

CITY OF WINCHESTER, VIRGINIA

PROPOSED CITY COUNCIL AGENDA ITEM

CITY COUNCIL MEETING OF: 1/27/15 (work session) **CUT OFF DATE:** 01/22/15
2/10/15 (Regular meeting)

RESOLUTION ___ **ORDINANCE** ___ **PUBLIC HEARING** X

ITEM TITLE:

CU-14-761 Request of Lawton Saunders on behalf of North Loudoun Renovations, LLC for a conditional use permit for ground floor apartments at 317 South Cameron Street (Map Number 193-1--K-14) zoned Central Business District (B-1) with Historic Winchester District Overlay (HW).

STAFF RECOMMENDATION:

Approval.

PUBLIC NOTICE AND HEARING:

Public hearing for 2/10/2015 Council meeting.

ADVISORY BOARD RECOMMENDATION:

Planning Commission unanimously recommended approval.

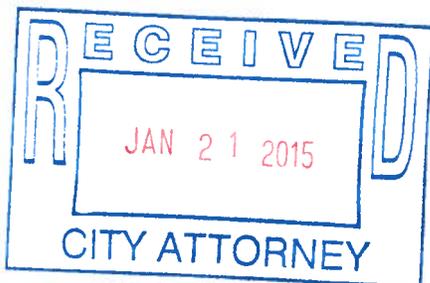
FUNDING DATA: N/A

INSURANCE: N/A

The initiating Department Director will place below, in sequence of transmittal, the names of each department that must initial their review in order for this item to be placed on the City Council agenda.

<u>DEPARTMENT</u>	<u>INITIALS FOR APPROVAL</u>	<u>INITIALS FOR DISAPPROVAL</u>	<u>DATE</u>
1. Zoning & Inspections	<u>AMG</u>	_____	<u>1/21/15</u>
2. City Attorney	<u>[Signature]</u>	_____	<u>1/21/2015</u>
3. City Manager	<u>[Signature]</u>	_____	<u>21 Jan 2015</u>
4. Clerk of Council	_____	_____	_____
	_____	_____	_____

Initiating Department Director's Signature: [Signature] 1/21/15
(Planning Dept)



APPROVED AS TO FORM:
[Signature] 1/21/2015
CITY ATTORNEY
CITY ATTORNEY

CITY COUNCIL ACTION MEMO

To: Honorable Mayor and Members of City Council

From: Tim Youmans, Planning Director

Date: January 21, 2015

Re: **CU-14-761** Request of Lawton Saunders on behalf of North Loudoun Renovations, LLC for a conditional use permit for ground floor apartments at 317 South Cameron Street (Map Number 193-1--K-14) zoned Central Business District (B-1) with Historic Winchester District Overlay (HW).

THE ISSUE:

The applicant is requesting a conditional use permit (CUP) ground floor level apartments at 317 South Cameron Street.

RELATIONSHIP TO STRATEGIC PLAN:

Goal 4: Continue Revitalization of Old Town

Objective: Increase the number of residents living in the downtown.

BACKGROUND:

See attached staff report

BUDGET IMPACT:

N/A

OPTIONS:

1. Approve as recommended by Planning Commission
2. Approve with modified conditions
3. Deny

RECOMMENDATIONS:

Recommend Option 1

City Council Work Session
January 27, 2015

CU-14-761 Request of Lawton Saunders on behalf of North Loudoun Renovations, LLC for a conditional use permit for ground floor apartments at 317 South Cameron Street (Map Number 193-1--K-14) zoned Central Business District (B-1) with Historic Winchester District Overlay (HW).

REQUEST DESCRIPTION

The request is for Conditional Use Permit (CUP) approval under Section 9-2-16 of the Zoning Ordinance pertaining to the conversion of ground floor to a multifamily use.

