

**REZONING 15-03/MASTER PLAN 13-03/HEIGHT LIMITATION WAIVER 2-03.
Stonehouse Station at Norge
Staff Report for the June 22, 2004, Board of Supervisors Public Hearing**

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

PUBLIC HEARINGS

Planning Commission:

Board of Supervisors:

Building F Board Room; County Government Complex

February 2, 2004, 7:00 p.m.

March 1, 2004, 7:00 p.m.

April 13, 2004, 7:00 p.m.

May 11, 2004, 7:00 p.m.

May 25, 2004, 7:00 p.m.

June 22, 2004, 7:00 p.m.

July 13, 2004, 7:00 p.m. (tentative)

SUMMARY FACTS

Applicant:

Ms. Lou Rowland, Stonehouse Station, L.P.

Land Owner:

Sixty-Four Associates

Proposal:

To rezone a total of approximately 10.167 acres to allow for the construction of up to 104 apartments which, by proffer, are proposed to be affordable in rent. A height limitation waiver is also requested from the Board of Supervisors as the proposed apartment buildings exceed 35 feet in height.

Location:

7721 Croaker Road

Tax Map/Parcel No.:

(13-4)(1-21)

Parcel Size:

10.167 acres

Proposed Zoning:

R-5, Multifamily Residential, with proffers

Existing Zoning:

B-1

Comprehensive Plan:

Moderate-Density Residential

Primary Service Area:

Inside

STAFF RECOMMENDATION

The applicant has finalized the shared driveway agreement. Due to the high number of deferrals, staff requests deferral of this case until the July 13, 2004, Board of Supervisors meeting in order to readvertise.

Staff contact:

Matthew Arcieri, Planner

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Matthew D. Arcieri

CONCUR:

O. Marvin Sowers, Jr.

MDA/gb
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