

Index File

ZM-161-15

MRP Enterprises LLC

7307 George Washington Memorial Highway (Route 17)

Assessor's Parcel No. 24-128

Application No. ZM-161-15, MRP Enterprises LLC: Request to amend the York County Zoning Map by reclassifying a 0.15-acre portion of an approximately 18.2-acre parcel of land from conditional IL (Limited Industrial) to R20 (Medium-density single-family residential at a maximum density of one unit per 20,000 square feet). The parcel, identified as Assessor's Parcel No. 24-128, is located at 7307 George Washington Memorial Highway (Route 17) and is occupied by a mini-storage warehouse facility, contractor storage yard, and commercial building; the portion proposed to be rezoned is located on the north side of Whites Road (Route 1216) across from its intersection with Second Street (Route 1294). The Comprehensive Plan designation for this property is Medium Density Residential, which is intended to provide opportunities primarily for single-family detached housing having a maximum density of 1.75 dwelling units per acre.

Attachments:

- Staff Memorandum
- Zoning Map
- Survey Plat (2 pages)
- Proposed Resolution No. PC15-8

COUNTY OF YORK

MEMORANDUM

DATE: May 1, 2015 (PC Mtg. 5/13/15)

TO: York County Planning Commission

FROM: Timothy C. Cross, AICP, Principal Planner

SUBJECT: Application No. ZM-161-15, MRP Enterprises LLC

ISSUE

This application is a request to amend the York County Zoning Map by reclassifying a 0.15-acre portion of an approximately 18.2-acre parcel of land from conditional IL (Limited Industrial) to R20 (Medium-density single-family residential), subject to voluntarily proffered conditions. The parcel, identified as Assessor's Parcel No. 24-128, is located at 7307 George Washington Memorial Highway (Route 17) and the portion proposed to be rezoned is located on the north side of Whites Road (Route 1216) across from its intersection with Second Street (Route 1294). The Comprehensive Plan designates this property as Medium Density Residential.

DESCRIPTION

- Property Owner: MRP Enterprises LLC
- Location: 7307 George Washington Memorial Highway (Route 17)
- Area: 0.15-acre (6,695 square feet) portion of an 18.2-acre parcel
- Frontage: 41.7 feet on Whites Road (Route 1216)
- Utilities: Public water and sewer
- Topography: Flat
- 2035 Land Use Map Designation: Medium Density Residential
- Zoning Classification: Conditional IL (Limited Industrial)
- Existing Development: The portion proposed to be rezoned is undeveloped.
- Surrounding Development:
 - North: Mini-storage warehouse facility and contractor storage yard (owned by the applicant)
 - East: Single-family detached home (owned by the applicant)

South: Single-family detached home (across Whites Road)

West: Mini-storage warehouse facility (owned by the applicant)

- Proposed Development: Single-family detached home on a newly created residential lot fronting on Whites Road