AREA DESCRIPTION

The property is situated at the northwest corner of S. Cameron and E. Cecil Streets. Land directly to the north was rezoned conditionally to B-1 in late 2010 and consists of a two-family dwelling and a surface parking lot. Land to the west, south and east is zoned Residential Business (RB-1). Land to the west contains a mix of residential types and a real estate office. Land across Cecil to the south contains a mix of residential types and a warehouse structure. Land across Cameron to the east contains a mix of residential types and offices.



The subject property and all surrounding properties are within the Historic Winchester overlay District. The subject property and those to the north and west are within Parking District A (100% exempt from off-street parking requirements); properties to the east and south are within Parking District B (50% reduction).

STAFF COMMENTS

Formerly known as the old city jail, the subject property most recently housed the public inebriate center and residential treatment facility. The Comprehensive Plan identifies the property as a redevelopment site and calls for a specific land use action to *"(r)elocate the detox and court services from the old jail to less disruptive sites. Reuse the historic building for a public or private use more compatible with the area."* The referenced services have since ceased operation at the site. The City acquired Frederick County's portion of ownership interest in the property and then conveyed the property to the Economic Development Authority (EDA). The EDA then sold the property to the applicant North Loudoun Renovations, LLC in October 2014. The property was rezoned from Residential Business RB-1 to B-1 in November 2013.

In his letter, the applicant notes their intention to develop the property into an 11 unit apartment building (seven 1 bedroom units & four 2 bedroom units) targeting populations such as young professionals and empty nesters. As shown in their proposed site plan, of the 11 units, a total of six ground floor units are planned on the property; three in the front section in the old jail building (one

unit being in the basement) and 3 in the rear annex. While the site is within the parking exemption district, there are seven existing parking spaces located on the north side of the property that will be retained for parking use. Staff has determined that this segment of S. Cameron Street does not represent a major commercial street and would suggest that City Council could find the ground-floor residences to be as suitable as nonresidential reuse.

RECOMMENDATION

At their January 20, 2015 meeting, the Planning Commission forwarded to Council recommending approval because the proposal, as submitted, will not adversely affect the health, safety or welfare of persons residing or working in the neighborhood nor be detrimental to public welfare or injurious to property or improvements in the neighborhood. The approval is based upon City Council finding that the proposed ground-floor residential unit is as suitable or preferable to other permitted uses on the ground floor and is subject to site plan approval by staff.

**NORTH LOUDOUN
RENOVATIONS, LLC
PO BOX 651
WINCHESTER, VA 22604**

December 10, 2014

City of Winchester
Planning Commission
15 North Cameron Street
Winchester, Va. 22601

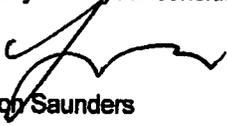
Planning Commission Members:

North Loudoun Renovations is in the process of redeveloping the former Winchester-Frederick County Jail Property at 317 South Cameron Street. The plan is to renovate the existing jail to create 5 one bedroom apartments and to add an additional floor to the rear annex which would accommodate 4 two bedroom units and 2 one bedroom units. The existing "Jail Yard" will be landscaped to create a courtyard for use of the tenants. Although this site is parking exempt, there are currently eight parking spaces to the North of the building that will be retained. The intent is to create higher quality units with a target market of young professionals, graduate students, and empty nesters who are interested in living in the downtown area.

This request is to allow the ground floor conversion of the former jail building and the annex at the rear of the jail to residential use. The surrounding area is primarily residential. The ground floor interior was designed originally as the jailor's quarters and the historic layout makes it difficult to configure as commercial space. Although it is in an area zoned B-1, the location is removed from major commercial activity. The exterior has a residential look with no commercial windows. No other variances will be required.

This property is part of the OLD TOWN/NORTH CENTRAL GEOGRAPHIC PLANNING AREA. The Comprehensive Plan suggests that efforts be taken to promote residential or mixed use in this area. It specifically mentions reusing the Historic Jail Building for a use more compatible with the area which is primarily residential. The conversion of this building to apartments would be compatible with the mixed use of residential and retail envisioned by the Comprehensive Plan.

