

PLN-COMP-2018-002

2035 Comprehensive Plan Amendment for Williams Tract

Project Proposal: Resolution to amend the 2035 Chesapeake Comprehensive Plan to identify a portion of the Frank T. Williams Farms properties for commercial, industrial, or similar non-residential designation, such as light industrial/logistics.	
Applicant: City of Chesapeake	Public Hearing Date: November 14, 2018 Staff Report Date: November 5, 2018 Staff Report Update: November 13, 2018
Department: Planning	Project Planner: Alexis Baker, AICP, Senior Planner
STAFF RECOMMENDATION	
<input checked="" type="checkbox"/> APPROVED <input type="checkbox"/> CONTINUED <input type="checkbox"/> DENIED	

UPDATE:

At the request of Planning Commission, staff updated the *Findings*, *Staff Recommendation* and *Recommended Considerations and Future Policies* as outlined in the Staff Report dated November 5, 2018 to provide consistency between these documents. These updates will also be reflected in the updated resolution. These changes are as follows:

FINDINGS

1. Staff finds that a land use designation of Gateway Virginia Innovation District is consistent with goals contained in the 2035 Comprehensive Plan and for the Williams Tract UEDO (Coastal Virginia Commerce Park, Phase I). This finding is further based on the following considerations:
 - a. Any future rezonings or subsequent development on the 1,420 acre Williams Tract UEDO must adhere to the UEDO Policy as outlined in the 2035 Comprehensive Plan.
 - b. Any future rezoning of the Williams Tract UEDO shall follow the Chesapeake Zoning Ordinance guidance for a Planned Unit Development-Industrial Park (PUD-IP) or M-1 and/or O&I Zoning Districts as determined to be appropriate in satisfying the intent of the UEDO Policy. The rezoning shall include

development criteria and a master development plan. The property should be developed using a cohesive design and comprehensive master plan that respects the history of the immediate area and creates a sense of place while protecting natural resources. The plan should accommodate development without causing sprawl and must minimize the development's impact on existing services.

- c. During any future rezonings brought before the Planning Commission, input shall be received, particularly on development criteria and master development plans, by representatives of the U.S. Fish and Wildlife Service, Virginia Department of Game and Inland Fisheries, U.S. Army Corps of Engineers, the U.S. Navy (NSA Hampton Roads Northwest Annex), Hampton Roads Sanitation District, the Chesapeake Health Department, Virginia Department of Environmental Quality, the Virginia Department of Conservation and Recreation, the Nature Conservancy, and any other stakeholders as determined by the City.
- d. Due to the Williams Tract UEDO's designation as a Transportation Corridor Overlay District Target Area and Gateway, all building and site design should adhere to the guidance in the Transportation Corridor Overlay District Policy and the 2007 Design Guidelines Manual. Energy efficient architecture ~~should~~ must also be considered in site and building design.
- e. Consideration should be given for one or more significant wildlife corridors, potentially on the Williams Tract UEDO. Wildlife corridors may be situated on other parts of the Williams Tract, as appropriate, to facilitate safe movement of wildlife between the Great Dismal Swamp National Wildlife Refuge and the Cavalier Wildlife Management Area (Cavalier WMA). Additional research should be conducted as part of any rezoning request to determine the need and location of such corridors to minimize potential hazardous wildlife and human interactions.
- f. Vegetated buffering shall be incorporated on or adjacent to the Williams Tract UEDO to create a natural buffer from human activity and to reduce electromagnetic interference (EMI) to the NSA Northwest Annex's ROTHRA antenna.
- g. Consideration ~~should~~ must be given to the hydrology and ecology of surrounding conservation areas, especially as related to the recent restoration project for the Cavalier WMA, when planning for commercial/industrial development.
- h. Future development ~~should~~ must create a strong sense of place and incorporate permanent trails, parks, open space corridors and water features on the UEDO and the remaining portion of the Williams Tract property.

