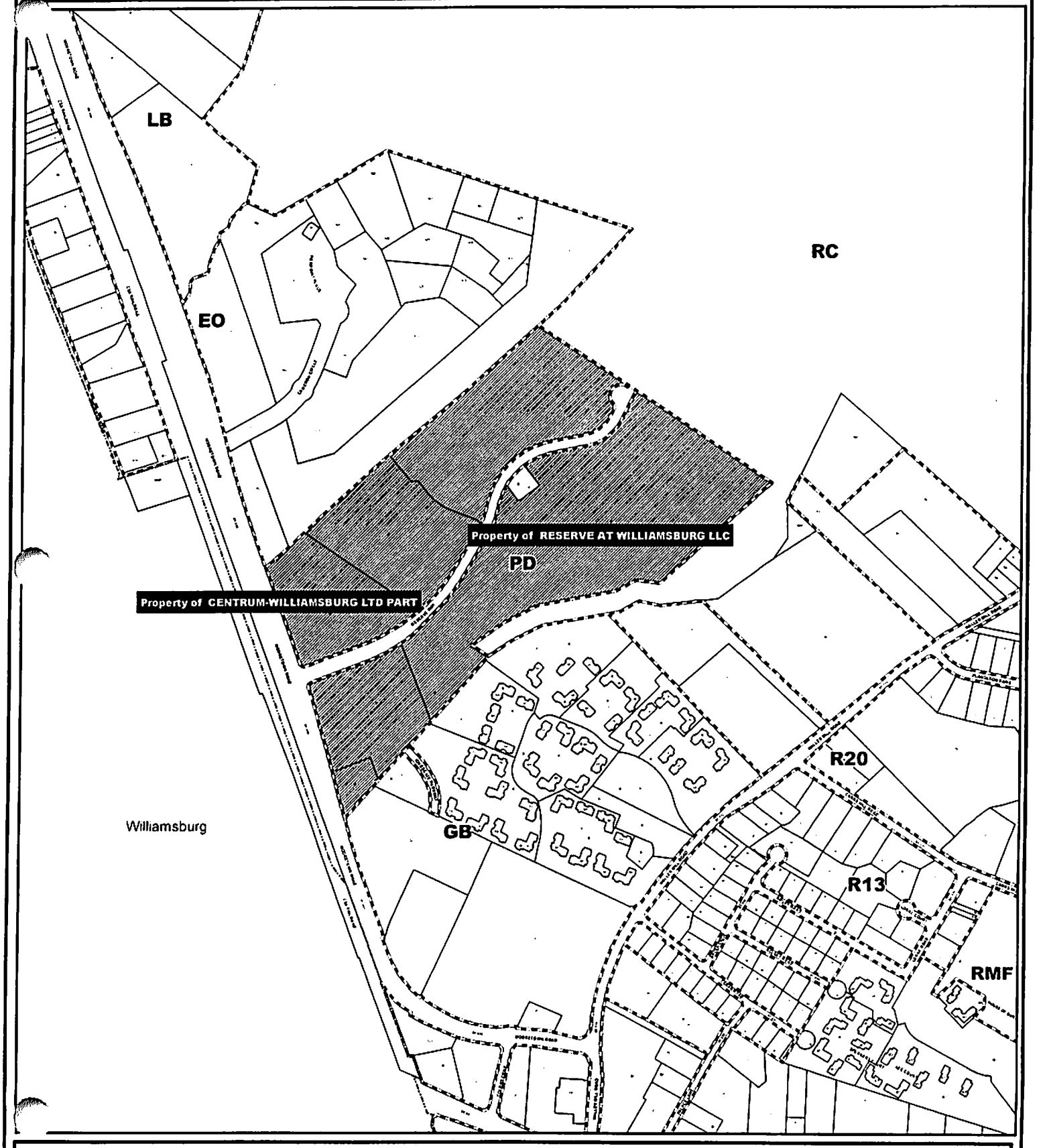
TCC
Attachments:

- Zoning Map
- "Master Plan/Planned Development Amendment" package submitted by the applicant
- Conceptual Plans
- Board of Supervisors minutes excerpts, July 18, 2006
- Board of Supervisors minutes excerpts, September 5, 2006
- Proposed Resolution No. PC13-13

**APPLICANT**
**Reserve at Williamsburg, LLC**
*Amend conditions by eliminating front porch requirement*
*D16c-1123-1278, D15a-0315-4341, D15a-0393-4728, D16c-0176-0313, D16c-0531-0677, D16c-1552-0671*

# ZONING MAP

**APPLICATION NUMBER:** PD-35-13




★ = Conditional Zoning

0 350 700 1,400 Feet

Printed on May 03, 2013

N W E S

SOURCE: YORK COUNTY GIS PARCEL DATA and ZONING COVERAGE

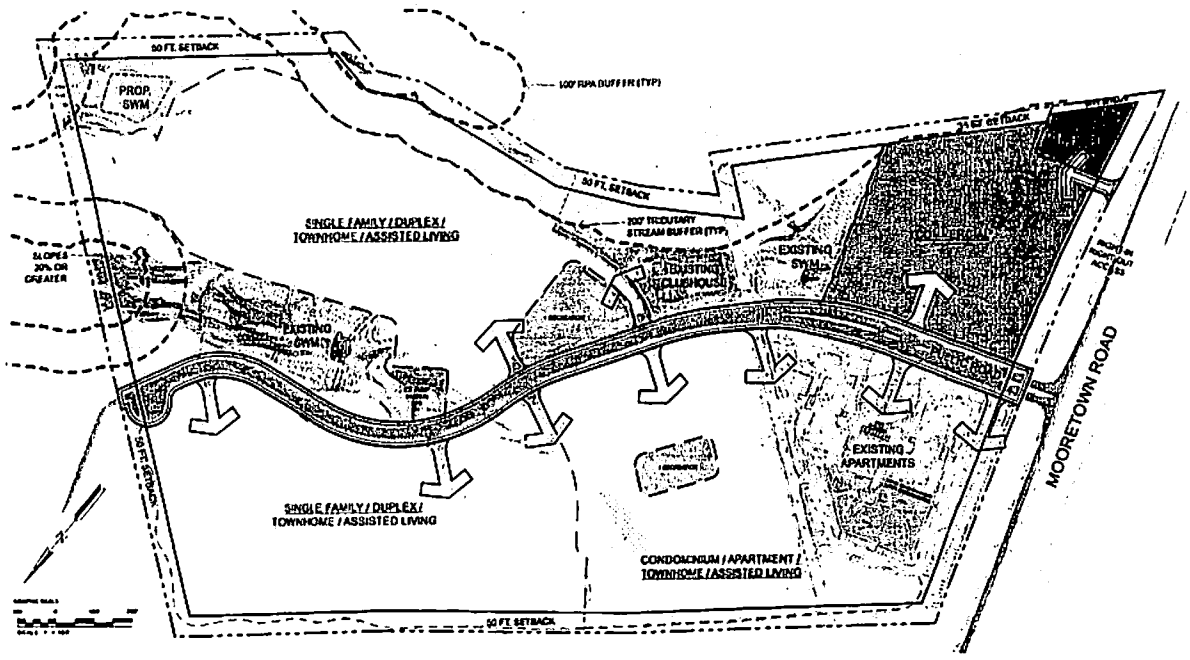
THIS IS NOT A LEGAL PLAT This map should be used for information purposes only It is not suitable for detailed site planning

# Master Plan/Planned Development Amendment

*For*

# The Reserve at Williamsburg

## A Master Planned Active Adult Community




*Prepared For*

*The Reserve at Williamsburg, LLC,*
*Centrum-Williamsburg Limited Partnership*

*21400 Ridgetop Circle, Suite 250*
*Sterling, Virginia 20166*
*703-406-3471*

*April 2, 2012*
*Proposed Amendment: May 1, 2013*
*Prepared by*

AES
CONSULTING ENGINEERS

MAY 1 2013

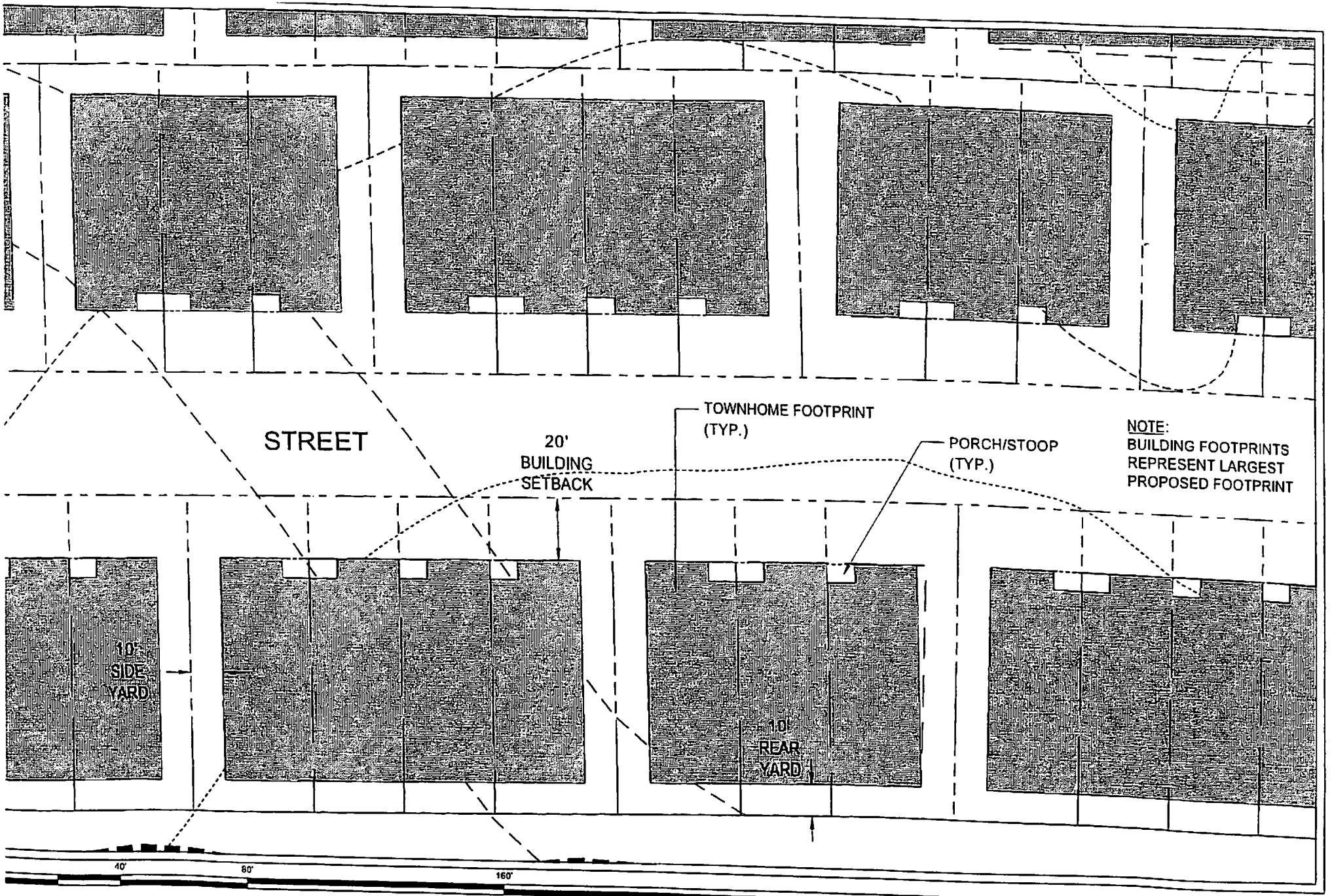
## *Proposed Amendment - Narrative*

The Reserve at Williamsburg LLC and Centrum-Williamsburg Limited Partnership propose to amend the zoning and Master Plan for the Reserve at Williamsburg, a 70.00± acres Planned Development District in the Bruton District of York County Virginia. The approved Master Plan for The Reserve at Williamsburg permits a total of 459 Independent Living/Senior Housing units with a mix of single family detached units, duplex units, apartments and condominiums on approximately 63 acres, with a small 7 acre commercial center fronting Mooretown Road. A 2012 amendment to the Master Plan (Ordinance No. 12-09) allowed the inclusion of townhome units and assisted living as permitted uses without alteration of the maximum density of 459 total units. This application also made provisions for front yard setbacks for townhomes, duplexes and single family detached units to be set a 20' ( with 10' side and rear yards) when provisions for front porches were included in building plans.

This 2013 application being brought to the Planning Commission and Board of Supervisors seeks to amend the previously approved Ordinance No. 12-09 based on information provided by the proposed builder based on their experience building age restricted housing. In most, if not all age restricted communities, first floor living space is a key value and key marketing point for the sale of those units. With the inclusion of single and two car garages on the ground floor, the left over living space is severely impacted on small lot products. The builder has suggested and the Reserve of Williamsburg, LLC respectfully requests that the 20' front, 10' rear and 10' side yards be retained for both the attached and single family detached products and the provision for covered porches be removed. The Reserve feels strongly that with the products being proposed, there is a greater attention to the needs of the end user and, as the accompanying exhibits show, no sacrifice to the quality of the homes or the resulting streetscape.

The townhome plan view exhibit provided herein shows the builders' largest footprint placed on proposed lots. A 28' wide townhome lot with a two car garage saves 8' for a porch and, with the stoop access subtracted, little, meaningful area remains for seating. The proposed floor plans provided for the townhome products show valuable, first floor living space with garages.

The proposed single family detached plan view exhibit also shows the largest footprint proposed. The proposed plans for these units again illustrate the premium placed on first floor living space. The elevations provided show pronounced building entrances with either porches or stoops that while small, do not detract from the streetscape or the units' overall appearance.