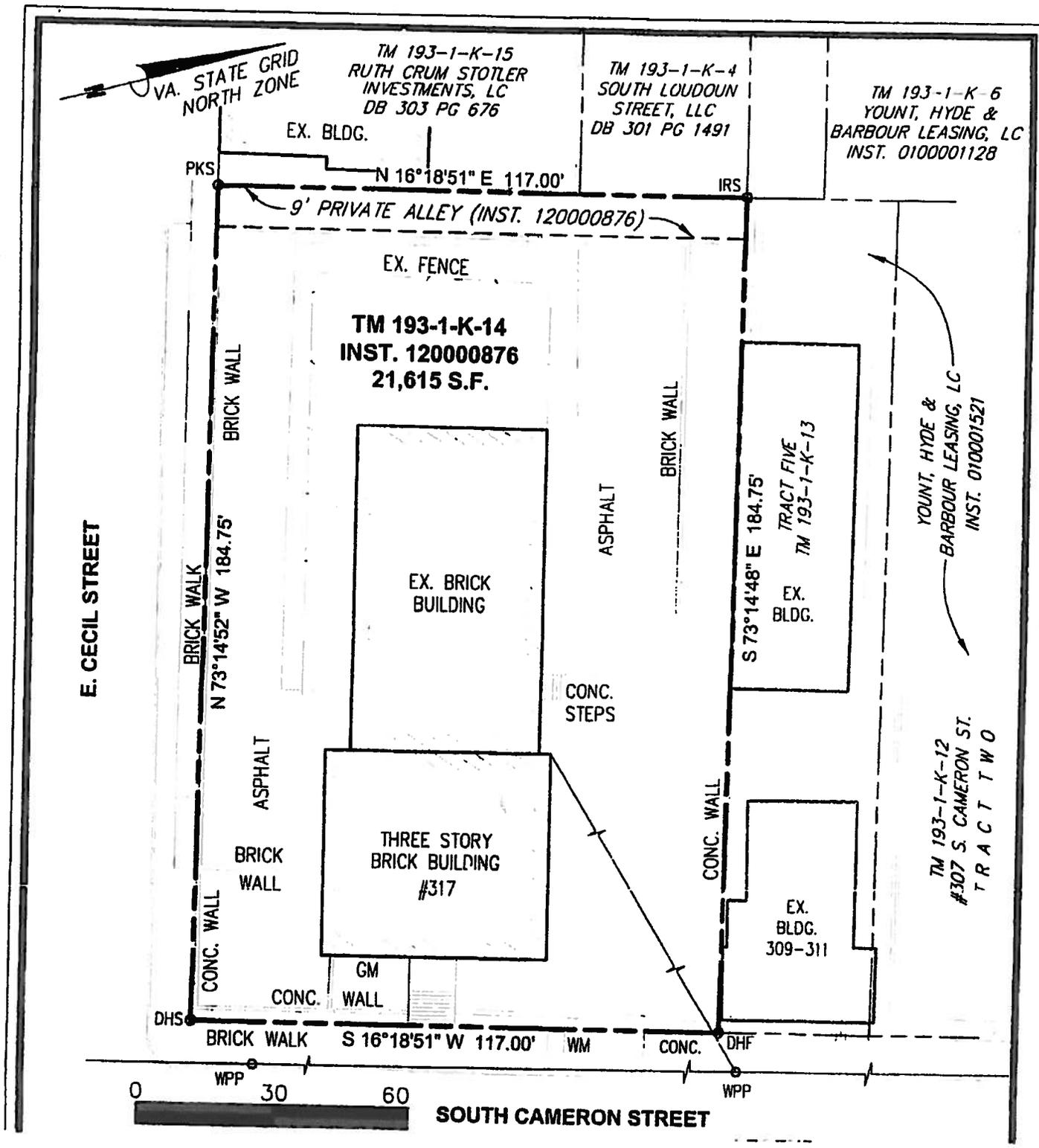
Thank you for your consideration of this request