- i. The landowner should rely upon an experienced and well-capitalized master developer who will provide an adequate level of leadership, financial backing and expertise in relevant land use and global development issues. The master developer should provide the management needed to take advantages of the unique opportunities and create solutions to the infrastructure challenges, such as current lack of municipal water and sewer facilities within close proximity to the property.
- j. Short-term and long-term strategies to identify and efficiently access dependable water source(s) must be approved by the City of Chesapeake, Health Department and the Department of Environmental Quality, where applicable, prior to the submittal of a rezoning application for development. The short- and long-term strategies should be approved by City Council as part of the rezoning application. Impact on the Northwest River watershed should be minimized.
- k. Various funding mechanisms should be explored that will ensure the project will “pay its own way” so that the cost of providing necessary public facilities and services are borne internally and not by the city at large.

STAFF RECOMMENDATION

Based on the findings and recommendations contained in this staff report update, staff recommends that **PLN-COMP-2018-002, version dated November 5 13, 2018** be **APPROVED**.

Recommended Considerations and Policies for Future Development

Staff analyzed comments from the public, stakeholders, and departmental staff, as well as recommendations from the 2026 Comprehensive Plan Advisory Team to recommend several conditions and policies for the development of the Williams Tract UEDO.

1. Any future rezonings or subsequent development on the 1,420 acre Williams Tract UEDO must adhere to the UEDO Policy as outlined in the 2035 Comprehensive Plan.
2. Any future rezoning of the Williams Tract UEDO shall follow the Chesapeake Zoning Ordinance guidance for a Planned Unit Development-Industrial Park (PUD- IP) or M-1 and/or O&I Zoning Districts as determined to be appropriate in satisfying the intent of the UEDO Policy. The rezoning shall include development criteria and a master development plan. The property should be developed using a cohesive design and comprehensive master plan that respects the history of the immediate area and creates a sense of place while protecting natural resources. The plan should accommodate development without causing sprawl and must minimize the development’s impact on existing services

3. During any future rezonings brought before the Planning Commission, input shall be received, particularly on development criteria and master development plans, by representatives of the U.S. Fish and Wildlife Service, Virginia Department of Game and Inland Fisheries, U.S. Army Corps of Engineers, the U.S. Navy (NSA Hampton Roads Northwest Annex), Hampton Roads Sanitation District, the Chesapeake Health Department, Virginia Department of Environmental Quality, the Virginia Department of Conservation and Recreation, the Nature Conservancy, and any other stakeholders as determined by the City.
4. Due to the Williams Tract UEDO's designation as a Transportation Corridor Overlay District Target Area and Gateway, all building and site design should adhere to the guidance in the Transportation Corridor Overlay District Policy and the 2007 Design Guidelines Manual. Energy efficient architecture ~~should~~ must also be considered in site and building design.
5. Consideration should be given for one or more significant wildlife corridors, potentially on the Williams Tract UEDO. Wildlife corridors may be situated on other parts of the Williams Tract, as appropriate, to facilitate safe movement of wildlife between the Great Dismal Swamp National Wildlife Refuge and the Cavalier Wildlife Management Area (Cavalier WMA). Additional research should be conducted as part of any rezoning request to determine the need and location of such corridors to minimize potential hazardous wildlife and human interactions.
6. Vegetated buffering shall be incorporated on or adjacent to the Williams Tract UEDO to create a natural buffer from human activity and to reduce electromagnetic interference (EMI) to the NSA Northwest Annex's ROTH antenna.
7. Consideration ~~should~~ must be given to the hydrology and ecology of surrounding conservation areas, especially as related to the recent restoration project for the Cavalier WMA, when planning for commercial/industrial development.
8. Future development ~~should~~ must create a strong sense of place and incorporate permanent trails, parks, open space corridors and water features on the UEDO and the remaining portion of the Williams Tract property.
9. The landowner should rely upon an experienced and well-capitalized master developer who will provide an adequate level of leadership, financial backing and expertise in relevant land use and global development issues. The master developer should provide the management needed to take advantages of the unique opportunities and create solutions to the infrastructure challenges, such as current lack of municipal water and sewer facilities within close proximity to the property.

10. Short-term and long-term strategies to identify and efficiently access dependable water source(s) must be approved by the City of Chesapeake, Health Department and the Department of Environmental Quality, where applicable, prior to the submittal of a rezoning application for development. The short- and long-term strategies should be approved by City Council as part of the rezoning application. Impact on the Northwest River watershed should be minimized.
11. Various funding mechanisms should be explored that will ensure the project will “pay its own way” so that the cost of providing necessary public facilities and services are borne internally and not by the city at large.

