21SN0646 – Matoaca

Sowers Buildings, LLC (Ashlake Crossing)

Rezoning from Community Business (C-3) to Community Business (C-3) District with conditional use to permit multifamily dwelling uses plus conditional use planned development to permit exceptions to development standards.

Case 21SN0646, in the Matoaca Magisterial District, the applicant requests rezoning from Community Business (C-3) to Community Business (C-3) with a conditional use to permit multifamily dwelling uses plus conditional use planned development to permit exceptions relative to development standards. An age-restricted multifamily residential development with a maximum of ninety-seven (97) units is proposed. The applicant’s overall development proposal will include an additional property to the west that would allow a total of 134 age-restricted dwelling units between two (2) buildings on 5.61 acres. Density for the overall development proposal will be 23.88 dwelling units per acre.
1. 97 multifamily units; all age-restricted
2. Overall Development to have 134 multifamily units
3. Density = 23.88 DUA (Overall Development)
4. Exceptions for parking, landscaping and buffer requirements
5. Planning Commission and Staff recommend Approval

Overview Slide.
The Property contains 2.31 acres and is zoned Community Business (C-3). Area properties are zoned for a mix of single-family, cluster and multifamily residential uses to the south and west, as well as commercial uses to the north and east.
The first image on the left shows the Property as being vacant and largely cleared. Adjoining properties to the north and east are developed with a mix of office, commercial and residential uses. Properties to the south are developed with a mix of commercial, single-family cluster, and condominium uses in the Ashbrook and the Villas at Ashlake developments. The property to the west remains undeveloped and will be used to develop the two (2) phases for this overall development proposal.

The second image on the right shows the Comprehensive Plan Land Use Plan, which designates the Property for Neighborhood Business. This suggests the Property is appropriate for commercial uses that serve neighborhood-wide trade areas.
An age-restricted residential community consisting of a maximum of ninety-seven (97) multifamily dwellings is proposed. The applicant intends to develop the Property with an adjoining parcel to the west, known as 14500 Ashbrook Parkway. The applicant’s request has been developed to accommodate the proposed improvements shown on the Conceptual Site Plan, in tandem with the zoning conditions that apply to residential development on 14500 Ashbrook Parkway. In total, two (2) age-restricted multifamily buildings consisting of 134 dwelling units are planned across both properties. The overall development plan will include associated parking areas and recreational amenities (walking trail and fishing pier) for residents who reside in either building.
Development proffers for the multifamily buildings include conceptual elevations, reduced setbacks for buildings located along Ashlake and Ashbrook Parkway with parking located to the rear, high-quality building and roof materials (precluding the use of vinyl siding), enhanced exterior elevations, and a building height limitation of four (4) stories. The multifamily buildings as proffered would also have foundation plantings, enhanced mechanical unit screening, and a provision for pathways to facilitate a passive recreational amenity for the development.
A conceptual plan of how these properties may be developed together is shown in the “Conceptual Plan for Phases I & II Plan – Informational Only” graphic, which is shown in the current slide. The proposed residential development contains amenities such as internal sidewalks, recreational opportunities for residents, landscaped areas, and new sidewalks along Ashlake Parkway and Ashbrook Parkway. These pedestrian connections will further facilitate pedestrian travel for future residents to existing commercial and office development to the north.
21SN0646 – Ordinance Exceptions

1. Parking
2. Buffers
3. Interior Landscaping for Paved Parking Areas
4. Modifications to R-MF Standards

Exceptions to the following development standards are requested:

- Parking. Ordinance requires 1.2 parking spaces per dwelling; Proposal would allow one (1) parking space for each dwelling located inside the building located entirely on the Property
- Buffers. Ordinance requires a 75 foot buffer adjoining Residential (R-7) property for property zoned Community Business (C-3); Proposal would eliminate the buffer
- Interior Landscaping for Paved Parking Areas. Ordinance requires 30 square feet of interior landscaping for each parking space, 15 feet is proposed

The staff report outlines several modifications to the typical multifamily residential (R-MF) standards in the Zoning Ordinance.

Staff is supportive of these exceptions and modifications. These variations will allow for flexibility in site design based on the unique constraints of the site, the ability to design both phases of the development across two differently zoned properties, and the applicant’s intent to create an attractive, functional, and cohesive development.
21SN0646 – Recommendations

1. Planning Commission - Approval.
2. Staff Recommendation – Approval.
   A. Unique senior housing product
   B. Quality design and architectural elements
   C. Transition and compatibility of use to existing area development

The Planning Commission, with a unanimous vote, recommends approval of the request.

Staff continues to recommend approval of the applicant’s request. The proposal offers a high-quality, well-planned multifamily development that will provide a senior housing option that is visually attractive and amenitized for senior residents. This development will serve as a transitional use between existing residential development to the south (Ashbrook & The Villas at Ashlake) and commercial and office uses to the north (Hancock Village).
21SN0646 – Zoning Map

End of presentation.