CONSIDERATIONS/CONCLUSIONS

1. The subject parcel is located on Route 17, and the rear portion has frontage along Whites Road. This 18.2-acre parcel is zoned conditional IL (Limited Industrial) and is occupied by a mini-storage warehouse facility, contractor storage yard, and commercial building. The applicant owns both the subject parcel and an adjacent 0.75-acre parcel located at 112 Whites Road that is zoned R20 and is occupied by a single-family detached home that is rented out. The applicant proposes to rezone a relatively small (6,695 square feet, or 0.15 acre) portion of the subject parcel and shift the boundary line between it and his adjacent residential lot, thereby enlarging the residential lot to 40,000 square feet. Since the minimum lot size in the R20 district is 20,000 square feet, this would give the applicant enough acreage to subdivide the residential lot into two 20,000-square foot lots, thereby creating a new vacant lot on which he plans to build a single-family detached home that would be rented out.
2. The adjacent residential subdivision to the south is zoned R20 and consists of eighteen (18) single-family detached homes (including the home owned by the applicant) and three (3) vacant lots. The average size of these lots, most of which were platted in 1954 before the County's first Zoning Ordinance was adopted, is approximately 13,500 square feet (0.31 acre) – slightly over two-thirds the size of the two 20,000-square foot lots the applicant is proposing.
3. The property proposed to be rezoned lies within a Type 50 (50') transitional buffer that was established by the applicant when the mini-storage warehouse facility was developed. This is a standard requirement of the Zoning Ordinance for IL-zoned property that abuts R20-zoned property. According to the sketch plan submitted by the applicant, the proposed rezoning and boundary line adjustment would result in most of this transitional buffer (approximately 41.7 feet) being located on the adjacent residential lot with the remaining 8.3 feet located on the mini-storage warehouse facility property. This type of arrangement is permissible under Section 24.1-243(c)(2) of the Zoning Ordinance, which provides for transitional buffers to be shared by adjoining properties by a lawfully executed agreement between the two property owners. Since the applicant owns both parcels, he has considerable flexibility in determining how the fifty-foot (50') buffer is shared between the two properties. In these instances, the Zoning Ordinance requires the buffer to be protected with a landscape preservation easement, which ensures that any and all future owners of both parcels are aware of the buffer requirement and their respective maintenance responsibilities. In addition, the applicant has voluntarily proffered to supplement the existing transitional buffer with additional landscape plantings in excess of the minimum requirements for a Type 50 transitional buffer.

The residential property located at 112 Whites Road has fairly little vegetation. The construction of a house on the portion to be subdivided, supplemented by the planting of additional trees and shrubs as proffered by the applicant, would provide additional screening of the mini-storage warehouse facility from the street and nearby residential properties.

4. According to trip generation rates published in the ITE (Institute of Transportation Engineers) *Trip Generation* manual (8th edition), a typical single-family detached home generates about ten (10) vehicle trips per day, including one in the AM peak hour and one in the PM peak hour. Whites Road has a pavement width of eighteen to twenty feet (18'-20') and, according to traffic volume data published by VDOT, carries an estimated 210 vehicles per day, on average, between Route 17 and First Street and 100 vehicles between First Street and Second Street.

RECOMMENDATION

The net effect of this application would be to create one additional single-family house lot on Whites Road, which, other than a small increase in traffic on a very low-volume road, would have little effect on the surrounding neighborhood. In fact, the proposed house and proffered landscaping would benefit nearby residents by providing additional screening of the mini-storage warehouse facility and contractor storage yard. Therefore, based on the considerations and conclusions as noted, staff recommends that the Commission forward this application to the Board of Supervisors with a recommendation of approval.