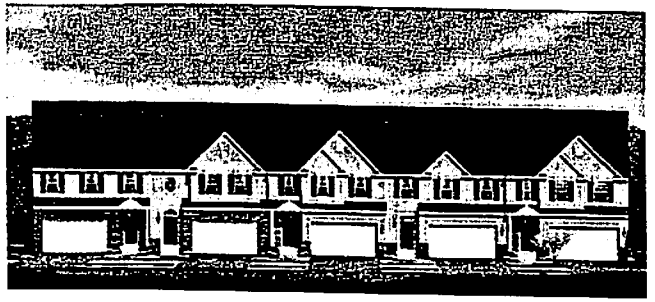

# TOWNHOME LOT EXHIBIT

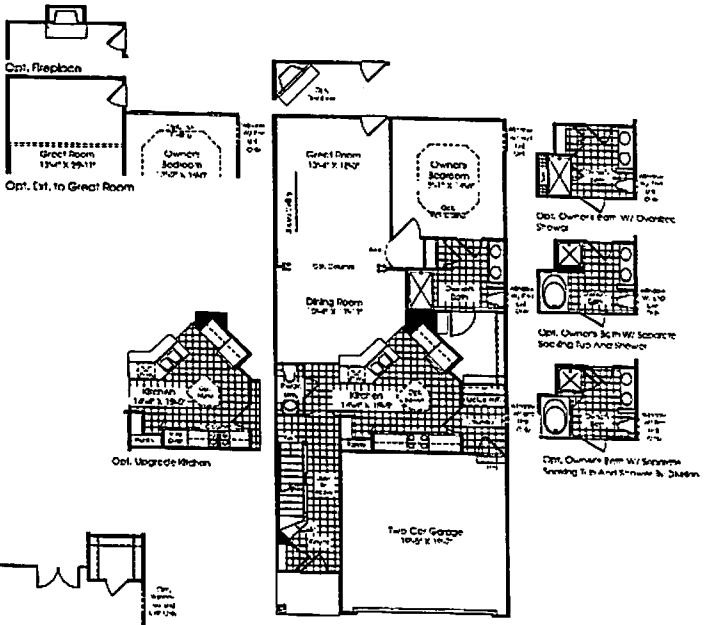
## THE RESERVE AT WILLIAMSBURG

BRUTON DISTRICT YOR NTY VIRGINIA

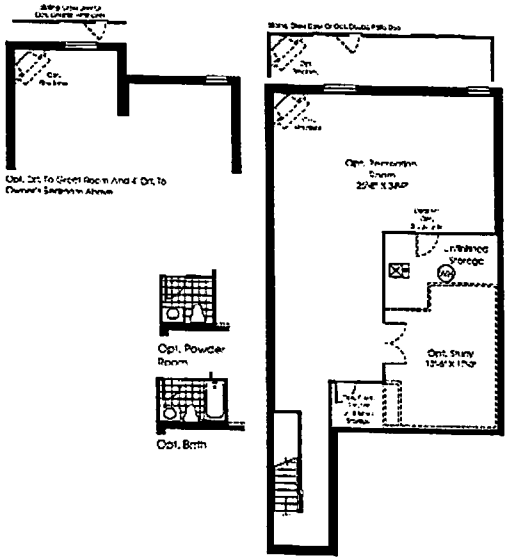
TE: 4/26/2013
ALE: 1"=40'
HEET 1 of 1

AES
CONSULTING ENGINE
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-2040
Fax: (757) 220-8934
www.aesva.com

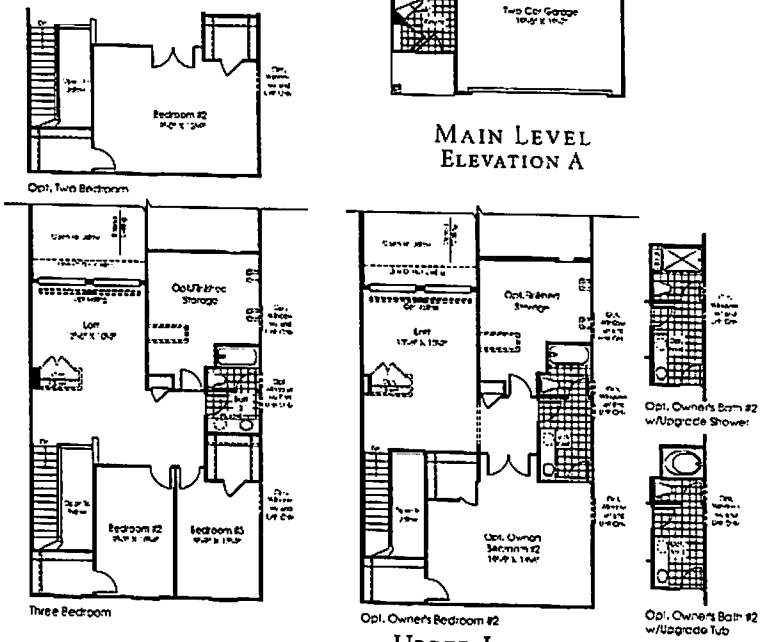





MAIN LEVEL
ELEVATION A




LOWER LEVEL
ELEVATION A




UPPER LEVEL
ELEVATION A

# The Griffin Hall

| | |
|---|---|
| **Product Line:** | Cornerstone |
| **Series:** | Signature |
| **Footprint Min:** | 28' 0" X 62' 0" |
| **Footprint Max*:** | 28' 0" X 70' 4" |
| **Height:** | 27' 2" |
| **Sq. Ft. Min:** | 2187 |
| **Sq. Ft. Max**:** | 2580 |
| **Avail. Fnd Types:** | Basement, Slab |

**First Floor Owner's:** ☑ **ADA Adaptable** ☐

| | | | | |
|---|---|---|---|---|
| **Bedrooms:** | Std: | 3 | Opt: | 1 |
| **Full Baths:** | Std: | 2 | Opt: | 1 |
| **Half Baths:** | Std: | 1 | Opt: | 1 |

**Ceiling Height Bsmt:** 8
**Ceiling Height 1st floor:** 9
**Ceiling Height 2nd floor:** 8
**Roof Pitch:** 8/12

**Roof Load:**
- ☑ Std. Corporate Exposure B
- ☐ Northeast Exposure B
- ☐ Corporate Exposure C

**Wind Load:**
- ☑ 90 MPH
- ☑ 100 - 120MPH

**Available Veneers:**
- ☑ Brick
- ☑ Siding
- ☐ Stone
- ☑ Partial Stone
- ☑ Partial Brick
- ☐ Stone/Brick
- ☑ Resort/Cottage
- ☐ MidAtlantic
- ☐ Stucco/Stone
- ☐ Stucco

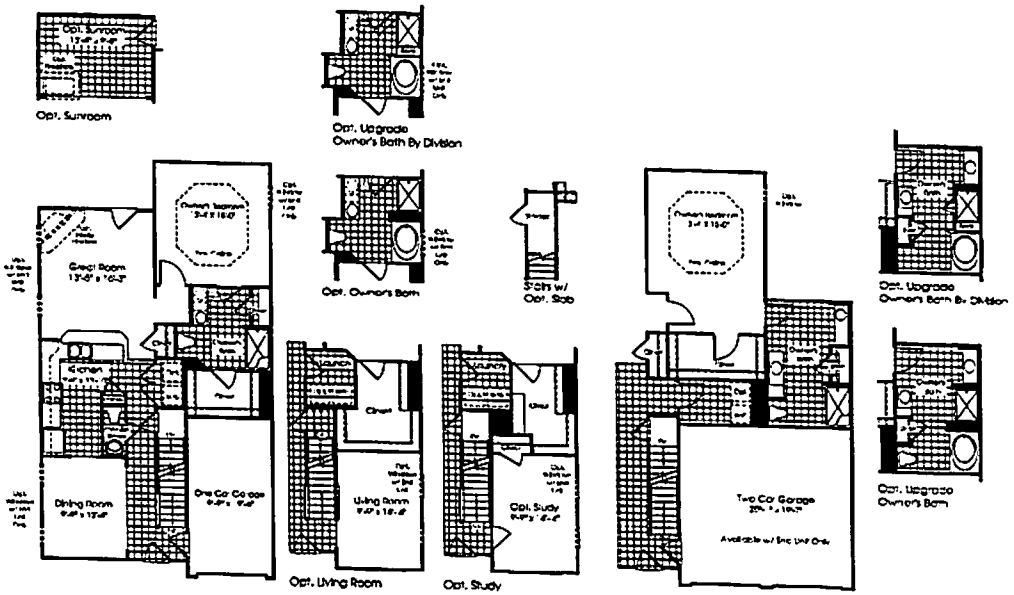
**Garages Available:** Two Car

*Brick front may add 8" to width of house. See blueprints for details.

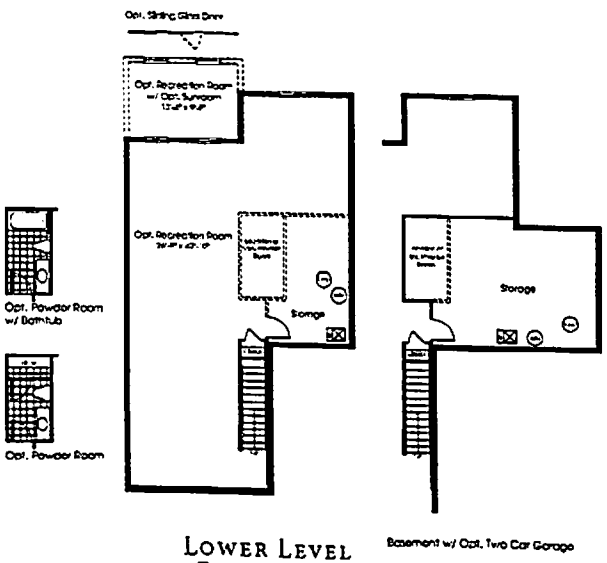
**Maximum square feet does not include basement. Information provided for townhomes is for base condition.

FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

THE GRIFFIN HALL
RY1012GRIH01

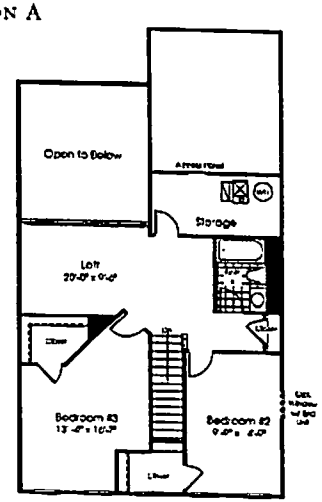



MAIN LEVEL
ELEVATION A




LOWER LEVEL
ELEVATION A

Basement w/ Opt. Two Car Garage




UPPER LEVEL
ELEVATION A

# The Glyndon

| | |
|---|---|
| **Product Line:** | Ryan Cornerstone |
| **Series:** | N/A |
| **Footprint Min:** | 27' 6" X 52' 4" |
| **Footprint Max*:** | 38' 2" X 56' 8" |
| **Height:** | 24' 2" |
| **Sq. Ft. Min:** | 2023 |
| **Sq. Ft. Max**:** | 2387 |
| **Avail. Fnd Types:** | Basement or Slab |
| **First Floor Owner's:** | ☑ |
| **ADA Adaptable** | ☑ |

| | | | | |
|---|---|---|---|---|
| **Bedrooms:** | Std: | 3 | Opt: | 0 |
| **Full Baths:** | Std: | 2 | Opt: | 1 |
| **Half Baths:** | Std: | 1 | Opt: | 1 |

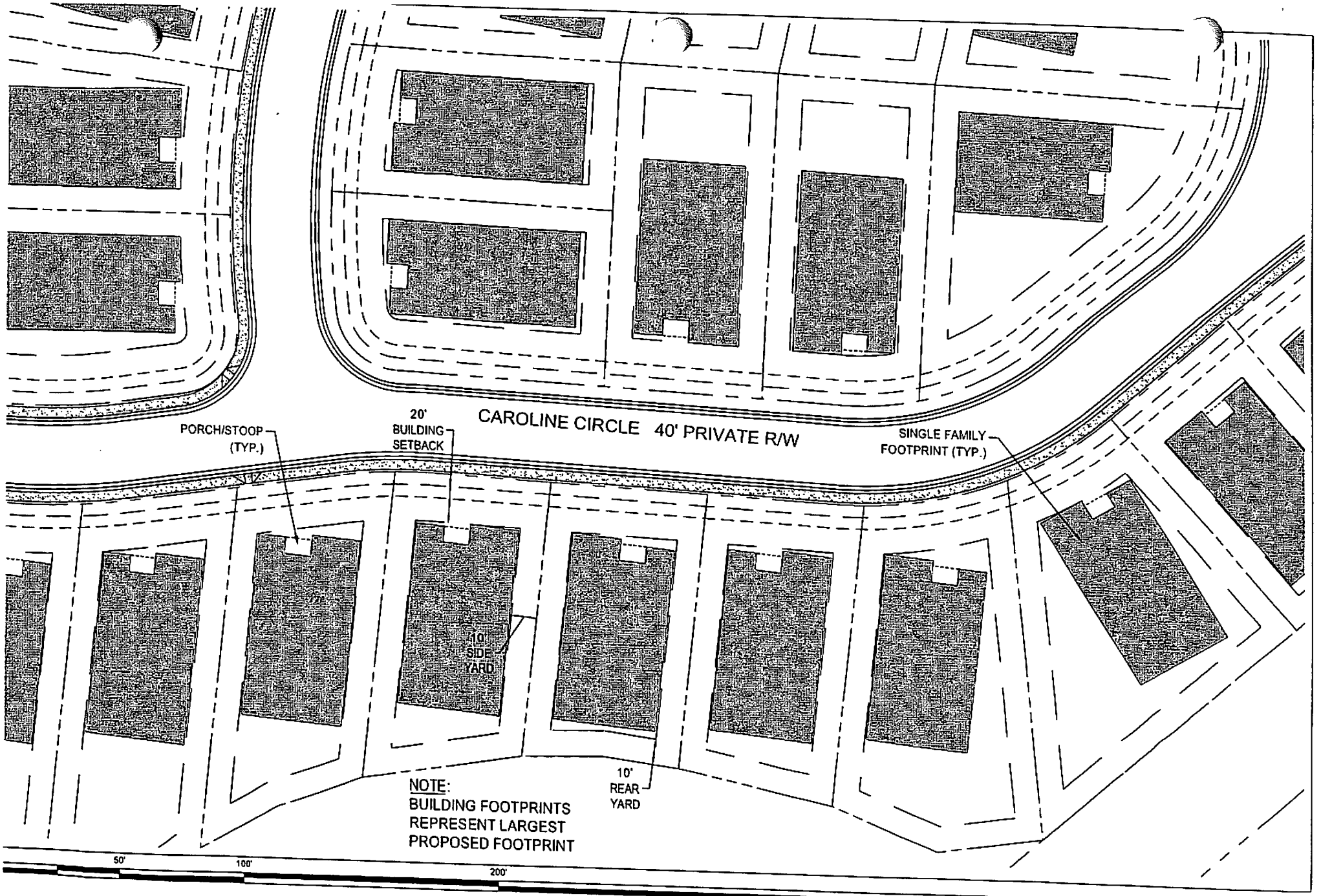
| | |
|---|---|
| **Ceiling Height Bsmt:** | N/A |
| **Ceiling Height 1st floor:** | 9 |
| **Ceiling Height 2nd floor:** | 9 |
| **Roof Pitch:** | 8/12 |
| **Roof Load:** | ☑ Std. Corporate Exposure B<br>☐ Northeast Exposure B<br>☐ Corporate Exposure C |
| **Wind Load:** | ☑ 90 MPH<br>☑ 100 - 120MPH |
| **Available Veneers:** | ☑ Brick<br>☑ Siding<br>☐ Stone<br>☐ Partial Stone<br>☑ Partial Brick<br>☐ Stone-Stucco/Urban<br>☐ Resort/Cottage<br>☐ MidAtlantic |
| **Garages Available:** | One or Two Car Garage - Contiguous |

*Brick front may add 8" to width of house. See blueprints for details.