AB:jj

ATTACHMENTS:

1. Resolution, dated November 13, 2018

RESOLUTION TO AMEND THE 2035 COMPREHENSIVE PLAN TO DESIGNATE A PORTION OF THE FRANK T. WILLIAMS FARMS PROPERTY FOR COMMERCIAL, INDUSTRIAL, OR SIMILAR NON-RESIDENTIAL DESIGNATION, SUCH AS LIGHT INDUSTRIAL/LOGISTICS.

WHEREAS, Section 15.2-2229 of the Code of Virginia, 1950 as amended, authorizes amendments to an adopted comprehensive plan, with the purpose of guiding and accomplishing a coordinated, adjusted, and harmonious development of the territory, which will best promote the health, safety, morals, order, convenience, prosperity and general welfare of Chesapeake's inhabitants; and

WHEREAS, the Council of the City of Chesapeake, Virginia has determined that a portion of the Frank T. Williams Farms Properties, consisting of 1,420 acres of undeveloped property in the City of Chesapeake, tax parcel identification nos. 1140000000013, 1140000000012, 1140000000011, and portions of tax parcels 1030000000001 and 1140000000020, also known as the Coastal Virginia Commerce Park (Phase I), as shown on the attached "Exhibit A," ("the Property") has designated the Property as a Transportation Corridor Overlay District (TCOD") target area and a unique economic development opportunity as defined by the City's 2035 Comprehensive Plan; and

WHEREAS, the Property is designated as an auto-oriented major activity center in the City's 2050 Preferred Development Pattern Map; and

WHEREAS, the Property is identified as a designated city gateway in the City's 2035 Land Use Plan; and

WHEREAS, the Planning Department has studied and reviewed the Property and provided a report to the City Council dated November 2, 2016, which was presented in a work session to the City Council on November 9, 2016 and presented to City Council on November 15, 2016 and further studied and reviewed the Property and provided additional reports to the Planning Commission dated October 1, 2018, ~~and~~ November 5, 2018 and November 13,

2018; and

WHEREAS, in its report, one of the Planning Department's recommendations was that the Planning Commission consider and make recommendations to amend the 2035 Comprehensive Plan to modify the land use designation for the Property from its current designation of Agriculture/Open Space to commercial, industrial or a similar non-residential designation and to update any necessary and correlating technical documents; and

WHEREAS, the public necessity, convenience, general welfare and good zoning practice require that such an amendment to the Comprehensive Plan be considered by the Chesapeake Planning Commission and the City Council;

NOW, THEREFORE, BE IT RESOLVED by the Chesapeake Planning Commission for the City of Chesapeake, Virginia, that it recommends to the City Council for the City of Chesapeake, Virginia, approval of the proposed revisions to the 2035 Land Use Plan (Map), attached as Exhibit "A," to identify that the land use designation for the UEDO portion of the Frank T. Williams Farms Properties, consisting of 1,420 acres of undeveloped property in the City of Chesapeake, also known as the Coastal Virginia Commerce Park (Phase I), is a Gateway Virginia Innovation District, to make the supporting changes to the main policy document of the Comprehensive Plan as detailed below and any correlating amendments thereto:

1. Update the 2035 Land Use Plan Map, reflecting the Williams Tract UEDO as a Gateway Virginia Innovation District land use designation.
2. Update the 2035 Land Use Designations (pages 33-35) to include the "Gateway Virginia Innovation District" land use plan designation with the following description:

The District is intended to support the development of unique economic development opportunities. These opportunities will consist of large scale employment centers organized in a campus-like master planned development style. Master plans must incorporate environmentally sensitive and aesthetically pleasing

site design, energy efficient architecture, green spaces, and walking trails. Master plans must include appropriate infrastructure including internal circulation, stormwater retention facilities, and environmental protection and containment infrastructure. Land uses may include a variety of employment types and opportunities, including research and development, office-industrial hybrids, flex parks, e-commerce and distribution facilities, environmentally appropriate manufacturing, corporate headquarters and offices, medical campuses, and higher learning centers. The district contemplates the inclusion of light fabrication and assembly ancillary to a research and development use, as well as data centers. Warehousing and on-site storage are permissible as an accessory use to another primary use and if integrated in a manner that minimizes negative impacts to the surrounding uses. Ancillary service businesses and retail uses that support the employment center economy are also permissible and may include hotels and banks. Residential uses are not considered appropriate, nor are cargo container storage and repair, automobile auctions, salvage yards, solid waste facilities, or landfills. Zoning districts most appropriate for this classification include PUD-IP, M-1 and O&I, although other non-residential zoning districts may be used if incompatible uses are restricted.

