

AGENDA
YORK COUNTY PLANNING COMMISSION

Regular Meeting
York Hall - 301 Main Street
November 13, 2013
7:00 PM

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approve Minutes – October 9, 2013
5. Citizen Comments
6. Public Hearings

Application No. PD-36-13, Reserve at Williamsburg LLC: Request to amend the conditions of approval applicable to The Reserve at Williamsburg Planned Development, pursuant to Section 24.1-362(c)(7) of the York County Zoning Ordinance, by modifying the requirement that the properties shall be developed and operated as age-restricted senior housing and that no resident of any of the units in the development shall be under the age of nineteen (19). The applicant is requesting to remove this requirement from future phases of the project while retaining it for the existing Verena apartment complex located at 121 Reserve Way (Assessor's Parcel No. 5-18-1). The development consists of seven parcels, 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, located on the east side of Mooretown Road (Route 603) at its intersection with Reserve Way (private). The project is approved for a maximum of 459 dwelling units (approximately 7.8 units per residential acre), and no increase in residential density is proposed. The properties are zoned PDR (Planned Development Residential), and the Comprehensive Plan designates this area as Multi-Family Residential, which is intended to provide opportunities for a variety of multi-family housing types such as garden apartments, townhouses, duplexes, quadruplexes, etc., at a maximum density of ten (10) units per acre.

Application No. PD-37-13, Marquis Williamsburg RE Holding LLC: Request to amend the York County Zoning Map, pursuant to Section 24.1-362 of the York County Zoning Ordinance, by reclassifying 100.7 acres of an approximately 113-acre parcel of land located at 900 Marquis Parkway on the east side of Interstate 64 south of the Route 199 (Marquis Center Parkway) interchange, further identified as Assessor's Parcel No. 11-4-12, from EO (Economic Opportunity) to PDR (Planned Development Residential) for the purpose of developing 650 dwelling units at a gross density of 6.46 units per acre. The applicant proposes a mix of housing unit types to include single-family detached units, townhouses, and apartment units. The Comprehensive Plan designates this area as Economic Opportunity with a Mixed Use overlay designation. The Economic Opportunity designation is intended to provide opportunities for a mix of office, light industrial, commercial, and tourist-related uses, while the Mixed Use overlay designation is intended to provide opportunities for a mix of retail, office, and residential uses – and different types of residential uses (i.e., detached, attached, and apartments) – within a single, relatively compact development under a unified, coherent master plan. The Comprehensive Plan does not set forth a specific density range for the Mixed Use overlay designation.

7. Old Business
8. New Business
9. Staff Reports/Recent Actions by the Board of Supervisors
10. Committee Reports
11. Commission Reports and Requests
12. Adjourn