**Maximum square feet does not include basement. Information provided for townhomes is for base condition.

**FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.**

**THE GLYNDON**
**RY0410GLYN05**




# SINGLE FAMILY LOT EXHIBIT

## THE RESERVE AT WILLIAMSBURG

BRUTON DISTRICT YORK COUNTY VIRGINIA

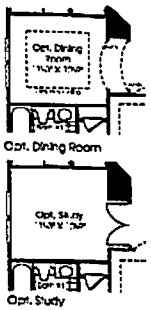
ATE: 4/26/2013
CALE: 1"=50'
SHEET 1 of 1

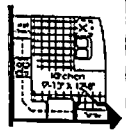
AES
CONSULTING ENGINEERS
5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
Phone: (757) 253-0040
Fax: (757) 220-8994
www.aesva.com
Hampton Roads | Central Virginia | Middle Peninsula

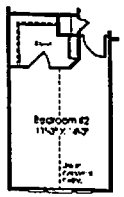
ELEVATION A

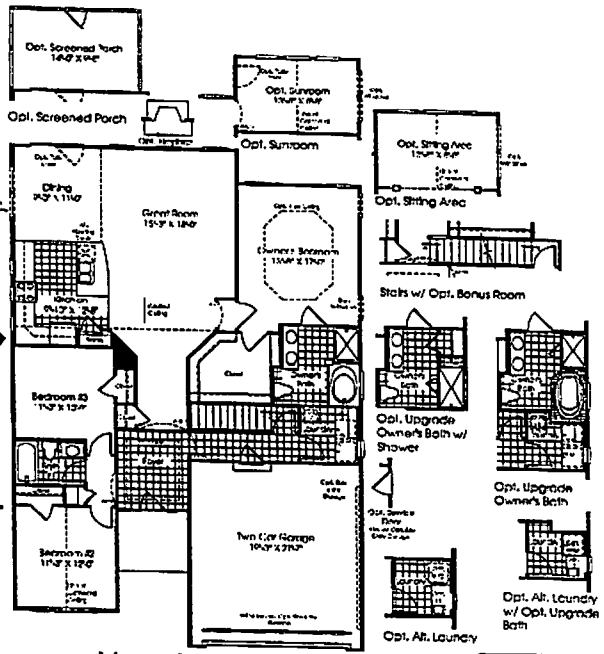
ELEVATION B

ELEVATION C

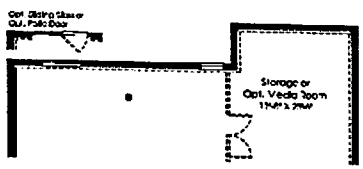


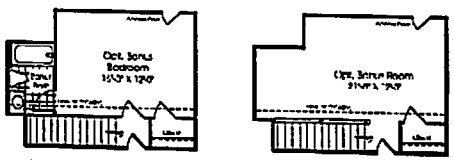




MAIN LEVEL
ELEVATION A




Basement w/ Opt. Sunroom or Opt. Sitting Area

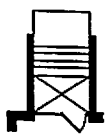



Opt. Bonus Bedroom

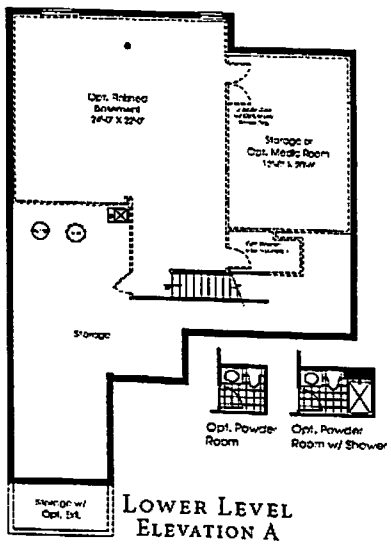
Opt. Bonus Room

OPT. UPPER LEVEL
ELEVATION A

Opt. Walled Exit



Opt. Double Walled Exit




LOWER LEVEL
ELEVATION A

# The Brentwood

| | |
|---|---|
| Product Line: | Cornerstone |
| Series: | Signature |
| Footprint Min: | 40' 0" X 60' 0" |
| Footprint Max*: | 40' 0" X 72' 4" |
| Height: | 17' 5" |
| Sq. Ft. Min: | 1730 |
| Sq. Ft. Max**: | 2259 |
| Avail. Fnd Types: | basement, slab, crawl |

First Floor Owner's: ☑ ADA Adaptable ☐

| | | | | |
|---|---|---|---|---|
| Bedrooms: | Std: | 3 | Opt: | 1 |
| Full Baths: | Std: | 2 | Opt: | 2 |
| Half Baths: | Std: | 0 | Opt: | 1 |

| | |
|---|---|
| Ceiling Height Bsmt: | 8 |
| Ceiling Height 1st floor: | 9 |
| Ceiling Height 2nd floor: | 8 |
| Roof Pitch: | 6/12 |

Roof Load:
- ☑ Std. Corporate Exposure B
- ☐ Northeast Exposure B
- ☐ Corporate Exposure C

Wind Load:
- ☑ 90 MPH
- ☑ 100 - 120MPH

Available Veneers:
- ☐ Brick
- ☐ Stucco/Stone
- ☑ Siding
- ☐ Stucco
- ☐ Stone
- ☑ Partial Stone
- ☑ Partial Brick
- ☐ Stone/Brick
- ☑ Resort/Cottage
- ☐ MidAtlantic

Garages Available: Two Car Front or Side Entry

*Brick front may add 8" to width of house. See blueprints for details.

**Maximum square feet does not include basement. Information provided for townhomes is for base condition.

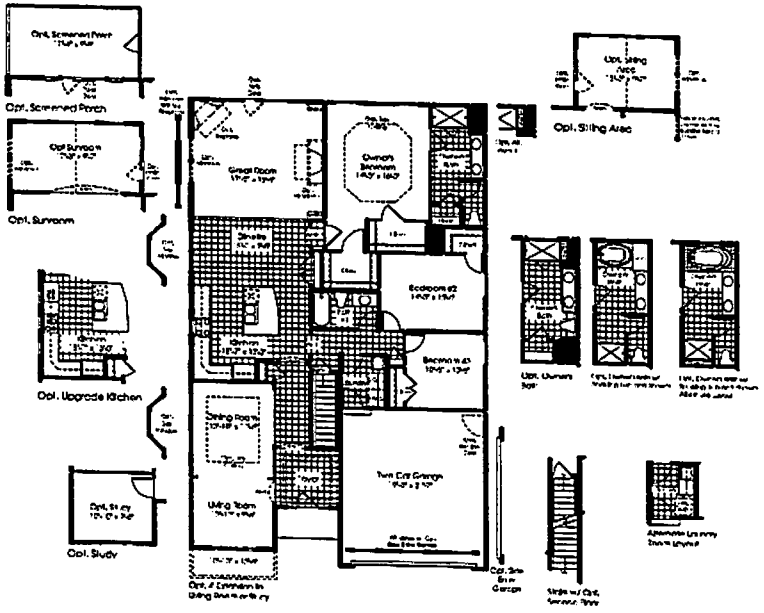
FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

THE BRENTWOOD
RY0711BREN01

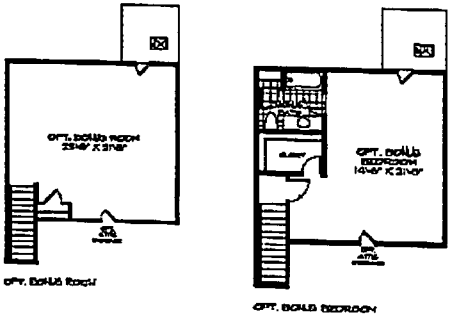
ELEVATION A

ELEVATION B

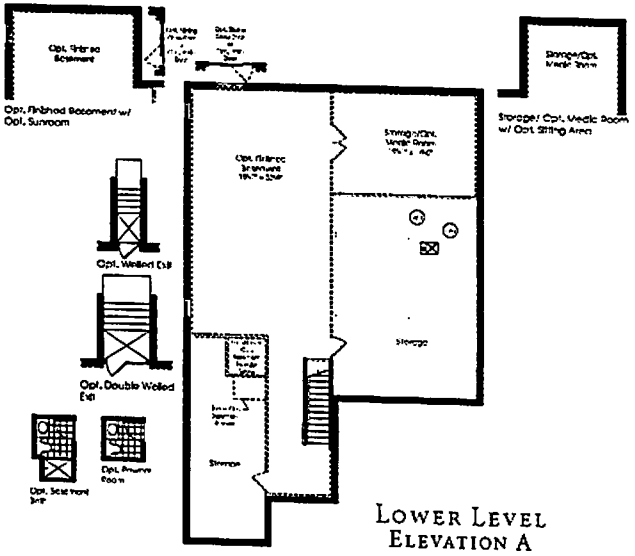
ELEVATION C



MAIN LEVEL
ELEVATION A



OPT. UPPER LEVEL
ELEVATION A



LOWER LEVEL
ELEVATION A

# The Castleton

| | |
|---|---|
| **Product Line:** | Cornerstone |
| **Series:** | Signature |
| **Footprint Min:** | 40' 0" X 65' 0" |
| **Footprint Max*:** | 40' 0" X 75' 4" |
| **Height:** | 18' 8" |
| **Sq. Ft. Min:** | 2074 |
| **Sq. Ft. Max**:** | 2992 |
| **Avail. Fnd Types:** | Basement, Crawl, Slab |

**First Floor Owner's:** ☑ **ADA Adaptable** ☐

| | | | | |
|---|---|---|---|---|
| **Bedrooms:** | Std: | 3 | Opt: | 1 |
| **Full Baths:** | Std: | 2 | Opt: | 2 |
| **Half Baths:** | Std: | 0 | Opt: | 1 |

**Ceiling Height Bsmt:** 8
**Ceiling Height 1st floor:** 9
**Ceiling Height 2nd floor:** 8
**Roof Pitch:** 6/12

**Roof Load:**
- ☑ Std. Corporate Exposure B
- ☐ Northeast Exposure B
- ☐ Corporate Exposure C

**Wind Load:**
- ☑ 90 MPH
- ☑ 100 - 120MPH

**Available Veneers:**
- ☐ Brick
- ☑ Siding
- ☐ Stone
- ☑ Partial Stone
- ☑ Partial Brick
- ☐ Stone/Brick
- ☑ Resort/Cottage
- ☐ MidAtlantic
- ☐ Stucco/Stone
- ☐ Stucco

**Garages Available:** Two Car Front or Side Entry

*Brick front may add 8" to width of house. See blueprints for details.

**Maximum square feet does not include basement. Information provided for townhomes is for base condition.

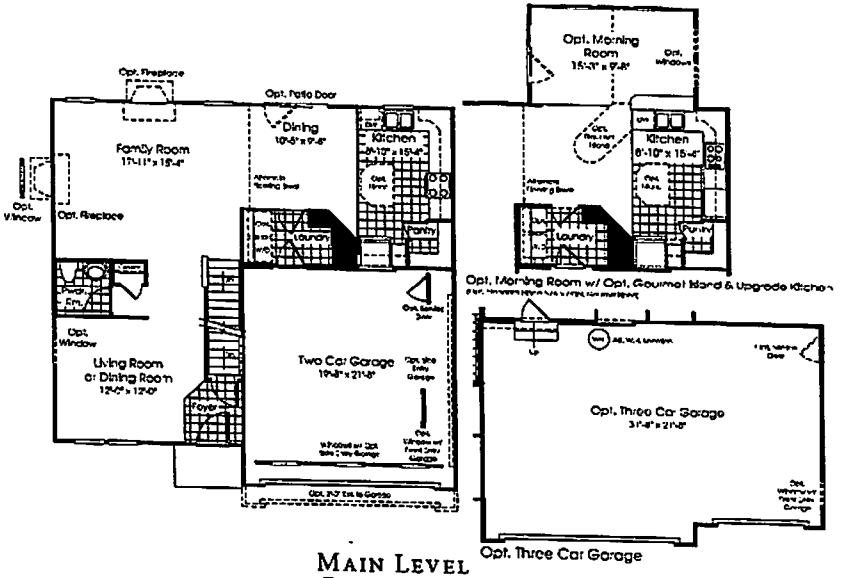
FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.

**THE CASTLETON**
**RY0811CAST01**

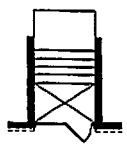
ELEVATION A

ELEVATION B

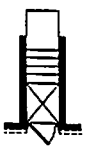
ELEVATION D




MAIN LEVEL
ELEVATION A



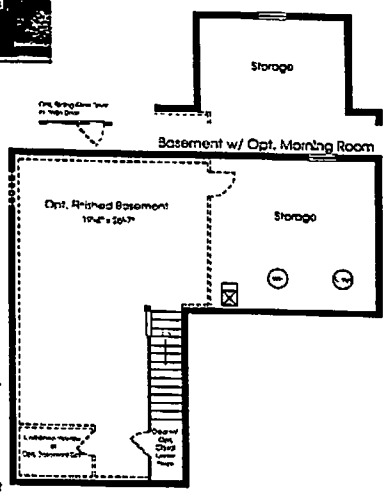
Opt. Double Exit



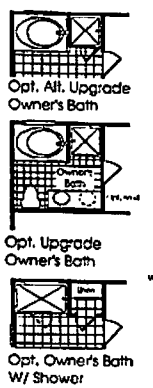
Opt. Welled Exit

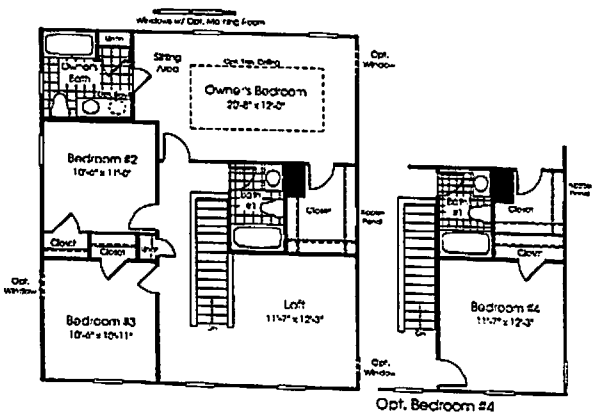
Opt. Basement Powder Room

Opt. Basement Bath




LOWER LEVEL
ELEVATION A




UPPER LEVEL
ELEVATION A

# The Florence

| | |
|---|---|
| **Product Line:** | Cornerstone |
| **Series:** | Renaissance |
| **Footprint Min:** | 38' 0" X 38' 0" |
| **Footprint Max*:** | 38' 0" X 48' 4" |
| **Height:** | 23' 3" |
| **Sq. Ft. Min:** | 1952 |
| **Sq. Ft. Max**:** | 2072 |

**Avail. Foundation Types:**
Basement, Crawl, Slab

| | | | | |
|---|---|---|---|---|
| **Bedrooms:** | Std: | 3 | Opt: | 1 |
| **Full Baths:** | Std: | 2 | Opt: | 1 |
| **Half Baths:** | Std: | 1 | Opt: | 0 |

**Ceiling Height Bsmt:** 8
**Ceiling Height 1st floor:** 9
**Ceiling Height 2nd floor:** 8
**Roof Pitch:** 6/12 or 8/12

**Available Veneers:**
- ☐ Brick
- ☑ Siding
- ☑ Partial Stone
- ☑ Partial Brick
- ☐ Stone and Brick
- ☑ Resort/Cottage
- ☐ Stucco
- ☐ Urban

**Garages Available:** Two Car - Contiguous

*Brick front may add 8" to width of house. See blueprints for details.