TCC

Attachments

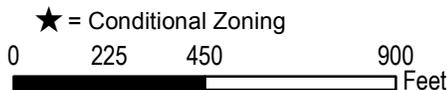
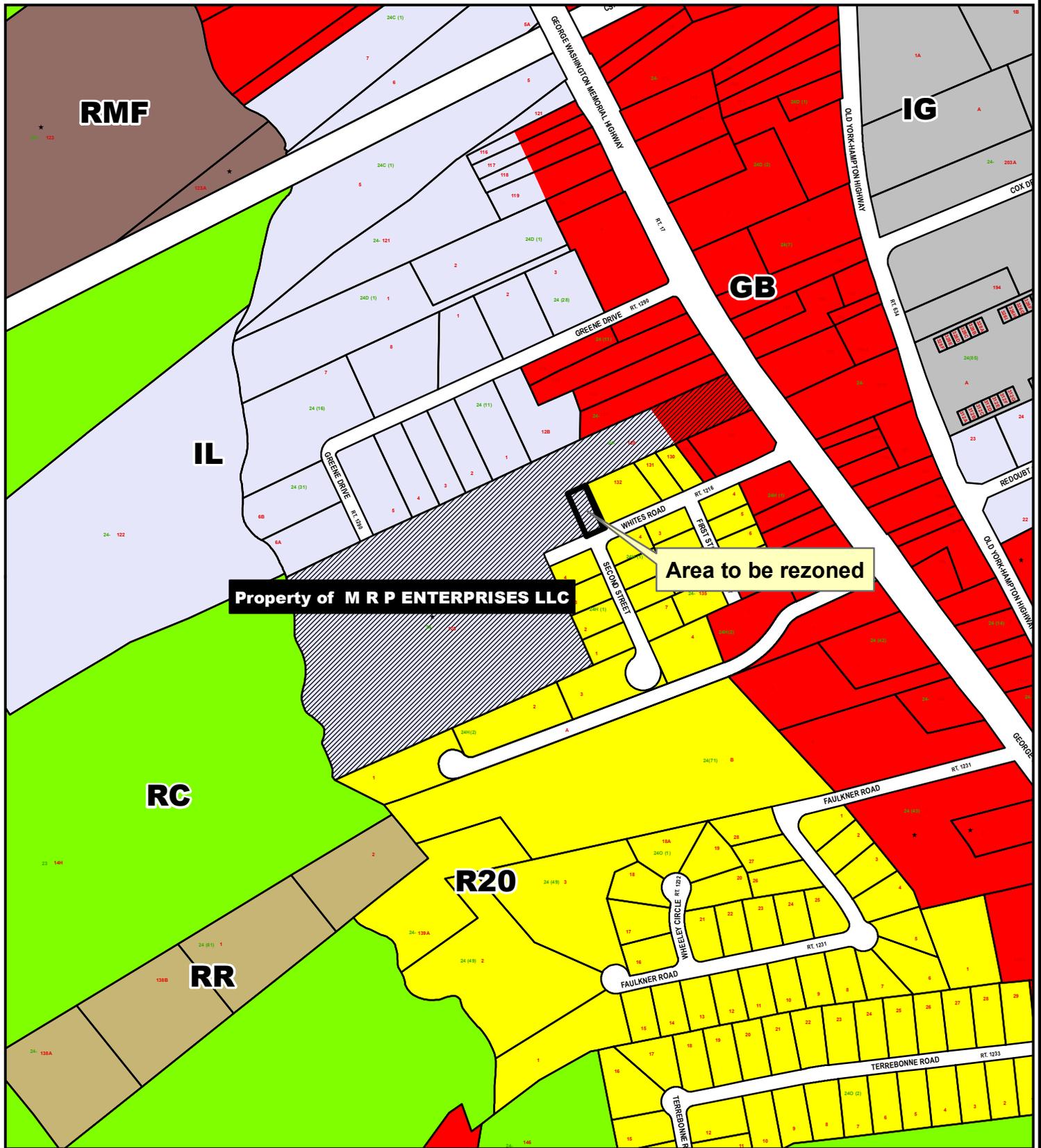
- Zoning Map
- Survey Plat
- Proffer Statement
- Proposed Resolution No. PC15-8

APPLICANT
MRP Enterprises LLC

Rezone 0.15 acre from conditional IL to R20
7307 GEO WASH MEM HWY

ZONING MAP

APPLICATION NUMBER: ZM-161-15



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.

Printed on April 02, 2015

N.O.R.F.
M.R.P. ENTERPRISES LLC
GPIN: 008d-4951-0396
(18.1767 Ac)

"STOR-MOORE 5"

CONTRACTOR
STORAGE YARD

STORAGE
UNIT

STORAGE
UNIT

STOR-MOORE 5

NEW PROPERTY
LINE
N 65°09'54"E

50'

TZB

233.51'

ZONING
IL

ZONING
R20

(41.69)
50'
TZB

EXISTING
PROPERTY
LINE &
ZONING
BOUNDARY

(183.50')

N.O.R.F.
M.R.P.
ENTERPRISES LLC
GPIN: R08c-0291-0382
(33,305 S.F.)

S36°36'13"E

EXIST. RES.
112

EXISTING
FE TO BE
VOIDED

NEW AREA
40,000 S.F.