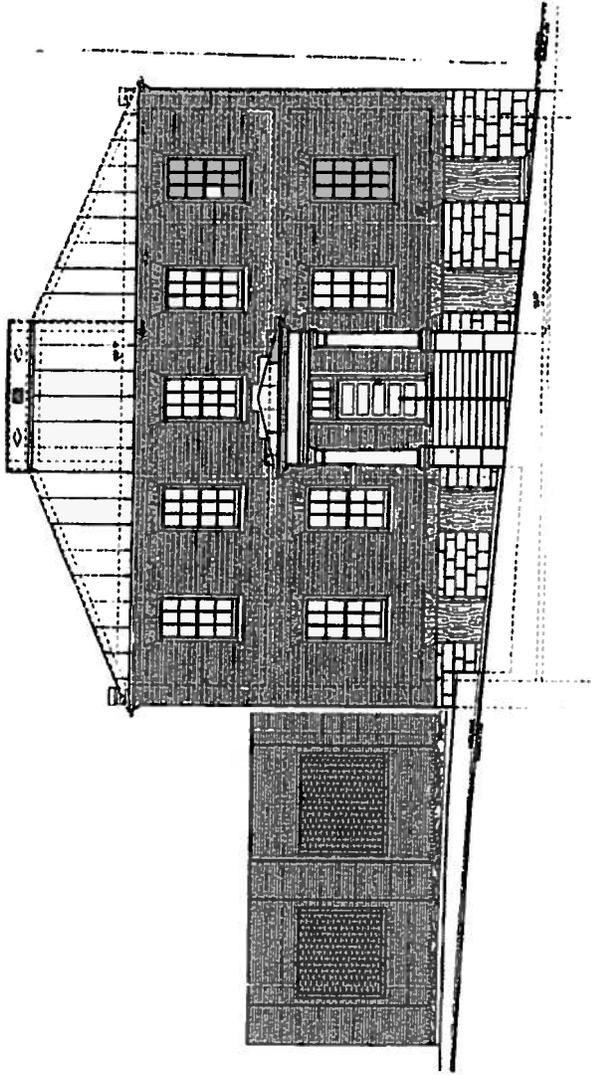
Lawton Saunders

Managing Partner North Loudoun Renovations LLC