**Maximum square feet does not include basement. Information provided for townhomes is for base condition.

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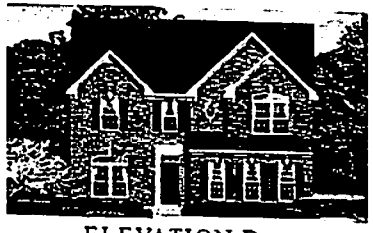
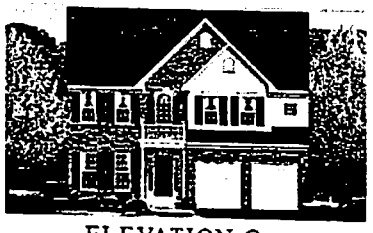
**THE FLORENCE**
**RY0313FLOR05**

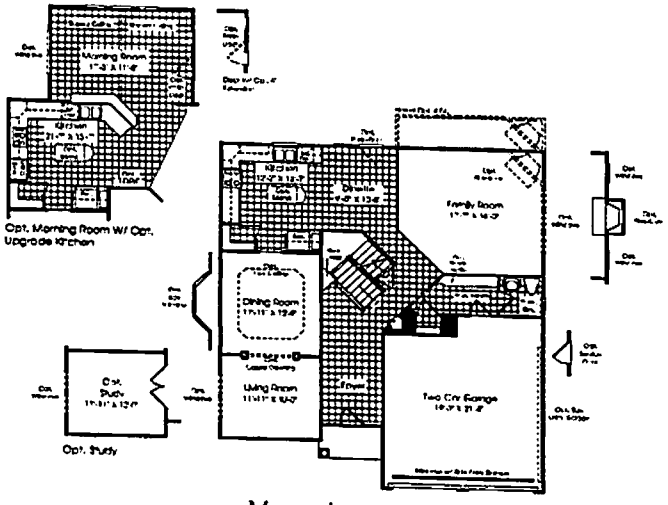
ELEVATION A



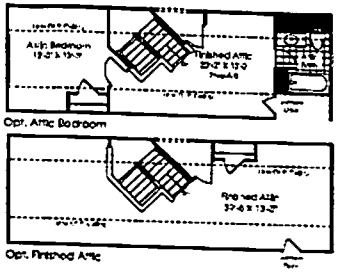
ELEVATION B



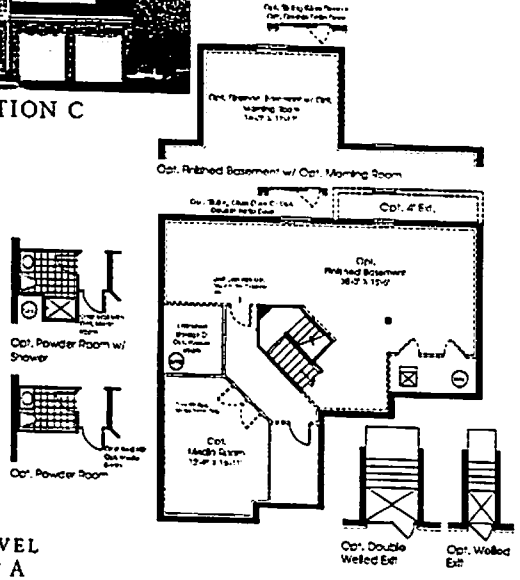
ELEVATION C



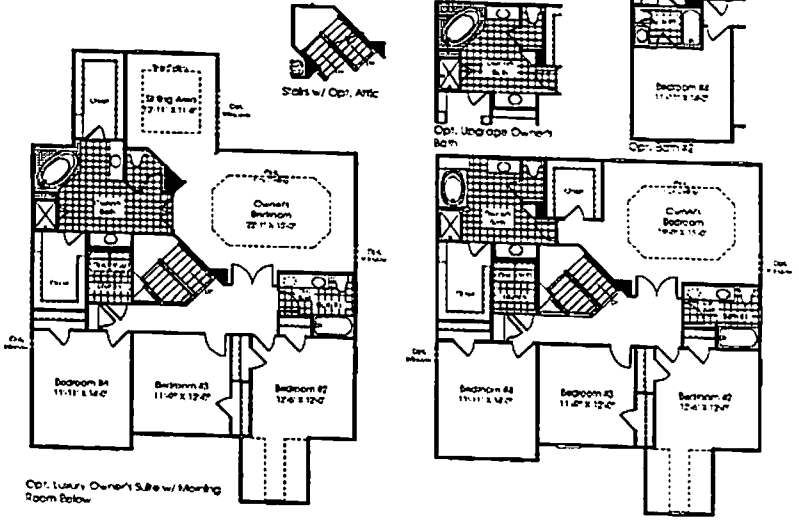

MAIN LEVEL
ELEVATION A




OPT. ATTIC LEVEL
ELEVATION A




LOWER LEVEL
ELEVATION A




UPPER LEVEL
ELEVATION A

# The Jasmine Grove

| | |
|---|---|
| Product Line: | Cornerstone |
| Series: | Signature |
| Footprint Min: | 40' 0" X 44' 0" |
| Footprint Max*: | 44' 0" X 56' 0" |
| Height: | 25' 6" |
| Sq. Ft. Min: | 2746 |
| Sq. Ft. Max**: | 3837 |
| Avail. Fnd Types: | Basement, Crawl |

First Floor Owner's: ☐ ADA Adaptable ☐

| | | | | |
|---|---|---|---|---|
| Bedrooms: | Std: | 4 | Opt: | 1 |
| Full Baths: | Std: | 2 | Opt: | 2 |
| Half Baths: | Std: | 1 | Opt: | 1 |

| | |
|---|---|
| Ceiling Height Bsmt: | 8 |
| Ceiling Height 1st floor: | 9 |
| Ceiling Height 2nd floor: | 8 |
| Roof Pitch: | 8/12 |

Roof Load:
- ☑ Std. Corporate Exposure B
- ☐ Northeast Exposure B
- ☐ Corporate Exposure C

Wind Load:
- ☑ 90 MPH
- ☑ 100 - 120MPH

Available Veneers:
- ☑ Brick
- ☑ Siding
- ☐ Stone
- ☑ Partial Stone
- ☐ Partial Brick
- ☐ Stone/Brick
- ☑ Resort/Cottage
- ☐ MidAtlantic
- ☐ Stucco/Stone
- ☐ Stucco

Garages Available: Two Car Front or Side Entry

*Brick front may add 8" to width of house. See blueprints for details.

**Maximum square feet does not include basement Information provided for townhomes is for base condition

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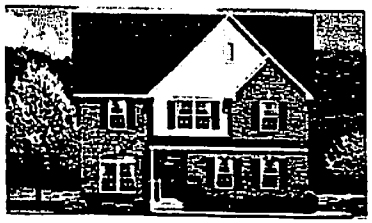
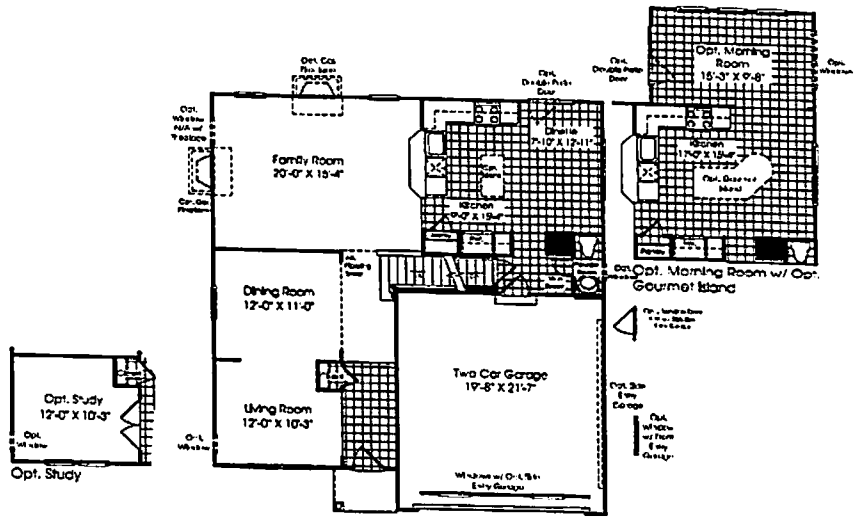
THE JASMINE GROVE
RY0113JAGR01

ELEVATION A

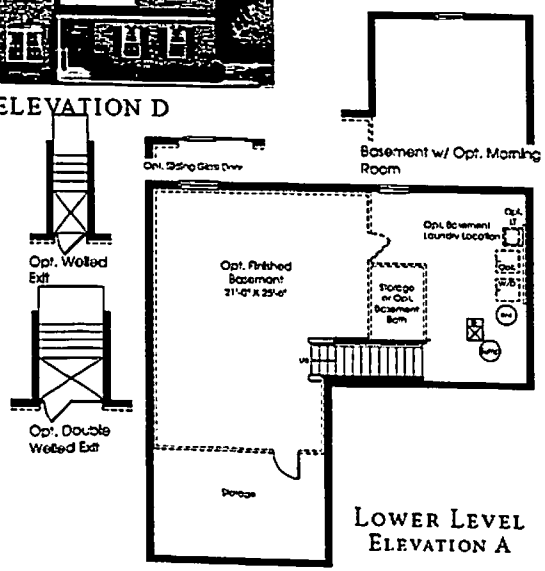
ELEVATION B



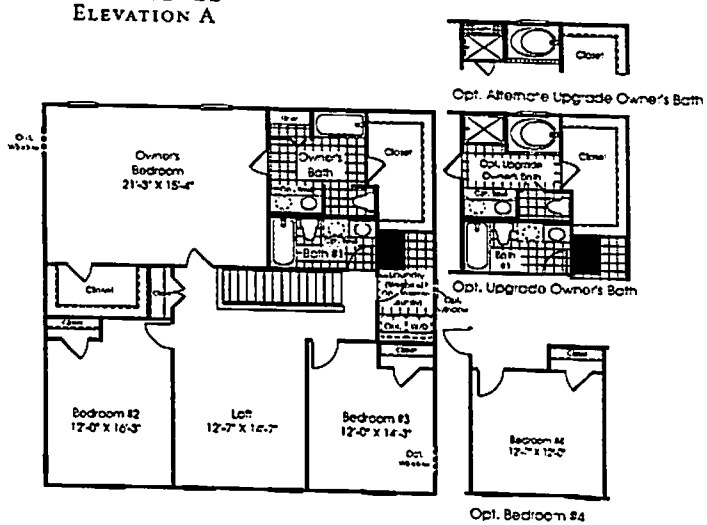
ELEVATION D




MAIN LEVEL
ELEVATION A




LOWER LEVEL
ELEVATION A




UPPER LEVEL
ELEVATION A

# The Milan

| | |
|---|---|
| **Product Line:** | Ryan Cornerstone |
| **Series:** | Renaissance |
| **Footprint Min:** | 38' 0" X 42' 0" |
| **Footprint Max*:** | 38' 0" X 52' 4" |
| **Height:** | 17' 8" |
| **Sq. Ft. Min:** | 2528 |
| **Sq. Ft. Max**:** | 2648 |
| **Avail. Fnd Types:** | Basement, Crawl or Slab |
| **First Floor Owner's:** | ☐ |
| **ADA Adaptable** | ☐ |

| | | | | |
|---|---|---|---|---|
| **Bedrooms:** | **Std:** | 3 | **Opt:** | 1 |
| **Full Baths:** | **Std:** | 2 | **Opt:** | 1 |
| **Half Baths:** | **Std:** | 1 | **Opt:** | 0 |

| | |
|---|---|
| **Ceiling Height Bsmt:** | 8 |
| **Ceiling Height 1st floor:** | 9 |
| **Ceiling Height 2nd floor:** | 8 |
| **Roof Pitch:** | 6/12 |
| **Roof Load:** | ☑ Std. Corporate Exposure B<br>☑ Northeast Exposure B<br>☐ Corporate Exposure C |
| **Wind Load:** | ☑ 90 MPH<br>☑ 100 - 120MPH |
| **Available Veneers:** | ☑ Brick<br>☑ Siding<br>☐ Stone<br>☑ Partial Stone<br>☑ Partial Brick<br>☐ Stone-Stucco/Urban<br>☑ Resort/Cottage<br>☑ MidAtlantic |
| **Garages Available:** | Two Car Garage Contiguous |

*Brick front may add 8" to width of house. See blueprints for details.

**Maximum square feet does not include basement.

**FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.**

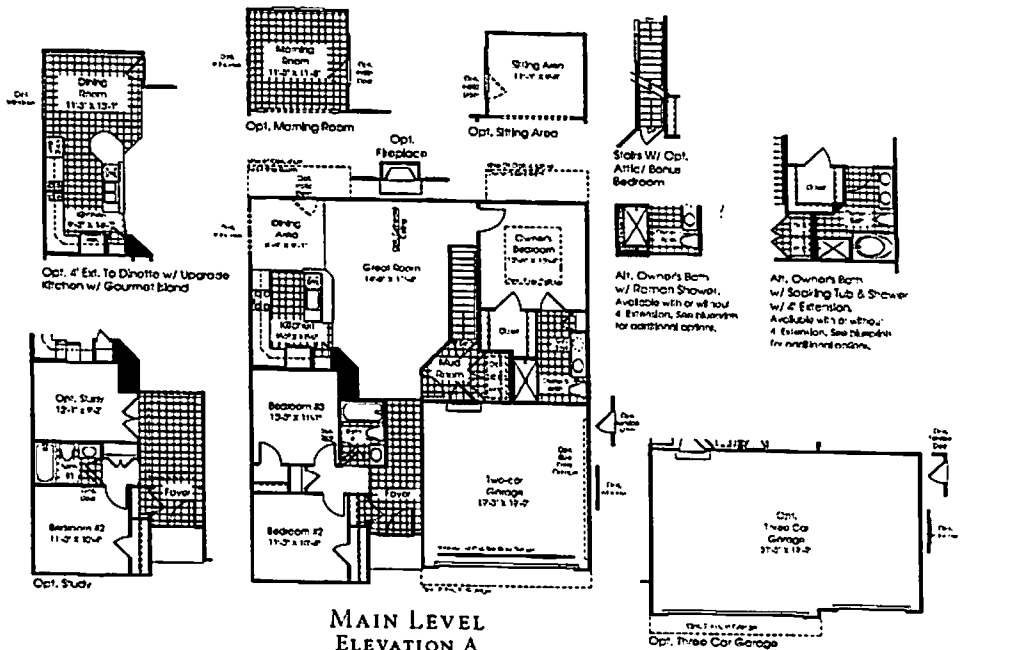
THE MILAN
RY0512MILA04BSMT

# The Pisa Torre

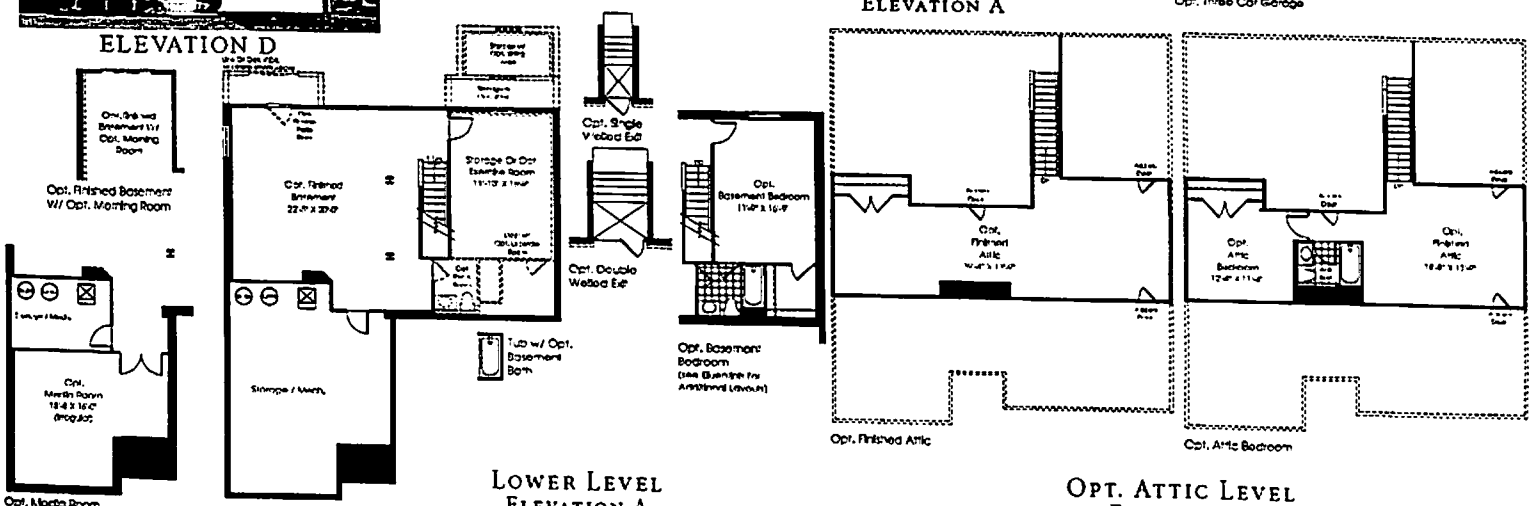
ELEVATION A

ELEVATION B

ELEVATION D




MAIN LEVEL
ELEVATION A




LOWER LEVEL
ELEVATION A

OPT. ATTIC LEVEL
ELEVATION A

| | |
|---|---|
| **Product Line:** | Cornerstone |
| **Series:** | Renaissance |
| **Footprint Min:** | 40' 0" X 47' 0" |
| **Footprint Max*:** | 40' 0" X 59' 4" |
| **Height:** | 18' 2" |
| **Sq. Ft. Min:** | 1407 |
| **Sq. Ft. Max**:** | 2245 |
| **Avail. Foundation Types:** | Basement, Crawl/Slab |

| | | | | |
|---|---|---|---|---|
| **Bedrooms:** | Std: | 3 | Opt: | 2 |
| **Full Baths:** | Std: | 2 | Opt: | 3 |
| **Half Baths:** | Std: | 0 | Opt: | 1 |
| **Ceiling Height Bsmt:** | 8 | | | |
| **Ceiling Height 1st floor:** | 8,9 | | | |
| **Ceiling Height 2nd floor:** | 8 | | | |
| **Roof Pitch:** | 8/12 | | | |

**Available Veneers:**
- ☐ Brick
- ☑ Siding
- ☑ Partial Stone
- ☑ Partial Brick
- ☐ Stone and Brick
- ☑ Resort/Cottage
- ☐ Stucco
- ☐ Urban

**Garages Available:** Front Entry, Side Entry

*Brick front may add 8" to width of house. See blueprints for details.

