

# Better Site Design in James City County

## Builders for the Bay – Local Site Planning Roundtable

- Center for Watershed Protection
- Alliance for the Chesapeake Bay
- Peninsula Housing and Builders Association
- James City County

*Recommended Model Development Principles for  
James City County*

# Today's Agenda

- Briefly discuss all Roundtable recommendations
  - 5 to 10 minutes
- Outstanding issues and further guidance
  - 10 to 15 minutes
- Question and answer session
  - 5 to 10 minutes

# Implementation Committee

- Peninsula Housing and Builders Association
  - Mr. Tim Cleary
  - Mr. Bob Cosby
  - Mr. Sean Fisher
- Planning Division
  - Ms. Ellen Cook
  - Mr. Jose Riberio
- Environmental Division
  - Mr. Michael Woolson
- Planning Commission
  - Ms. Shereen Hughes

# Objectives of Better Site Design

- Reduce overall site impervious cover
- Preserve and enhance existing natural areas
- Integrate stormwater management
- Retain a marketable product

# *Recommended Model Development Principles:*

## *Consensus of the Local Site Planning Roundtable*

### Three categories

- Residential Streets and Parking Lots
  - Principles 1 through 9
- Lot Development
  - Principles 10 through 16
- Natural Areas and Stormwater Management
  - Principles 17 through 24

# Residential Streets and Parking Lots

## Roundtable Principle 1:

- VDOT should accept staff recommendations and not require BOS action for reduced street width. VDOT should reduce street widths from 26 feet to 24 feet.

## Implementation Committee Recommendation:

- Policy Committee of the Planning Commission should look into this and forward recommendations to BOS for further action.

# Residential Streets and Parking Lots

## Roundtable Principle 2:

- Encourage alternative street designs to reduce overall site imperviousness

## Implementation Committee Recommendation:

- Staff to develop Better Site Design guidance document.

# Residential Streets and Parking Lots

## Roundtable Principle 3:

- “Joint Trench Initiative”, requiring compatible utilities to use same trench for installation.

## Implementation Committee Recommendation:

- Peninsula Housing and Builders Association to keep pushing Virginia Department of Conservation and Recreation to allow.

## Residential Streets and Parking Lots

Roundtable Principle 3, continued:

- Water and sanitary sewer to be constructed within the pavement section

Implementation Committee Recommendation:

- Either a legislative action from the BOS or policy decision of the JCSA

# Residential Streets and Parking Lots

## Roundtable Principle 4:

- Reduce Cul-de-Sac impervious cover by minimizing paved turning radii

## Implementation Committee Recommendation:

- County standards are in accordance with national standards

# Residential Streets and Parking Lots

## Roundtable Principle 5:

- Using vegetated open channels for conveying and treating stormwater runoff where permitted

## Implementation Committee Recommendation:

- Staff to give guidance in a Low Impact Development section and referenced in the County stormwater BMP manual

# Residential Streets and Parking Lots

## Roundtable Principle 6:

- Discourage excess parking space construction to minimize impervious cover

## Implementation Committee Recommendation:

- Staff to ask for additional information as to why parking requirements are exceeded during plan review

## Residential Streets and Parking Lots

Roundtable Principle 6, continued:

- Encourage pervious pavement surfaces when parking requirements are exceeded

Implementation Committee Recommendation:

- Staff developed a porous pavement brochure, not yet available to general public

# Residential Streets and Parking Lots

## Roundtable Principle 7:

- Encourage the use of shared parking facilities to reduce impervious cover

## Implementation Committee Recommendation:

- Staff developed a Model Shared Parking Agreement available to developers

# Residential Streets and Parking Lots

## Roundtable Principle 8:

- Recommend lowering the handicapped stall width to meet ADA requirements

## Implementation Committee Recommendation:

- Staff developed an Ordinance amendment for PC and BOS action

# Residential Streets and Parking Lots

## Roundtable Principle 9:

- Create an award program through the PRIDE program for the development and engineering community for using Better Site Design in projects

## Implementation Committee Recommendation:

- PRIDE has developed a program for single family builders and is developing one for the development/engineering community

# Lot Development

## Roundtable Principle 10:

- Open space development should be by-right in R-1 at base density. PC and BOS should consider if SUP process creates a barrier in R-1 and R-2 for using open space development. Consider incentives to ensure additional environmental protection