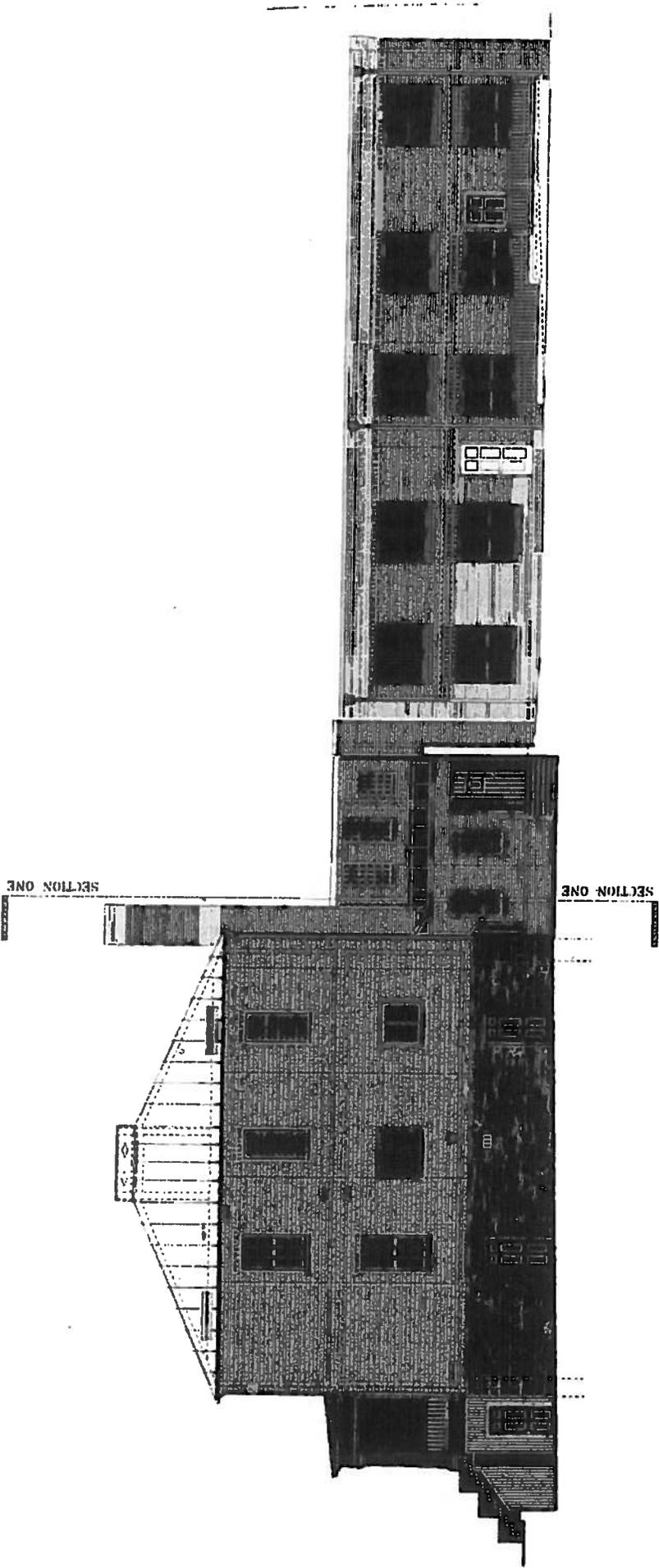




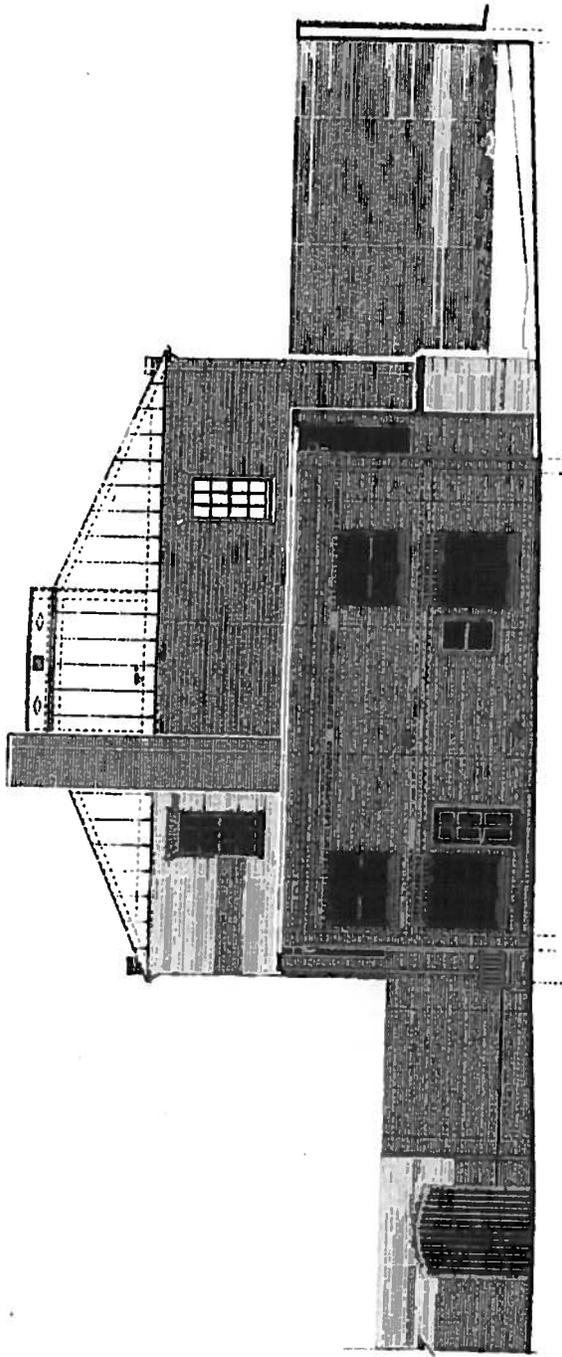
317 SOUTH CAMERON