3. Language change to *Summary of Key Comprehensive Plan Studies and Policies*, Page 5, Last Paragraph

City Council has not yet deemed it appropriate to amend the property's UEDO portion of the Williams Tract as a Gateway Virginia Innovation District designation on the 2035 Land Use Plan, which remains as Agriculture/Open Space. The updated November 5, 2018 and November 13, 2018 staff reports for PLN-COMP-2018-002 offers findings and considerations for future development of the UEDO and the remainder of the Williams Farm Properties.

4. Language change to Appendix D, Page 5, Last Paragraph, Last Sentence

Proposed revisions to the Plan were presented to both bodies as they were developed, particularly the modified Vision Statement, Goals and key policy issues such as modifications to the Suburban Overlay District boundary and the appropriate future land use designation for the Williams Tract. A portion of the Williams Tract was approved as a Unique Economic Development Opportunity (UEDO) by City Council in 2016. A Comprehensive Plan amendment in 2018 revised the 2035 Land Use Plan, designating the UEDO on the Land Use Plan as Gateway Virginia Innovation District.

5. Language change to 2035 Comprehensive Plan, Chapter 4- Quality of Life, Page 136, Industrial Development subsection

Future development of the Williams Tract UEDO shall adhere to the "Recommended Considerations and Policies for Future Development" contained in the updated November 5, 2018 and November 13, 2018 staff reports for PLN-

COMP-2018-002.

- 6. Language change to the *Transportation Corridor Overlay District Policy, Page 18, First Paragraph, 3rd Sentence*

The site has also been recognized as a ~~candidate~~ Unique Economic Development Opportunity (UEDO) Area as provided for in the Comprehensive Plan and as a potential certified mega-industrial site under the Virginia Economic Development Partnership’s Virginia Scan database.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Chesapeake Planning Commission for the City of Chesapeake, Virginia, that its approval of the Comprehensive Plan amendments referenced above is conditioned upon the future development of the Williams Tract UEDO adhering to the “Recommended Considerations and Policies for Future Development” contained in the updated November 5, 2018 and November 13, 2018 staff reports for PLN-COMP-2018-002, as detailed in the attached “Exhibit B.”

CERTIFIED by the Planning Commission of the City of Chesapeake, Virginia on this 14th day of November, 2018.

APPROVED:

Chairman, Chesapeake Planning Commission

ATTEST:

Recording Secretary

APPROVED AS TO FORM:

City Attorney’s Office

**STATE OF VIRGINIA
CITY OF CHESAPEAKE, to wit:**

The foregoing instrument bearing the date of ____ was acknowledged before me this ____ day of _____, 2018, by Adam Perry and Karen Shaffer, Chairman and Recording Secretary, respectively, of the Planning Commission for the City of Chesapeake, Virginia. They are personally known to me.

Notary Public

My commission expires: _____

Notary ID#: _____

2035 Land Use Plan
City of Chesapeake, Virginia
 Proposed Gateway Virginia Innovation District
 November 2018

EXHIBIT A

Great Dismal Swamp

Land Use Classifications

-  Agriculture/Open Space
-  Recreation
-  Conservation
-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Suburban Mixed Use
-  Urban Mixed Use
-  Business/Commercial
-  Office
-  Office/Research
-  Regional Mixed Use
-  Light Industry/Logistics
-  Industrial/Logistics
-  Institution/Government
-  Airport
-  Gateway Virginia Innovation District
-  City Gateways

Comprehensive Plan maps are to be used at the scale they are adopted by City Council



North Carolina

Exhibit B

*Excerpted from the November 5, 2018 Staff Report and Staff Report Update for
PLN-COMP-2018-002*

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1. Staff finds that a land use designation of Gateway Virginia Innovation District is consistent with goals contained in the 2035 Comprehensive Plan and for the Williams Tract UEDO (Coastal Virginia Commerce Park, Phase I). This finding is further based on the following considerations:
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