

APPROVED MINUTES TO THE JULY 12, 2004 PLANNING COMMISSION MEETING

CASE NO. Z-2-04. Oaktree Office Park and Airtight Self Storage.

Mr. Johnson delivered the staff report. Ms. Jeanette Brady has applied to rezone approximately 1.4 acres from R-8, Rural Residential, to B-1, General Business, with proffers. The applicant proposes to develop approximately 6,400 square feet of office space and approximately 60,000 square feet of warehouse storage adjacent to the existing Oaktree development just north of the Five Forks intersection at **3292 Ironbound Road** in the Berkeley District. The property can be further identified as Parcel No. (1-24) on James City County Real Estate Tax Map No. (47-1). The Comprehensive Plan Land Use Map designates this parcel as Mixed Use. Staff recommended deferral of the case.

Mr. Kale asked Mr. Johnson to elaborate on the traffic patterns existing at the current entrance to the Oaktree site.

Mr. Johnson responded that the current left hand turn lane on south Ironbound Road had always been intended as an entrance to both sites and that the only proposed traffic addition would be a right hand taper.

Mr. Kale asked if the application addressed the number of users that would be using the warehouse site, and the possible traffic impacts on the Five Forks Area.

Mr. Johnson related the consultant's conclusion that the proposed use would not adversely affect the traffic situation.

Mr. Kale spoke to the potential traffic problem posed by warehousing in relation to offices.

Mr. Johnson stated that the traffic report showed that the warehouse use would actually generate fewer trips than a comparable number of offices.

Mr. Kale reiterated the possible traffic problems.

Mr. Johnson stated that neither VDOT nor the consultant had cited a traffic problem with the application.

Mr. Fraley spoke to concerns of traffic around Five Forks and asked if staff had any figures for total square footage in JCC dedicated for mini-storage.

Mr. Johnson responded that staff had no independent study tracking total warehouse space and clarified that the application will not negatively impact the current level of traffic service at the Five Forks intersection.

Mr. Fraley asked if staff had any more information on the height of the building.

Mr. Johnson responded that the grade would be similar to the existing office building, and smaller than several other existing buildings.

Ms. Wildman asked how often customers for the mini-storage would utilize the facility.

Ms. Brady responded that typical customers travel to a storage space infrequently. As to the height of the building, Ms. Brady added that a ballet school tenant had been advising the Brady's as to the need for adequate building height for dance.

Mr. Kale asked Mr. Horne where funding for the improvements would be found.

Mr. Horne responded that any private investment must be made as a proffer during the rezoning process. If the entrance directly at the site were in question, then the site plan process would address these concerns. All off-site improvements, if not addressed through a proffer, would be sponsored out of county/state funding.

Mr. Kale confirmed that a right-turn lane into the development would be privately invested.

Mr. Horne responded that, if warranted, site changes could be made, but that traffic analysis had not demonstrated the need for a turn lane. If these projections later change, however, improvements would become a public investment.

Mr. Poole asked if the buffer on Ironbound Road would remain undisturbed.

Mr. Johnson responded that the ordinance requires a fifteen-foot construction setback and that staff can work with applicant to create a landscaping plan that will utilize as much as the existing cover as possible.

Mr. Poole stated that he would like to see this plan embrace as much natural character as possible.

Mr. Fraley noted that many of the dance times are scheduled at 5 o'clock, a heavy traffic period for Five Forks.

Mr. Poole opened the public hearing.

Mr. Wayne Brady related that his company had paid for all the traffic improvements in the initial rezoning and that their traffic engineer was present to answer questions.

Mr. Hampton Jesse, of 3500 Hunters Ridge, requested more information into the number of proposed storage units and asked the Planning Commission to be conscious of the height of the building and the landscape buffering. He also urged the need for architectural consistency with the rest of Five Forks.

Mr. Blair Wilson, design consultant for the project, related the trip generation statistics for the facility, which would generate 7 trips on average in the morning and 10 in the afternoon.

Mr. Aaron Williams of 3456 Hunters Ridge credited the Bradys for their willingness to meet with the community and related that the Powhatan Crossing residents were not opposed to the application.

Hearing no other requests to speak, Mr. Poole deferred the case till the August 16th meeting of the Planning Commission.

Mr. McCleary spoke to the need for this application to be held, as other applications for this area have been, to await the results and guiding principles from the Five Forks Area Study.

Mr. Fraley expressed his concern that two members of the PC will be absent for the August meeting and complimented Ms. Brady for her work with the Chamber Ballet studio.

Mr. McCleary said that the applicant should consider deferring the case, not because of the anticipated absences on the PC next month, but to bring it into accordance with the guiding principles of the Five Forks Area Study.

Mrs. Brady urged the Planning Commission to keep this case on a timeline.

Mr. Rogers informed the Planning Commission that action would need to be taken by its October meeting, or 100 days after the first public hearing on the case.

Mr. McCleary again urged the applicant to defer to the completion of the Five Forks area study.

Ms. Brady expressed her belief that, since the property is located between two commercial properties, the Five Forks committee was unlikely to change that designation.

Mr. Kale asked staff to work with the applicant to directly address the potential problems of traffic around the site and urged the Commission to consider the possibility that this application could aggravate the traffic situation around Five Forks in a way that is not at this time foreseen.