**Maximum square feet does not include basement. Information provided for townhomes is for base condition.

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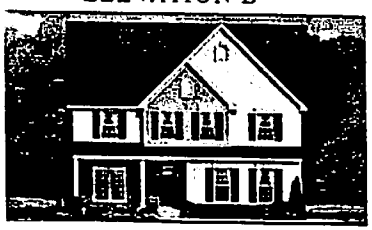
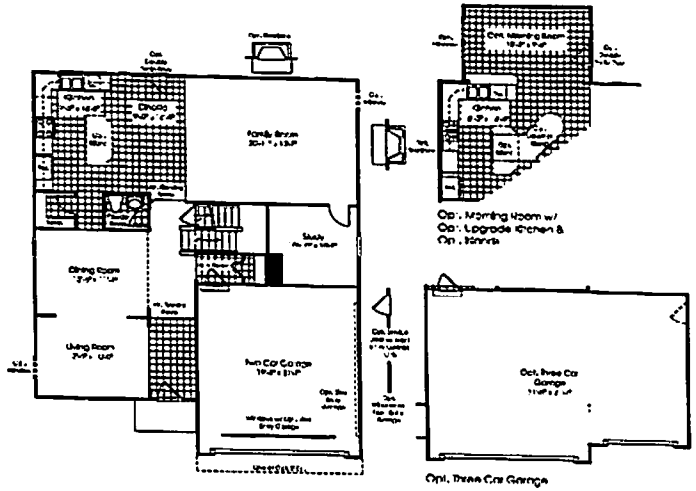
THE PISA TORRE
RY0313PIST01

ELEVATION A

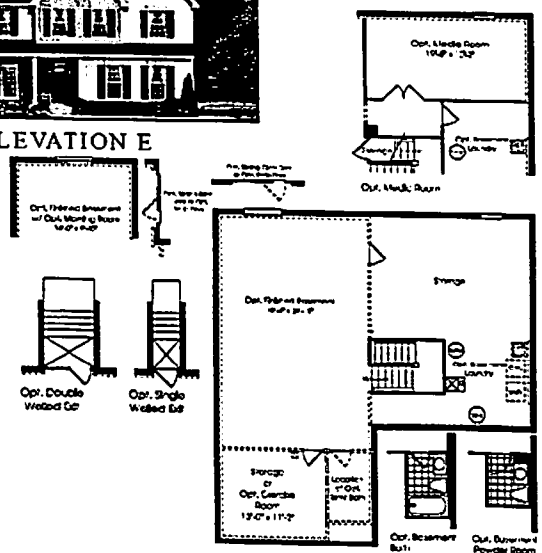
ELEVATION B



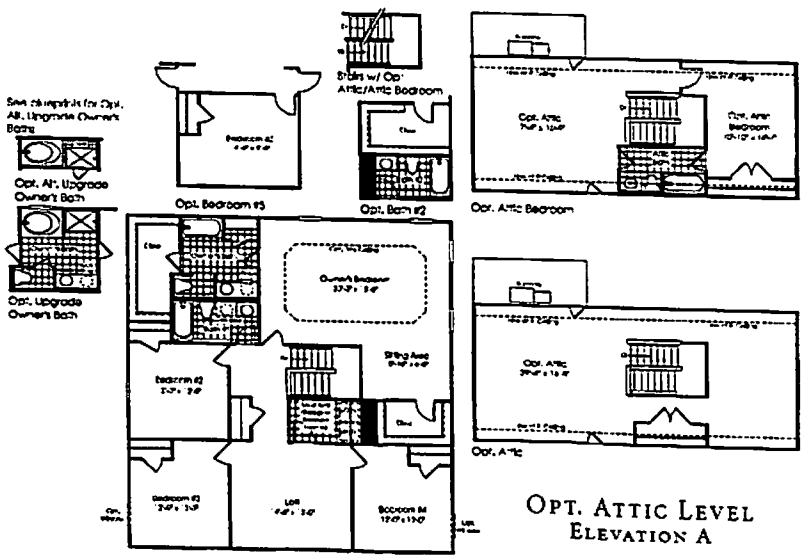
ELEVATION E



MAIN LEVEL
ELEVATION A



LOWER LEVEL
ELEVATION A



UPPER LEVEL
ELEVATION A

OPT. ATTIC LEVEL
ELEVATION A

# The Rome

| | |
|---|---|
| **Product Line:** | Cornerstone |
| **Series:** | Renaissance |
| **Footprint Min:** | 40' 0" X 49' 0" |
| **Footprint Max*:** | 40' 0" X 59' 4" |
| **Height:** | 17' 8" |
| **Sq. Ft. Min:** | 3060 |
| **Sq. Ft. Max**:** | 3989 |
| **Avail. Foundation Types:** | Basement, Slab or Crawl |

| | | | | |
|---|---|---|---|---|
| **Bedrooms:** | Std: | 4 | Opt: | 1 |
| **Full Baths:** | Std: | 2 | Opt: | 2 |
| **Half Baths:** | Std: | 1 | Opt: | 0 |
| **Ceiling Height Bsmt:** | 8 | | | |
| **Ceiling Height 1st floor:** | 9 | | | |
| **Ceiling Height 2nd floor:** | 8 | | | |
| **Roof Pitch:** | 6/12, 8/12 | | | |

**Available Veneers:**

- [x] Brick
- [x] Siding
- [x] Partial Stone
- [x] Partial Brick
- [ ] Stone and Brick
- [x] Resort/Cottage
- [ ] Stucco
- [ ] Urban

**Garages Available:** Two Car Garage, Three Car

*Brick front may add 8" to width of house See blueprints for details

**Maximum square feet does not include basement. Information provided for townhomes is for base condition

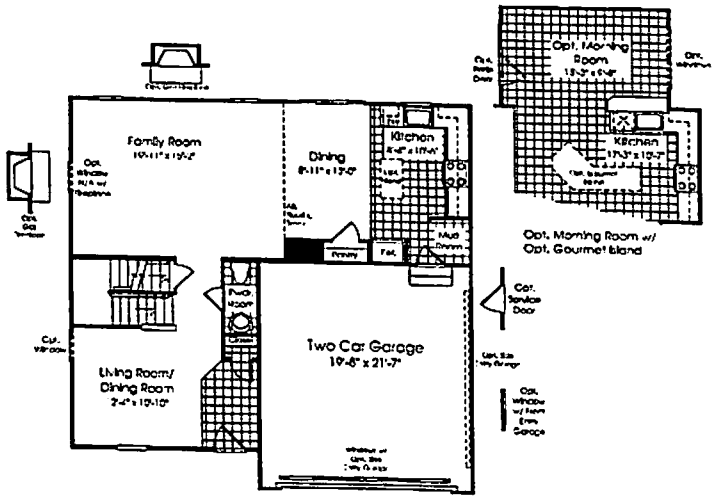
**FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.**

THE ROME
RY0413ROME05BSMT

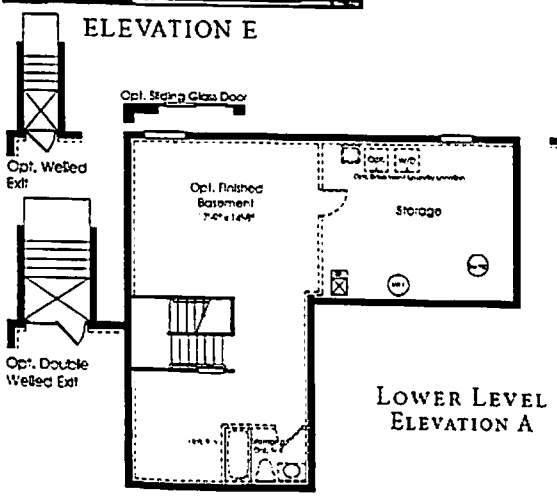
ELEVATION A

ELEVATION B

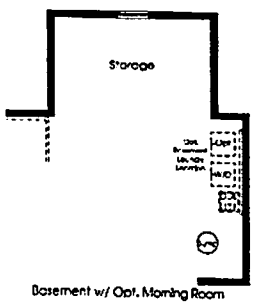
ELEVATION E

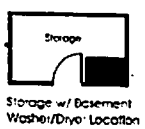


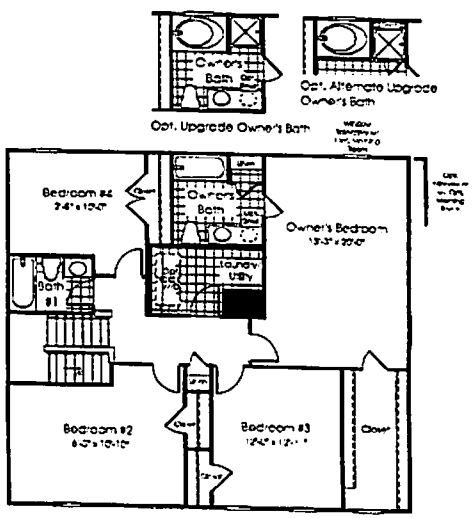

MAIN LEVEL
ELEVATION A




LOWER LEVEL
ELEVATION A




UPPER LEVEL
ELEVATION A

# The Venice

| | |
|---|---|
| **Product Line:** | Cornerstone |
| **Series:** | Renaissance |
| **Footprint Min:** | 38' 0" X 38' 0" |
| **Footprint Max*:** | 38' 0" X 48' 0" |
| **Height:** | 23' 5" |
| **Sq. Ft. Min:** | 2224 |
| **Sq. Ft. Max**:** | 2344 |
| **Avail. Fnd Types:** | Basement, Crawl, Slab |

**First Floor Owner's:** ☐ **ADA Adaptable** ☐

| | | | | |
|---|---|---|---|---|
| **Bedrooms:** | Std: | 4 | Opt: | 0 |
| **Full Baths:** | Std: | 2 | Opt: | 0 |
| **Half Baths:** | Std: | 1 | Opt: | 0 |

**Ceiling Height Bsmt:** 8
**Ceiling Height 1st floor:** 9
**Ceiling Height 2nd floor:** 8
**Roof Pitch:** 6/12, 8/12

**Roof Load:**
- ☑ Std Corporate Exposure B
- ☑ Northeast Exposure B
- ☐ Corporate Exposure C

**Wind Load:**
- ☑ 90 MPH
- ☑ 100 - 120MPH

**Available Veneers:**
- ☑ Brick
- ☑ Siding
- ☐ Stone
- ☑ Partial Stone
- ☑ Partial Brick
- ☐ Stone/Brick
- ☑ Resort/Cottage
- ☐ MidAtlantic
- ☐ Stucco/Stone
- ☐ Stucco

**Garages Available:** Two Car Garage - Contiguous

*Brick front may add 8" to width of house. See blueprints for details.

**Maximum square feet does not include basement. Information provided for townhomes is for base condition.

**FOR INTERNAL USE ONLY. Although all information is believed to be correct at publication, please refer to most current blueprints to ensure accuracy.**

**THE VENICE**
**RY0512VENI04BSMT**

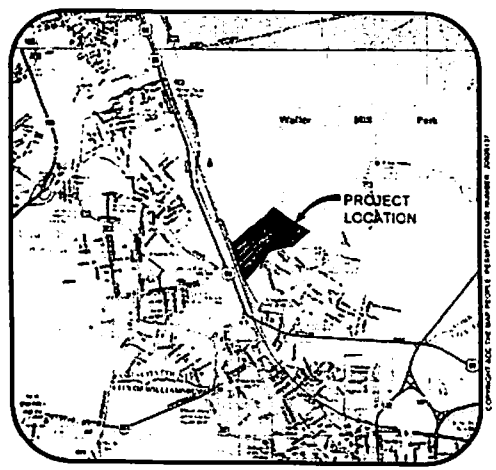
# MASTER PLAN AMENDMENT

FOR

# The Reserve at Williamsburg

## A MASTER PLANNED ACTIVE ADULT COMMUNITY

BRUTON MAGISTERIAL DISTRICT YORK COUNTY VIRGINIA




VICINITY MAP (APROX. SCALE 1"=2000')

INDEX OF SHEETS


| SHEET NO. | SHEET DESCRIPTION |
|---|---|
| 1 | COVER SHEET |
| 2 | MASTER PLAN AMENDMENT |
| 3 | NON-BINDING ILLUSTRATIVE PLAN |


ORIGINAL SUBMITTAL DATE: APRIL 02, 2012
PROPOSED AMENDMENT DATE: MAY 01, 2013

PREPARED FOR

# Reserve at Williamsburg, LLC and Centrum - Williamsburg Limited Partnership

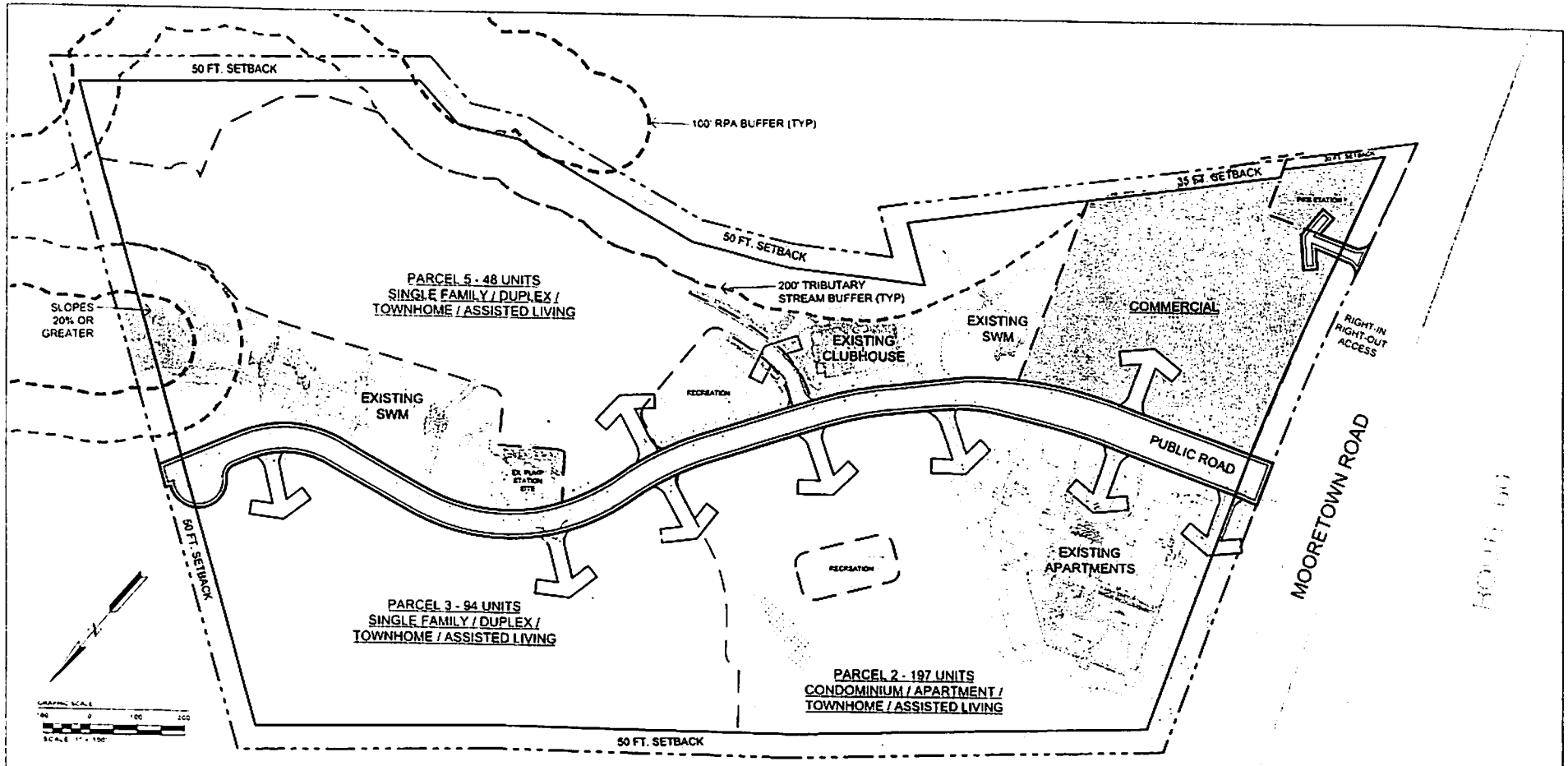
21400 RIDGETOP CIRCLE, SUITE 250
STERLING, VIRGINIA 20166