172.14'

STORAGE
UNIT

NEW
PROPERTY
LINE

10.5'
TZB

160.28'

160.28'

N 23°46'27"W

160.97'

(41.68)

R20

EXISTING
R/W

S67°07'30"W

221.72'

TO RT 17

S66°07'06"W

WHITES ROAD
50' R/W

SECOND ST

RECEIVED
York County

APR 2 2015

Planning Division

112 WHITES ROAD
PROPOSED BOUNDARY
LINE ADJUSTMENT
YORK COUNTY, VIRGINIA
MAR. 31, 2015
SCALE: 1" = 50'

CAMPBELL LAND SURVEYING

N. OR F.
CITY OF NEWPORT NEWS
GPIN: Q07c-0391-1770
TAX MAP: 23-00-00-014H
P.B. 11, PG. 467
ZONING: RC

P.B. 12, PG. 439

20' YORK COUNTY DRAINAGE EASEMENT (D.B. 432, PG. 451-453)

N. OR F.
KENNETH HARVELL
GPIN: Q07b-4558-4445
TAX MAP: 24H-02-00-001
D.B. 538, PG. 6
ZONING: R20

#205LL SECOND STREET

N. OR F.
FRANKLIN M. & CASSANDRA E. DILLARD
GPIN: Q07b-4929-4613
TAX MAP: 24H-02-00-002
INST. #030018452
ZONING: R20

#203 SECOND STREET

N. OR F.
JEWELL E. DANIELS, Jr ETUX
GPIN: R07a-0225-4734
TAX MAP: 24H-02-00-003
INST. #020009435
D.B. 432, PG. 446
ZONING: R20

#201 SECOND STREET

(A) N. OR F.
M.R.P. ENTERPRISES, LLC
TAX MAP: 24-00-00-132
GPIN: R08c-0291-0382
INST. #060006926
#112 WHITES ROAD
ZONING: R20

(B) N. OR F.
JUANITA M. HESTER
TAX MAP: 24-00-00-131
GPIN: R08c-0420-0443
INST. #110015122
#110 WHITES ROAD
ZONING: R20

(C) N. OR F.
SHIRLEY A. BLOW
TAX MAP: 24-00-00-130
GPIN: R08c-0492-0474
INST. #WFO000005746
#108 WHITES ROAD
ZONING: R20

(F) N. OR F.
RUDY MCCANDIES ESTATE
TAX MAP: 24H-01-0C-001
GPIN: R07a-0251-4877
INST. #14000011823
#107 SECOND STREET
ZONING: R20

(H) N. OR F.
NEIGHBORHOOD BUILDERS, LLC
TAX MAP: 24H-01-0C-003
GPIN: R08c-0177-0044
INST. #130014789
#103 SECOND STREET
ZONING: R20

(D) N. OR F.
M.R.P. ENTERPRISES, LLC
TAX MAP: 24-00-00-132A
GPIN: R08c-0572-0511
INST. #060016963
#106 WHITES ROAD
ZONING: GB

(E) N. OR F.
SOUTHSIDE INVESTMENTS, LLC
TAX MAP: 24-00-00-129
GPIN: R08c-0703-0569
INST. #000022073
#7305 GEORGE WASHINGTON MEMORIAL HWY.
ZONING: GB

(G) N. OR F.
CURTIS B. COLLIER
TAX MAP: 24H-01-0C-002
GPIN: R07a-0214-4961
INST. #050000668
#105 SECOND STREET
ZONING: R20

(I) N. OR F.
BOBBIE H. BASS
TAX MAP: 24H-01-0C-004
GPIN: R08c-0140-0128
INST. #040018202
#101 SECOND STREET
ZONING: R20

TOTAL AREA
791,779 S.F./18.1767 AC.

EXISTING PROPERTY LINE HEREBY VOIDED

LOT 1

LOT 2

LOT 3

LOT 1

LOT 2

LOT 3

LOT 4

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6A

LOT 12-B

8'-10' WIDE STREAM (POQUOSON RIVER)

STREAM IS PROPERTY LINE

STREAM IS PROPERTY LINE

881'± TO C/L OF CREEK

884.37' (TO TIE LINE)

881'± TO C/L OF CREEK

25.00'

214.98'

160.28'

41.69'

160.97'

381.96'

540.23'

540.23'

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Proffers

Conditions voluntarily proffered for the reclassification of property identified as York County Assessor's Parcel 24-128, GPIN Q08D-4951-0396, commonly referred to as 7307 George Washington Memorial Highway, located in the County of York, Virginia.