## Implementation Committee Recommendation:

- PC and BOS should consider changes to the Cluster Ordinance

# Lot Development

## Roundtable Principle 11:

- Reduce front setbacks in R-1 and R-2 to 25 feet

## Implementation Committee Recommendation:

- Staff developed an Ordinance amendment for PC and BOS action

# Lot Development

## Roundtable Principle 12:

- Sidewalks should slope to pervious surfaces. Use alternative pavement materials and promote low Impact Development techniques

## Implementation Committee Recommendation:

- Staff will develop a Low Impact Development section for the JCC Stormwater BMP Manual

# Lot Development

## Roundtable Principle 13:

- Incentives to reduce impervious cover through the use of shared driveways and alternative driveway surfaces. Shared maintenance agreements should be available to developers

## Implementation Committee Recommendation:

- Staff has developed a shared driveway agreement for developer use

# Lot Development

## Roundtable Principle 14:

- Conduct annual re-education and develop guidance for homeowner associations regarding open space management

## Implementation Committee Recommendation:

- Allow PRIDE program to continue existing programs and develop guidance documents

# Lot Development

## Roundtable Principle 15:

- Utilize and enforce Chesapeake Bay Preservation Ordinance provisions for septic systems and provide incentives for alternative systems

## Implementation Committee Recommendation:

- Continue existing program, some alternative systems allowed already

# Lot Development

## Roundtable Principle 16:

- Encourage redevelopment and infill practices that minimize land disturbance and impervious coverage

## Implementation Committee Recommendation:

- Staff to encourage the Roundtable recommendations where applicable

# Natural Areas and Stormwater Management

## Roundtable Principle 17:

- Education of general public and homeowners on importance of natural buffers, protection of intermittent streams

## Implementation Committee Recommendation:

- Continue existing PRIDE education programs. Staff working on intermittent stream buffer ordinance amendment for BOS action

# Natural Areas and Stormwater Management

## Roundtable Principle 18:

- Update approved native plant list and educate homeowners on stream buffer regulations

## Implementation Committee Recommendation:

- Revise the native plant list and develop a homeowners Open Space Management brochure

# Natural Areas and Stormwater Management

## Roundtable Principle 19:

- Petition the State to request County receive erosion and sediment control inspection and enforcement authority over public utility projects

## Implementation Committee Recommendation:

- Peninsula Housing and Builders Association has petitioned the State for this authority to be granted to localities

# Natural Areas and Stormwater Management

## Roundtable Principle 20:

- Continue conceptual site plan review to identify tree conservation and open space preservation opportunities

## Implementation Committee Recommendation:

- Continue conceptual site plan review when asked for by development community

# Natural Areas and Stormwater Management

## Roundtable Principle 21:

- Expand JCC 10-point system to include open space options and Planning Commission should examine incentives and flexibility for conservation incentives

## Implementation Committee Recommendation:

- Update BMP manual and have Policy Committee examine conservation incentives

# Natural Areas and Stormwater Management

## Roundtable Principle 22:

- Control quantity and quality of stormwater runoff from new sites

## Implementation Committee Recommendation:

- Continue with existing stormwater management program

# Natural Areas and Stormwater Management

## Roundtable Principle 23:

- Should develop a formal Low Impact Development program and encourage pervious surfaces

## Implementation Committee Recommendation:

- Staff will develop a LID component to the BMP manual and will continue to encourage pervious surfaces where appropriate

# Natural Areas and Stormwater Management

## Roundtable Principle 24:

- Stormwater credit should be allowed for reuse of stormwater runoff for irrigation

## Implementation Committee Recommendation:

- Staff to revise BMP manual

# Outstanding Issues

Low Impact Development Manual

Better Site Design Checklist

Stormwater BMP Manual revisions to include Better Site Design and Low Impact Development

- How does the BOS want to receive and adopt these final documents (consent calendar, reading file, work session)?

Minor Ordinance amendments

- Front setback reduction in R-2 district (Section 24-236)
- Americans with Disabilities Act compliance for parking lots (Section 24-56)
  - When does the BOS want to start process for these amendments?

# Outstanding Issues

## Planning Commission / Policy Committee

- Street width and right-of-way reductions
  - Does BOS want the Policy Committee to study and make recommendations?
- Conservation incentives
  - Does BOS want the Policy Committee to study and make recommendations?

# Outstanding Issues

## Planning Commission / Policy Committee

- Cluster Overlay Ordinance
  - Current cluster ordinance does not have adequate provisions to ensure open space development will be properly designed or implemented
  - Current cluster ordinance does not have adequate provisions to protect the character of existing residential development
    - Does the BOS want the Policy Committee to study potential revisions to the Cluster Overlay Ordinance