AES CONSULTING ENGINEERS

The Reserve at Williamsburg

COVER SHEET

1



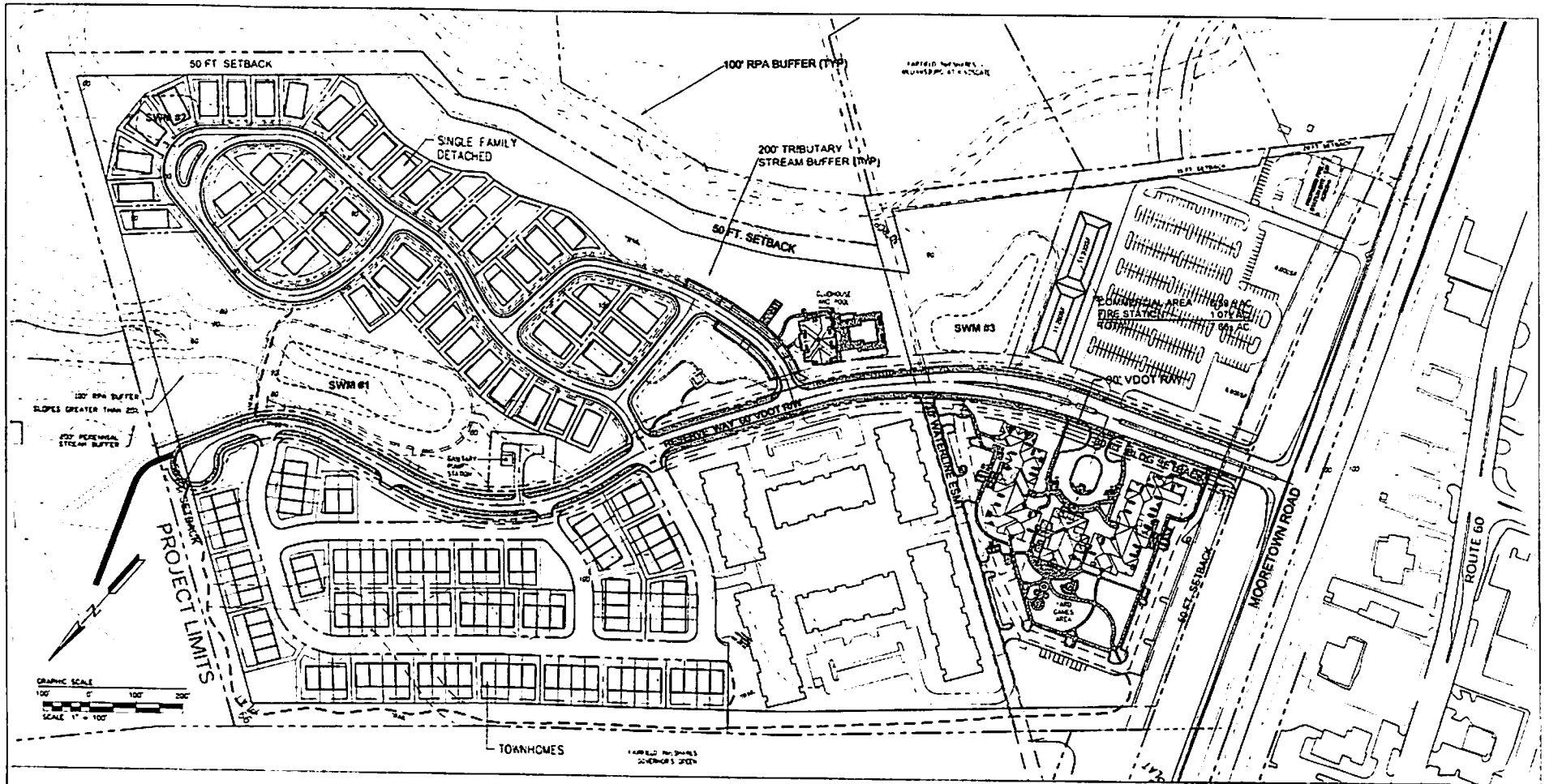

## LEGEND

| | NUMBER OF UNITS MIN | NUMBER OF UNITS MAX | ACREAGE |
|---|---|---|---|
| ACCESS ROADWAY | | N/A | 3.69 AC |
| SINGLE FAMILY / DUPLEX / TOWNHOME / ASSISTED LIVING | 92 | 300 | 21.31 AC |
| CONDOMINIUMS / APARTMENTS / TOWNHOME / ASSISTED LIVING* | 190* | 369* 459 (MAX # OF UNITS) | 12.66 AC |
| RECREATION AREA | | | 2.20 AC (MIN) |
| OPEN SPACE | | | 24.08 AC |
| COMMERCIAL AREA | | | 6.52 AC |
| *INCLUDES 120 EXISTING APARTMENTS | | TOTAL ACREAGE | 70.66 AC |

AES CONSULTING ENGINEERS

MASTER PLAN AMENDMENT
The Reserve at Williamsburg
A MASTER PLANNED ACTIVE ADULT COMMUNITY
for
Reserve at Williamsburg LLC
and Centurion in Williamsburg Limited Partnership

2




## ILLUSTRATIVE PLAN TABULATIONS

EXISTING ZONING: PLANNED DEVELOPMENT MC

APPROXIMATE TOTAL ACREAGE: [illegible] ACRES
INDEPENDENT LIVING SENIOR HOUSING: [illegible] ACRES
COMMERCIAL CENTER: [illegible] ACRES

SENIOR NON-BINDING COMPONENT COMPOSITION: [illegible] UNITS
PROPOSED DENSITY: [illegible] UNITS PER ACRE
SINGLE FAMILY DETACHED PATIO HOMES
DUPLEX PATIO HOMES
TOWNHOMES
APARTMENTS
CONDOMINIUMS
ASSISTED LIVING

COMMERCIAL COMPONENT COMPOSITION
RETAIL [illegible] SF
SIT DOWN RESTAURANTS [illegible] SF

RESIDENTIAL COMPONENT RECREATION AND OPEN SPACE
COMMON ACTIVE/PASSIVE OUTDOOR RECREATION AREA REQUIRED: [illegible] SF PER DWELLING UNIT AREA = [illegible] SF OR [illegible] ACRES
PROVIDED: [illegible] ACRES — RECREATION AMENITIES SHALL INCLUDE: WALKING TRAILS, PARKING, 25 BENCHES, PAVILION AND BARBECUE POOL, TRELLISES IN TURF GAME AREAS AND VALLEYS, ETC.

RESIDENTIAL COMPONENT PARKING (PER UNIT):
REQUIRED: 1 PER UNIT PLUS 1 PER 5 UNITS FOR VISITOR PARKING = [illegible] SPACES

COMMERCIAL COMPONENT PARKING
REQUIRED
RETAIL [illegible] SF: 4.1 SPACE PER 250 SF = [illegible] SPACES
RESTAURANT: [illegible] SF AT 1 SPACE PER 100SF = [illegible] SPACES
PROVIDED
RETAIL: [illegible] SPACES
RESTAURANT: [illegible] SPACES

AES CONSULTING ENGINEERS

NON-BINDING ILLUSTRATIVE PLAN
The Reserve at Williamsburg
A MASTER PLANNED ACTIVE ADULT COMMUNITY
for
Reserve at Williamsburg LLC
and Centurion-Williamsburg Limited Partnership
YORK COUNTY

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Mr. Jim Rice, 100 Sharps Lane, also addressed the Board on the issue of access to the proposed High Grove development. He stated the original plat of Magruder Woods provides for the extension of Creedmoor Drive for the continued development of the Magruder Woods subdivision and not for a new 70-home, 210-vehicle subdivision that could be expanded to even more homes and vehicles. He questioned if this was only phase one of High Grove or if the expansion will continue as there are still several acres of land available for development. He asked if the new subdivision would be subject to helping pay for the maintenance of the entrance from Government Road that the homeowners in Magruder Woods have to maintain and pay for since the proposed access to the new subdivision would be through Magruder Woods on Creedmoor. He also asked if the Magruder Woods residents would be allowed access to the proposed common area playgrounds of the new subdivision. Mr. Rice then discussed a proposal for an access to the development from Penniman Road, and he asked if a traffic study had been completed.

Meeting Recessed. At 6:55 p.m., Chairman Zaremba declared a short recess.

Meeting Reconvened. At 7:03 p.m. the meeting was reconvened in open session by order of the Chair.

**PUBLIC HEARINGS**

APPLICATION NO. PD-17-06, FOURTH CENTRUM OF VIRGINIA, INC.

Mr. Carter gave a presentation on Application No. PD-17-06 requesting a reclassification from Economic Opportunity to Planned Development, subject to voluntarily proffered conditions, of approximately 70 acres of a 133-acre parcel located at 4300 Mooretown Road. The Planning Commission considered the application and forwarded it to the Board of Supervisors with a recommendation of approval, and staff recommended approval of the application through the adoption of proposed Ordinance O06-18.

Mrs. Noll stated there was a covered portico on the duplexes and not a porch, and asked if that justified changing the setback from 30 to 20 feet.

Mr. Carter said that given the character of the community, staff felt that 20 feet would be adequate and would provide sufficient room for one car to be parked in front of the garage without imposing on the sidewalk system, and it would also provide a sufficient amount of open space in front of the units. He added that the streets would be very low volume residential streets, and there would not be pass-through traffic from any other location.

Mrs. Noll asked if each unit would have a two-car garage.

Mr. Cater said the duplexes and the detached units would have a two-car garage. He added that some of the garages would be front-loaded and some would be side-loaded.

Mr. Shepperd asked if there would be elevators for the units with four stories.

Mr. Carter said the multi-story buildings would be elevator-served.

Mr. Burgett asked what the timeline would be for the commercial development.

Mr. Carter said there was no absolute timeline. He stated the developer would prepare the commercial site for development, but he did not have any absolute plans for the commercial space.

Mr. Burgett stated the commercial development is a critical element of the development, and a timeline is critical. He indicated he was concerned because this 70 acres of economic opportunity was going to be turned into residential needed for seniors, but at the same time he did not want to set a precedent for rezoning commercial property to residential. Mr. Burgett also asked if a partner less than 62 years of age will be required to leave if the other partner who is 62 or older dies.

Mr. Carter indicated they would have to leave. He stated staff will be bringing the Board some newly developed language concerning qualifying elements for senior housing developments. He stated the developer is prepared to abide by whatever age restriction remains a part of the requirements.

Mr. Burgett spoke of the proposed 15-foot separation between the buildings. He indicated the Board had earlier increased the separation required to 20 feet because of the needs of the fire service to get equipment between the buildings.

Mr. Carter stated that because of fire safety, building size, and community appearance issues, the standard was increased from 15 to 20 feet a couple of years ago for cluster subdivisions. In this case, he indicated the units are single story on relatively small lots, and the Fire Department is comfortable they would have access to all sides of the buildings. He stated non-combustible materials will be used, and the units will be sprinkled.

Mr. Burgett expressed his concern that the County should be applying its regulations consistently on all developments.

Mr. Bowman indicated that Williamsburg recently discussed exterior materials to be used, and City Council was split on the subject. He stated he liked the renderings, but he did not see any reference to vinyl siding.

Mr. Carter stated all of the exterior finishes will be hardy plank, and staff has received the developer's commitment to use it on all single and duplex units.

Mr. Bowman addressed the types of businesses that could locate in the commercial sites, and he noted he did not feel that tattoo parlors or check-cashing facilities would be acceptable for this location.

Mr. Carter indicated those businesses were not proffered out because they were not allowed in the economic opportunity district.

Mr. Bowman stated that even though they are not considered in economic opportunity, he would like to know they were in the list of businesses proffered out.

Mr. Carter noted that a condition could be added to the ordinance indicating there would be no pawn shops, payday check cashing facilities, or tattoo parlors allowed.

Discussion followed concerning the roads and access to the proposed development as well as the County being able to provide adequate fire suppression services.

Chairman Zaremba asked if the Board was being asked to approve all three of the site alternatives.

Mr. Carter stated the request is to allow the development to proceed in accordance with either of the A, B, or C alternatives. He stated staff had initially expressed concern about Alternative C, and the Planning Commission has indicated any of the three alternatives would be acceptable.

Chairman Zaremba asked if there was a preference by the developer.

Mr. Carter stated he did not know if the developer was willing to state a preference.

Further discussion ensued concerning the age restrictions and enforcement of the non-qualifying residents having to vacate the unit if the qualifying resident died.

Mr. Carter explained that staff would be proposing some adjustments to the age definitions, and the applicant has agreed to comply with the definitions as set by the County. He noted the applicant is more experienced in senior housing development than anyone the staff has dealt with in the past and will have eligibility screening measures in place.

Chairman Zaremba indicated his concern regarding the commercial side of the development, as he did not see any renderings for the commercial buildings. He stated the County needs to

make sure that whatever evolves is totally consistent with the architectural design of the facilities in the area.

Mr. Carter explained that Exhibit B talks about the building materials for the commercial development, and that they must be approved by the County.

Discussion followed concerning the building heights of the proposed development.

Chairman Zaremba expressed his agreement with Mr. Bowman regarding the need to add tattoo parlors, payday loan companies, and pawn shops to the list of prohibited commercial businesses for the commercial development. He asked Mr. Carter if there would be sidewalks running through the development.

Mr. Carter indicated there would be a pedestrian system throughout the project.

Mr. Vernon Geddy, representing the applicant, stated that Fourth Centrum of Virginia has developed 200 projects with 12,000 residential units and has developed over 100 senior housing communities. Their vision is to create a high quality, independent living community for seniors with a mix of housing types and prices, extensive recreational amenities, and a small commercial center. He stated the mix of single family detached homes, duplexes, condominiums, and apartments are all age-restricted in accordance with federal law and York County's ordinances. He stated it had been the understanding all along that there would be no residents younger than 19 in the project. He spoke of the experience of the applicant in the building of senior residential housing and their vision for the property in question. He then displayed an illustrative plan for Alternative C which showed the apartment units clustered around the central open space, the condominiums units clustered around the central courtyard, the central recreational facilities, the commercial area, and fire station site. He stated that with each of the housing types there is a different age range, with the youngest people being 62 in the detached and single units, people around 70 in the condominiums, and the 75 and older people in the apartments. Mr. Geddy stated the project is a low traffic generator compared to either commercial or non-age restricted residential. The apartment section with the oldest residents would have van transportation, and a bus shelter would be provided for public transportation. He added there would be no school children. He then reviewed the proffers offered by the applicant, and he spoke of the commercial area, stating it was difficult to prepare renderings when there was no way of knowing what the businesses would be at this time. Mr. Geddy stated the applicant thinks this is the right use for the site and that it is compatible and consistent with surrounding uses and zoning. He added it meets the needs in the market for quality senior housing, and he asked the Board to approve the project.