I voluntarily proffer that the development of the property which I own, that is proposed for reclassification and to share part of the 50 foot transitional buffer zone with 112 Whites Road under this application shall be in strict accordance with the conditions set forth below.

1. The site shall be developed generally in conformance with the concept plan entitled "Proposed 112 Whites Road, Boundary Line Adjustment York County, Virginia Mar. 31, 2015," made by Campbell Land Surveying, Inc.
2. Applicant shall enhance the transitional buffer along the property line bordering the western boundary of the property located at 112 Whites Road to exceed the minimum planting requirements for a Type 50(50 foot) transitional buffer set forth in the York County zoning ordinance. Additional landscape plantings, over and above the minimum requirements for a Type 50 transitional buffer, shall be, as listed below.
 - Along the north/western property line plant and maintain an additional 16 evergreen trees a minimum size of 3 feet tall and 14 bushes 3 gallons or greater in size.
 - Along the north/eastern property line plant and maintain an additional 17 evergreen trees a minimum of 3 feet tall and 15 bushes 3 gallons or greater in size.

 (SEAL)
Kenneth Dale Moore

May 1, 2015

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 ____, 2015:

Present

Vote

Melissa S. Magowan, Chair
Timothy D. McCulloch, Vice Chair
Montgoussaint E. Jons
Glenn A. Brazelton
Todd H. Mathes
Richard M. Myer, Jr.
Mark B. Suiter

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

A RESOLUTION TO RECOMMEND APPROVAL OF AN APPLICATION TO REZONE AN APPROXIMATELY 0.15-ACRE PORTION OF THE PARCEL AT 7307 GEORGE WASHINGTON MEMORIAL HIGHWAY FROM CONDITIONAL IL TO CONDTIONAL R20

WHEREAS, MRP Enterprises LLC has submitted Application No. ZM-161-15 requesting to amend the York County Zoning Map by reclassifying a 0.15-acre portion of an approximately 18.2-acre parcel of land located at 7307 George Washington Memorial Highway (Route 17) and further identified as Assessor’s Parcel No. 24-128 (GPIN Q08d-4951-0396) from conditional IL (Limited Industrial) to R20 (Medium-density single-family residential), subject to conditions voluntarily proffered by the property owner; 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; 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 ____, 2015, that Application No. ZM-161-15 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to amend the York County Zoning Map by reclassifying from conditional IL (Limited Industrial) to conditional R20 (Medium-density single-family residential) a 0.15-acre portion of an approximately 18.2-acre parcel of land located at 7307 George Washington Memorial Highway (Route 17), further identified as Assessor's Parcel No. 24-128 (GPIN Q08d-4951-0396), and more fully described and identified as follows:

Beginning at a point on the northerly right of way line of Whites Road (S.R. 1216), said point being the southwest corner of 112 Whites Road (GPIN: R08c-0291-0382); from the point of beginning thus established, S-66-07-06-W along the northerly right of way of Whites Road a distance of 41.68' to a point; thence N-23-46-27-W a distance of 160.28' to a point; thence N-65-09-54-E a distance of 41.69' to a point, said point being the northwesterly corner of 112 Whites Road; thence along the existing property line of 112 Whites Road, S-23-46-27-E and distance of 160.97' to the point of beginning, containing 6,695 square feet.

BE IT FURTHER RESOLVED that the Commission's recommendation for approval of this application is contingent on the approval of the voluntarily proffered conditions set forth in the proffer statement titled "Conditions voluntarily proffered for the reclassification of property identified as York County Assessor's Parcel 24 128, GPIN Q08d-4951-0396, commonly referred to as 7307 George Washington Memorial Highway, located in the County of York, Virginia" dated May 1, 2015 and signed by Kenneth Dale Moore.