Mr. Shepperd asked what kind of input the City of Williamsburg was giving the applicant concerning the development.

Mr. Geddy said Williamsburg was looking very closely at the stormwater management system but is very comfortable with the proposal. He stated the applicant has not had any negative comments on the project.

Mr. Shepperd asked what would be the starting and completion dates if the plan was approved tonight.

Mr. Chuck Bradberry, representing Fourth Centrum of Virginia, said they would probably submit for site plan approval in the next 90 days and would probably break ground 12 months after that date.

Discussion followed concerning construction traffic, the possible need for a traffic light, and the privately-owned streets.

Mrs. Noll said she had a problem with changing the setback from 30 to 20 feet. She questioned why the Planning Commission approved all three alternative plans, stating she felt Alternatives A or B would be the proper choice.

Mr. Burgett expressed his concern about the cost the County would incur regarding medical care with this concentration of senior housing. He stated that staffing and equipping a fire

station would have an impact on the resources of the County, and the County should be a part of the process.

Mr. Bradberry said he did not know if the consultant who did that part of the project had conversations with the fire department.

Mr. Bowman asked if there was a figure for the average cost per unit.

Mr. Bradberry indicated the pricing was still being worked on, but the patio homes and duplexes would be in the neighborhood of $300,000 to $325,000; the condominiums would probably be $240,000 to $275,000; and the apartments would rent for $1,200 for a one bedroom apartment, and two bedrooms would be in the range of $1,650 per month.

Chairman Zaremba asked the applicant to address the commercial site and what they would envision occurring there.

Mr. Geddy stated a small-scale center with retail and service type uses that are compatible with the adjacent residential development is envisioned. He said they do not have an exact timeframe in which the commercial development will be built.

Chairman Zaremba said the County would be involved not only in approving the site plan but also in the facades and the character of the project. He asked Mr. Carter if there were any apartment complexes in District 1.

Mr. Carter said there was an older apartment complex near County Club Acres.

Chairman Zaremba expressed his concern about young people being able to live in the apartment units.

Mr. Geddy stated there would be rules and regulations governing conduct, and the management would have the ability to get rid of the tenant.

Chairman Zaremba then called to order a public hearing on Application No. PD-17-06 that was duly advertised as required by law. Proposed Ordinance No. 06-18 is entitled:

> AN ORDINANCE TO APPROVE AN APPLICATION TO ESTABLISH A PLANNED DEVELOPMENT AT 4300 MOORETOWN ROAD CONSISTING OF A 63-ACRE SENIOR HOUSING-INDEPENDENT LIVING DEVELOPMENT AND A 7.7-ACRE COMMERCIAL CENTER

There being no one present who wished to speak concerning the subject application, Chairman Zaremba closed the public hearing.

Mr. Burgett said he liked project and that senior housing was a priority to the Board. He shared his concerns about the commercial timeframe and said when 65 percent of the residential units were completed, the commercial building should be started so that the commercial element would be a part of the plan. He said he did not like the idea of narrowing down the fire lanes for this specific project, as he did not want to compromise the safety of the citizens. Mr. Burgett noted he did not feel this project provided very much economic impact for the County.

Mr. Shepperd spoke regarding the issue of the setbacks, stating he felt the Board needed flexibility to do what it feels is appropriate for more efficient operation of government. He expressed his concern about rezoning commercial property to residential and the loss of tax revenue from the commercial side since one of the Board's goals has been to reduce taxation pressure on County citizens, and the only way to do that is with business. He added that another goal was to provide housing to seniors, and the Board knows that there will be continued demand to produce more senior housing. Mr. Shepperd stated he thinks the project fits with the community in the upper part of the County, and it produces the flavor of that community. He stated that overall the project is a balance and will meet the needs of York County and the citizens of the County.

Mrs. Noll expressed her agreement with Mr. Shepperd that balance and timing is everything, and this project has come at the right time. She said the understood the need for flexibility,

but she was hesitant about changing the setback from 30 to 20 feet. She said she would like to see more green space and would like to have the ordinance amended back to a 30-foot setback. Mrs. Noll also stated she preferred Alternative A or B.

Mr. Bowman said he thought the project had lot of benefit aesthetically, and he thought it would blend in well with what was in the upper County. He said he agreed with Mr. Burgett on the commercial aspect, that the Board needed to see a timeline for it once the residential project got off the ground. He said he agreed that the project would not generate a lot of revenue, but he thought the need was there for the senior housing. Mr. Bowman then commented on the guidelines that were put in place for this type of proposal, and he felt that only under extreme conditions should the Board go in and start modifying those guidelines to suit a specific purpose.

Chairman Zaremba asked if the Board members wanted to amend the ordinance at this time or make a motion to table the application so that staff and the applicant could address the concerns of the Board.

Discussion followed.

Mr. Geddy said the applicant would prefer to have the proposal tabled.

Mr. Burgett moved to table Application No. PD-17-06.

On roll call the vote was:

Yea: (5) Noll, Bowman, Burgett, Shepperd, Zaremba
Nay: (0)

APPLICATION NO. UP-701-06, RICHMOND 20MHZ, LLD, D.B.A. NTELOS

Mr. Carter gave a presentation on Application No. UP-701-06 to authorize a use permit for the establishment of a telecommunications tower up to 172 feet in height on the Magruder Elementary School campus located at 700 Penniman Road. The Planning Commission considered the application and forwarded it to the Board of Supervisors with a recommendation of approval, and staff recommended approval of the application through the adoption of proposed Resolution R06-98.

Mr. Shepperd said he noticed the tower would only have three customers, and he asked if that was driven by the pole itself.

Mr. Carter noted it was driven by the height of the pole. He stated nTelos would be at the top of the pole, and there would be two additional opportunities below nTelos. He added that the County requests all applicants to provide at least two additional co-location opportunities on each tower that is proposed. He said no potential users for the other sites had been identified at this time, but it is a good location within the residential areas in the upper County.

Discussion followed concerning the different types of poles being used, their visibility, height, coverage area, and potential for being converted to the newer type of pole.

Mr. Vernon Geddy, representing nTelos, stated that the applicant agreed with the staff report and its conditions, and this tower would close the gap for nTelos coverage. He stated the newer slick stick pole was much less intrusive than the other types. He said the tower would be 165 feet tall, with a lightning rod atop the tower, and it would be gray from top to bottom and would melt into the background. Mr. Geddy noted there had been a real change in the industry as people are canceling their landlines and relying entirely on their cell phones for service. He stated that these individuals want their cell phones to work in their homes and offices which was a part of the driving force behind the need for better coverage.

Chairman Zaremba then called to order a public hearing on proposed Application No. UP-701-06 that was duly advertised as required by law. Proposed Resolution R06-98 is entitled:

A RESOLUTION TO APPROVE A SPECIAL USE PERMIT TO AU-

**UNFINISHED BUSINESS**

APPLICATION NO. PD-17-06, FOURTH CENTRUM OF VIRGINIA, INC.

Mr. Carter gave a presentation on the following changes which have been recommended for the application approval conditions since the July 18th meeting of the Board:

- No resident shall be under the age of 19
- Commercial uses will be per Economic Opportunity district standards, with proffered exclusions, and no tattoo parlors, pawn shops, or payday loan facilities
- Minimum 20-foot building separation
- 20-foot front setback if front porch included; otherwise, 30 feet
- 11,200 s.f. of commercial space will be completed prior to the 230th residential building permit
- Additional 18,800 s.f. of commercial space will be completed prior to the 367th residential building permit

Mr. Burgett indicated he was very pleased with the changes and would support the application as amended.

Mr. Shepperd and Mrs. Noll expressed their agreement with Mr. Burgett.

Chairman Zaremba asked at what point will the Board see renditions of the commercial area.

Mr. Carter indicated the design of buildings in the commercial area will be guided by the proffer statements, and all plans must come to the County for administrative review and approval.

Discussion ensued on the time line for the commercial development and the impact of the development on the road system.

Mrs. Noll moved the adoption of proposed Ordinance No. 06-18(R) that reads:

AN ORDINANCE TO APPROVE AN APPLICATION TO ESTABLISH A PLANNED DEVELOPMENT AT 4300 MOORETOWN ROAD CONSISTING OF A 63-ACRE SENIOR HOUSING-INDEPENDENT LIVING DEVELOPMENT AND A 7.7-ACRE COMMERCIAL CENTER

WHEREAS, Fourth Centrum of Virginia, Inc., has submitted Application No. PD-17-06, which seeks to amend the York County Zoning Map by reclassifying from EO (Economic Opportunity) to PD (Planned Development) approximately 70.7 acres of a 133-acre parcel for the purpose of establishing a 63-acre independent living senior housing development with a 7.7-acre commercial center on property located at 4300 Mooretown Road approximately 2,030' west of the intersection of Mooretown Road (Route 603) and Waller Mill Road (Route 713) and further identified as Assessor's Parcel No. 5-52 (GPIN# D16c-1780-1578); and

WHEREAS, said application has been forwarded to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission recommends approval of this application; and

WHEREAS, the York County Board of Supervisors has conducted a duly advertised public hearing on this application; and

WHEREAS, the Board has carefully considered the public comments and Planning Commission recommendation with respect to this application;

NOW, THEREFORE, BE IT ORDAINED by the York County Board of Supervisors this the 5th day of September, 2006, that Application No. PD-17-06 be, and it is hereby, approved to amend the York County Zoning Map by reclassifying from EO (Economic Opportunity) to PD (Planned Development) approximately 70.7 acres of a 133-acre parcel located at 4300 Mooretown Road approximately 2,030' west of the intersection of Mooretown Road (Route 603) and Waller Mill Road (Route 713) and further identified as Assessor's Parcel No. 5-52 (GPIN# D16c-1780-1578) subject to the following conditions:

1. Age Restriction

   The residential component of this Planned Development shall be developed and operated as age-restricted senior housing in accordance with the definition of Senior Housing-Independent Living Facility set forth in Section 24.1-104 of the York County Zoning Ordinance. Furthermore, no resident of any of the units in the development shall be under the age of nineteen (19).

2. General Layout, Design, and Density

   a) A site plan, prepared in accordance with the provisions of Article V of the Zoning Ordinance, shall be submitted to and approved by the Department of Environmental and Development Services, Division of Development and Compliance prior to the commencement of any land clearing or construction activities on the site. Said site plan shall be in substantial conformance with the conceptual plans titled "Master Plan for The Reserve at Williamsburg, Alternatives A, B, or C" prepared by AES Consulting Engineers, dated February 28, 2006, and revised May 12, 2006, except as modified herein. Substantial deviation, as determined by the Zoning Administrator, from the general design and layout as depicted on the "Non-Binding Illustrative Plan" or amended herein shall require resubmission and approval in accordance with all applicable provisions as established by the York County Zoning Ordinance. Limited deviations from the "Non-Binding Illustrative Plan" as depicted on plans titled "Master Plan, Alternative A," "Master Plan, Alternative B," and "Master Plan, Alternative C," all prepared by AES Consulting Engineers, dated February 28, 2006, and revised May 12, 2006 shall be permitted.

   b) Architectural design of all residential structures, including the clubhouse, shall be in substantial conformance with the building elevations submitted by the applicant and titled "Architectural Renderings: The Reserve at Williamsburg," dated May 12, 2006, copies of which shall be kept on file in the York County Planning Division.

   c) The layout and design of the residential development shall be in conformance with the performance standards for senior housing set forth in Section 24.1-411 of the York County Zoning Ordinance, except as modified herein.

   d) The commercial center shall be developed in accordance with the standards for nonresidential uses within the PD district set forth in Section 24.1-361(h) of the Zoning Ordinance. Commercial uses in the development shall be consistent with the list of uses permitted in the EO-Economic Opportunity district, subject to the exclusions contained in the proffer statement submitted by the applicant and referenced herein. Furthermore, under no circumstance shall tattoo parlors, pawn shops or payday loan establishments be permitted on the property.

   e) The maximum number of residential units shall be 459.

   f) The maximum building height shall be sixty feet (60') for rental apartment buildings and 72 feet for condominium apartment buildings.

   g) The minimum building separation for single-family detached and duplex units shall be twenty feet (20').

h) In areas designated for single-family detached homes and/or duplexes, the minimum distance between any principal building and any public or private street right-of-way shall be twenty feet (20'), provided that such single-family structure includes a covered front porch having a depth of at least six feet (6') and a width of at least fifteen feet (15'). In the event a front porch is not provided on the structure, the minimum setback shall be thirty feet (30').

i) Freestanding signage for the residential portion of the project shall be limited to a single monument-type community identification sign along Mooretown Road measuring no greater than 32 square feet in area and six feet (6') in height. Signage for the commercial parcel shall be in accordance with the provisions for LB-Limited Business districts, as established in Section 24.1-703 of the Zoning Ordinance.

j) For any rental apartment building, a minimum of one (1) off-street parking space per residential unit shall be required and no additional spaces shall be required for visitor parking provided that, pursuant to Section 24.1-604(b) of the Zoning Ordinance, an area equal to one-half of the difference between the number of parking spaces provided and the number that would otherwise be required in accordance with the requirements set forth in the Zoning Ordinance shall be reserved for a period of five (5) years following the issuance of a Certificate of Occupancy for such building and shall be maintained as landscaped open space during that time.

3. Streets and Circulation

a) In order to provide for safe, convenient, and continuous pedestrian circulation throughout the development, a four-foot (4') wide sidewalk shall be constructed on at least one side of all private residential streets within the development and shall include pedestrian connections to off-road walkways and walking trails and to the commercial center.

b) Street lighting shall be provided at each street intersection and at other such locations determined by the subdivision agent to maximize vehicle and pedestrian safety. The design of the street lighting shall be consistent with the design and character of the development.

c) The developer shall install a 200-foot left-turn lane with a 200-foot taper and appropriate transitions on southbound Mooretown Road at the main road, as well as northbound right turn tapers on Mooretown Road at both the main road and the right-turn in/right-turn out driveway (150' tapers), if such additional driveway is determined to be acceptable in accordance with Zoning Ordinance requirements. The right-turn in/right-turn out driveway shall be constructed with an appropriate channelizing island.

d) The main entrance shall include one dedicated left-turn lane and one dedicated right-turn lane for egress.

e) The spacing from the edge of Mooretown Road to the first internal access point shall be 200 feet or greater, unless otherwise approved by the Virginia Department of Transportation.

f) Pursuant to Section 24.1-255(b) of the Zoning Ordinance, the developer shall provide a transit bus shelter and pullout, the design and location of which shall be subject to the approval of the Williamsburg Area Transport.

g) Pursuant to Section 24.1-252(b)(2) of the Zoning Ordinance, the right-turn in/right-turn out entrance to the commercial center depicted on the referenced plan shall be permitted only if the need for and safety of such is substantiated

by a traffic impact analysis prepared in accordance with Section 24.1-251(b) of the Zoning Ordinance.

4. Utilities and Drainage

a) Public sanitary sewer service shall serve this development, the design of which shall be subject to approval by the County Administrator or his designated agent in consultation with the Department of Environmental and Development Services and in accordance with all applicable regulations and specifications. The applicant shall grant to the County all easements deemed necessary by the County for the maintenance of such sewer lines.

b) A public water supply and fire protection system shall serve the development, the design of which shall be subject to approval by the County Administrator or his designated agent in consultation with the Department of Environmental and Development Services and the Department of Fire and Life Safety in accordance with all applicable regulations and specifications. The applicant shall grant to the County or the City of Williamsburg all easements deemed necessary by the County for maintenance of such water lines.

c) The development shall be served by a stormwater collection and management system, the design of which shall be approved by the County Administrator or his designated agent in consultation with VDOT and in accordance with applicable regulations and specifications. Any easements deemed necessary by the County for maintenance of the stormwater system shall be dedicated to the County; however, the County shall bear no responsibility for such maintenance.

d) The property owners' association(s) shall own and be responsible for the perpetual maintenance of all stormwater retention facilities serving the Planned Development.

5. Open Space and Recreation

a) The location and arrangement of open space shall be generally as depicted on the plan titled "Master Plan for The Reserve at Williamsburg," prepared by AES Consulting Engineers, dated February 28, 2006, and revised May 12, 2006.

b) A minimum of 200 square feet of common active/passive outdoor recreation area per dwelling unit shall be provided. Said area(s) shall include, at a minimum, the following facilities and amenities:

- Swimming pool (indoor or outdoor)
- Covered pavilion
- Barbecue/picnic area
- Walking trails
- Fountains (2)
- Benches (10)
- Trellises (3)
- Yard game areas
- Gazebos (2)

c) Indoor recreational amenities shall consist of, at a minimum, a combined total of 8,250 square feet of indoor recreation space, including 2,775 square feet in the

rental apartments and 2,475 square feet in the condominium apartments and a 3,000-square foot clubhouse/recreation center, each with an exercise room, multi-purpose community room, bistro-style (non-commercial) kitchen, fireplace, and other amenities as set forth in written materials supplied by the applicant and dated May 12, 2006.

d) All common and public improvements within the development shall be subject to the standards governing timing, performance agreements, and surety requirements set forth in Sections 24.1-362(b)(3) and (4) of the Zoning Ordinance.

e) The location and manner of development for the recreation area shall be fully disclosed in plain language to all home purchasers in this development prior to closing.

f) All common open space and recreational facilities shall be protected and perpetual maintenance guaranteed by appropriate covenants as required in the York County Zoning Ordinance and submitted with development plans for the project.

6. Fire and Life Safety

a) In conjunction with the site plan submittals for this project, the developer shall submit a detailed description of the proposed features of the project and building design related to protection and safety of the residents, as well as operational procedures to ensure and facilitate the safety of the residents in the event of fire or other emergencies.

b) All rental and condominium apartment units shall be equipped with an approved (NFPA 13) fire suppression system throughout (including attic areas), underground vault(s), PIV(s), and FDC(s).

7. Development Sequencing

a) Prior to the issuance of the Building Permit for the 230th residential unit in the project, construction of at least 11,200 square feet of commercial space shall be complete and ready for individual tenant fit-out and customization to their individual needs.

b) Prior to the issuance of the Building Permit for the 367th residential unit in the project, construction of at least an additional 18,800 square feet of commercial space (for an aggregate total of at least 30,000 square feet) shall be complete and ready for individual tenant fit-out and customization to their individual needs.

8. Proffered Conditions

The reclassification shall be subject to the conditions voluntarily proffered by the property owners in the proffer statement titled "Conditions Voluntarily Proffered for the Reclassification of Property Identified as a Portion of Tax Parcel 05-00-00-052, GPIN D16c-1780-1578," signed by Jackson C. Tuttle, Williamsburg City Manager, and dated May 25, 2006, except as modified herein.

9. Restrictive Covenants

Prior to final plan approval, the applicant shall submit restrictive covenants for review by the County Attorney for their consistency with the requirements of Section 24.1-497 of the Zoning Ordinance.

On roll call the vote was:

Yea: (4) Noll, Burgett, Shepperd, Zaremba
Nay: (0)

PLANNING COMMISSION
COUNTY OF YORK
YORKTOWN, VIRGINIA

Resolution

At a regular meeting of the York County Planning Commission held in the Board Room, York Hall, Yorktown, Virginia, on the ____ day of _____, 2012:

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| Present | Vote |
|---|---|
| Richard M. Myer, Jr., Chair | |
| Mark B. Suiter, Vice Chair | |
| Alexander T. Hamilton | |
| Christopher A. Abel | |
| Timothy D. McCulloch | |
| Todd H. Mathes | |
| Melissa S. Magowan | |

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On motion of _____, which carried ___, the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF AN APPLICATION TO AMEND THE CONDITIONS OF APPROVAL FOR A PREVIOUSLY APPROVED PLANNED DEVELOPMENT (THE RESERVE AT WILLIAMSBURG ON MOORETOWN ROAD) TO MODIFY THE FRONT YARD SETBACK REQUIREMENTS

WHEREAS, the York County Board of Supervisors on September 5, 2006 approved Application No. PD-17-06 to authorize the establishment of a Planned Development consisting of a 63-acre independent living senior housing development with a 7.7-acre commercial center on property located on the east side of Mooretown Road approximately 2,030 feet west of the intersection of Mooretown Road (Route 603) and Waller Mill Road (Route 713) and further identified as Assessor's Parcel Nos. 5-18-1 (GPIN D16c-0176-0313), 5-18-2 (GPIN D16c-0531-0677), 5-18-3 (GPIN D16c-1123-1278), and 5-18-5 (GPIN D16c-1552-0671); and

WHEREAS, The Reserve at Williamsburg LLC and Centrum-Williamsburg Limited Partnership, have submitted Application No. PD-32-12 to amend the conditions of approval for the above-referenced Planned Development, set forth in Ordinance No. 06-18(R) and revised by Ordinance No. 09-20, by eliminating the requirement for front porches as a condition of reducing the minimum front yard setback requirement from thirty feet (30') to twenty feet (20') for townhouses, duplexes, and single-family detached dwelling units; and

WHEREAS, said application has been forwarded to the York County Planning Commission in accordance with applicable procedure; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application; and

WHEREAS, the Commission has carefully considered the public comments with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the ___ day of _____, 2013, that Application No. PD-35-13 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation to amend the conditions of approval set forth in Ordinance No. 06-18(R), as amended by Ordinance Nos. 09-20 and 12-9 for The Reserve at Williamsburg Planned Development located on the east side of Mooretown Road (Route 603) approximately 2,030 feet west of its intersection with Waller Mill Road (Route 713) and further identified as Assessor's Parcel Nos. 5-18-1 (GPIN D16c-0176-0313), 5-18-2 (GPIN D16c-0531-0677), 5-18-3 (GPIN D16c-1123-1278), and 5-18-5 (GPIN D16c-1552-0671), as set forth below:

1. Age Restriction

The residential component of this Planned Development shall be developed and operated as age-restricted senior housing in accordance with the definitions of Senior Housing-Independent Living Facility and, as applicable, Senior Housing-Assisted Living Facility set forth in Section 24.1-104 of the York County Zoning Ordinance. Furthermore, no resident of any of the units in the development shall be under the age of nineteen (19).

2. General Layout, Design, and Density

a) A site plan, prepared in accordance with the provisions of Article V of the Zoning Ordinance, shall be submitted to and approved by the Department of Environmental and Development Services, Division of Development and Compliance prior to the commencement of any land clearing or construction activities on the site. Said site plan shall be in substantial conformance with the conceptual plans titled "Master Plan Amendment for The Reserve at Williamsburg," prepared by AES Consulting Engineers and dated April 2, 2012~~,~~ and revised May 1, 2013, except as modified herein. Substantial deviation, as determined by the Zoning Administrator, from the general design and layout as depicted on the "Non-Binding Illustrative Plan" or amended herein shall require resubmission and approval in accordance with all applicable provisions as established by the York County Zoning Ordinance. Limited deviations from the "Non-Binding Illustrative Plan" as depicted on the plan titled "Master Plan

Amendment" prepared by AES Consulting Engineers, dated April 2, 2012 and revised May 1, 2013, shall be permitted.

b) Architectural design of all residential structures, including the clubhouse, shall be in substantial conformance with the building elevations submitted by the applicant and titled "Architectural Renderings: The Reserve at Williamsburg," dated May 12, 2006, "BLDG. 'A'-Verena at Williamsburg," dated July 1, 2009, and "The Reserve at Williamsburg: Townhome Elevations," dated March 29, 2012, and the townhouse and single-family detached house elevations submitted by the applicant as part of the "Master Plan/Planned Development Amendment For The Reserve at Williamsburg" prepared by AES Consulting engineers and dated May 1, 2013, copies of which shall be kept on file in the York County Planning Division.

c) The layout and design of the residential development shall be in conformance with the performance standards for senior housing set forth in Section 24.1-411 of the York County Zoning Ordinance, except as modified herein.

d) The commercial center shall be developed in accordance with the standards for nonresidential uses within the PD district set forth in Section 24.1-361(h) of the Zoning Ordinance. Commercial uses in the development shall be consistent with the list of uses permitted in the EO-Economic Opportunity district, subject to the exclusions contained in the proffer statement submitted by the applicant and referenced herein. Furthermore, under no circumstance shall tattoo parlors, pawn shops or payday loan establishments be permitted on the property.

e) The maximum number of residential units shall be 459.

f) The maximum building height shall be 69 feet for rental apartment buildings and 72 feet for condominium apartment buildings.

g) The minimum building separation for single-family detached, townhouse, and duplex units shall be twenty feet (20').

h) In areas designated for single-family detached homes~~ and/or duplexes~~, the minimum distance between any principal building and any public or private street right-of-way shall be twenty feet (20'), provided that such single-family structure includes a covered front porch having a depth of at least ~~six~~ four feet (4~~6~~') and an ~~width~~ area of at least ~~fifteen~~ fifty square feet (~~15'~~50 s.f.~~²~~). In the event a front porch is not provided on the structure, the minimum setback shall be thirty feet (30').

i) In areas designated for townhouses, the minimum distance between any principal building and any public or private street right-of-way shall be twenty feet (20'), ~~provided that such single-family structure includes a covered front porch having a depth of at least six feet (6') and a width of at least eight feet (8'). In the event a front porch is not provided on the structure, the minimum setback shall be thirty feet (30')~~.

j) Freestanding signage for the residential portion of the project shall be limited to a single monument-type community identification sign along Mooretown Road measuring no greater than 32 square feet in area and six feet (6') in height. Signage for the commercial parcel shall be in accordance with the provisions for LB-Limited Business districts, as established in Section 24.1-703 of the Zoning Ordinance.

k) For any rental apartment building, a minimum of one (1) off-street parking space per residential unit shall be required and no additional spaces shall be required for visitor parking provided that, pursuant to Section 24.1-604(b) of the Zoning Ordinance, an area equal to one-half of the difference between the number of parking spaces provided and the number that would otherwise be required in accordance with the requirements set forth in the Zoning Ordinance shall be reserved for a period of five (5) years following the issuance of a Certificate of Occupancy for such building and shall be maintained as landscaped open space during that time.

3. Streets and Circulation

a) In order to provide for safe, convenient, and continuous pedestrian circulation throughout the development, a four-foot (4') wide sidewalk shall be constructed on at least one side of all private residential streets within the development and shall include pedestrian connections to off-road walkways and walking trails and to the commercial center.

b) Street lighting shall be provided at each street intersection and at other such locations determined by the subdivision agent to maximize vehicle and pedestrian safety. The design of the street lighting shall be consistent with the design and character of the development.

c) The developer shall install a 200-foot left-turn lane with a 200-foot taper and appropriate transitions on southbound Mooretown Road at the main road, as well as northbound right turn tapers on Mooretown Road at both the main road and the right-turn in/right-turn out driveway (150' tapers), if such additional driveway is determined to be acceptable in accordance with Zoning Ordinance requirements. The right-turn in/right-turn out driveway shall be constructed with an appropriate channelizing island.

d) The main entrance shall include one dedicated left-turn lane and one dedicated right-turn lane for egress.

e) The spacing from the edge of Mooretown Road to the first internal access point shall be 200 feet or greater, unless otherwise approved by the Virginia Department of Transportation.

f) Pursuant to Section 24.1-255(b) of the Zoning Ordinance, the developer shall provide a transit bus shelter and pullout, the design and location of which shall be subject to the approval of the Williamsburg Area Transport.

g) Pursuant to Section 24.1-252(b)(2) of the Zoning Ordinance, the right-turn in/right-turn out entrance to the commercial center depicted on the referenced plan shall be permitted only if the need for and safety of such is substantiated by a traffic impact analysis prepared in accordance with Section 24.1-251(b) of the Zoning Ordinance.

4. Utilities and Drainage

a) Public sanitary sewer service shall serve this development, the design of which shall be subject to approval by the County Administrator or his designated agent in consultation with the Department of Environmental and Development Services and in accordance with all applicable regulations and specifications. The applicant shall grant to the County all easements deemed necessary by the County for the maintenance of such sewer lines.

b) A public water supply and fire protection system shall serve the development, the design of which shall be subject to approval by the County Administrator or his designated agent in consultation with the Department of Environmental and Development Services and the Department of Fire and Life Safety in accordance with all applicable regulations and specifications. The applicant shall grant to the County or the City of Williamsburg all easements deemed necessary by the County for maintenance of such water lines.

c) The development shall be served by a stormwater collection and management system, the design of which shall be approved by the County Administrator or his designated agent in consultation with VDOT and in accordance with applicable regulations and specifications. Any easements deemed necessary by the County for maintenance of the stormwater system shall be dedicated to the County; however, the County shall bear no responsibility for such maintenance.

d) The property owners' association(s) shall own and be responsible for the perpetual maintenance of all stormwater retention facilities serving the Planned Development.

5. Open Space and Recreation

a) The location and arrangement of open space shall be generally as depicted on the plan titled "Master Plan for The Reserve at Williamsburg," prepared by AES Consulting Engineers, dated February 28, 2006, and revised May 12, 2006 and April 2, 2012 and revised May 1, 2013.

b) A minimum of 200 square feet of common active/passive outdoor recreation area per dwelling unit shall be provided. Said area(s) shall include, at a minimum, the following facilities and amenities:

- Swimming pool (indoor or outdoor)
- Covered pavilion
- Barbecue/picnic area
- Walking trails
- Fountains (2)
- Benches (10)
- Trellises (3)
- Yard game areas
- Gazebos (2)

c) Indoor recreational amenities shall consist of, at a minimum, a combined total of 8,250 square feet of indoor recreation space, including 2,775 square feet in the rental apartments and 2,475 square feet in the condominium apartments and a 3,000-square foot clubhouse/recreation center, each with an exercise room, multi-purpose community room, bistro-style (non-commercial) kitchen, fireplace, and other amenities as set forth in written materials supplied by the applicant and dated May 12, 2006.

d) All common and public improvements within the development shall be subject to the standards governing timing, performance agreements, and surety requirements set forth in Sections 24.1-362(b)(3) and (4) of the Zoning Ordinance.

e) The location and manner of development for the recreation area shall be fully disclosed in plain language to all home purchasers in this development prior to closing.

f) All common open space and recreational facilities shall be protected and perpetual maintenance guaranteed by appropriate covenants as required in

the York County Zoning Ordinance and submitted with development plans for the project.

6. Fire and Life Safety

   a) In conjunction with the site plan submittals for this project, the developer shall submit a detailed description of the proposed features of the project and building design related to protection and safety of the residents, as well as operational procedures to ensure and facilitate the safety of the residents in the event of fire or other emergencies.

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   The reclassification shall be subject to the conditions voluntarily proffered by the property owners in the proffer statement titled "Conditions Voluntarily Proffered for the Reclassification of Property Identified as a Portion of Tax Parcel 05-00-00-052, GPIN D16c-1780-1578," signed by Jackson C. Tuttle, Williamsburg City Manager, and dated May 25, 2006, except as modified herein.

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