STREET SITE PLAN



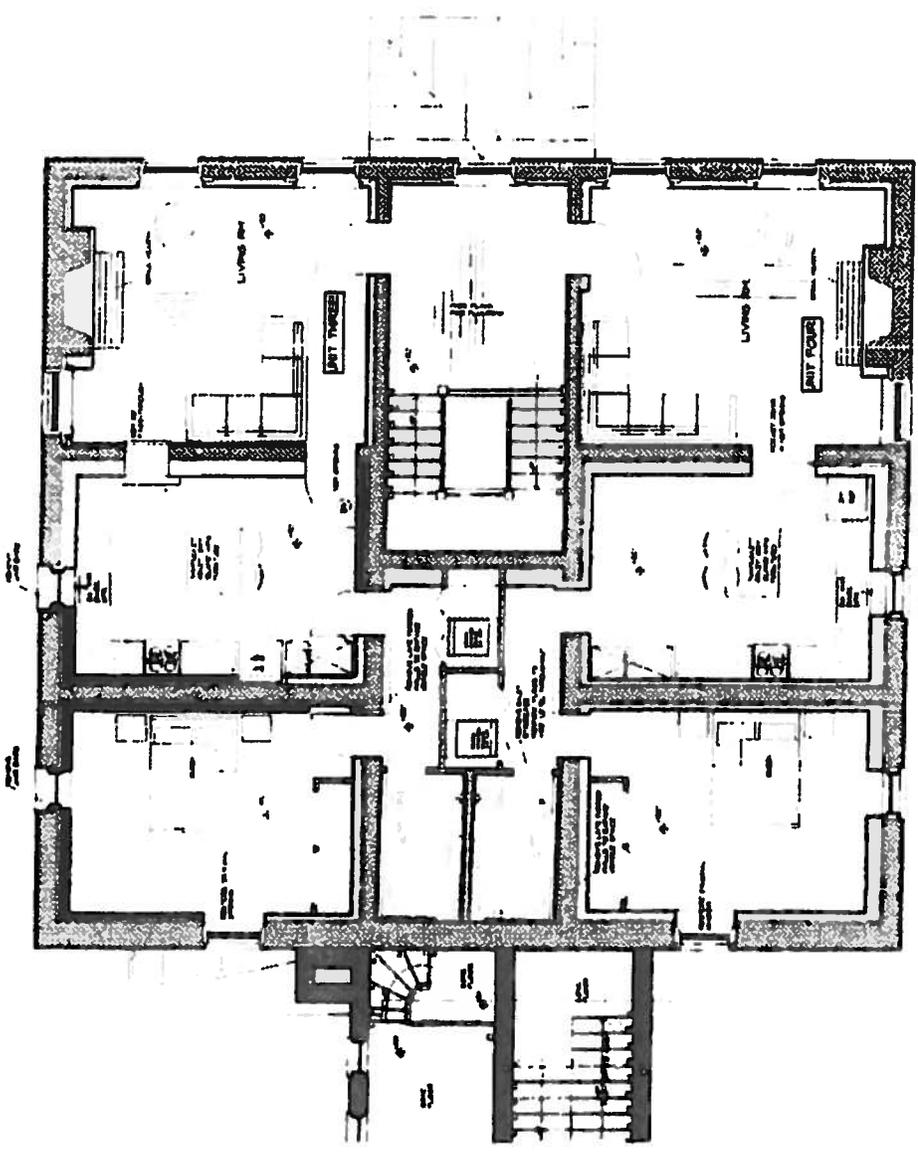
317 SOUTH CAMERON STREET FRONT ELEVATION



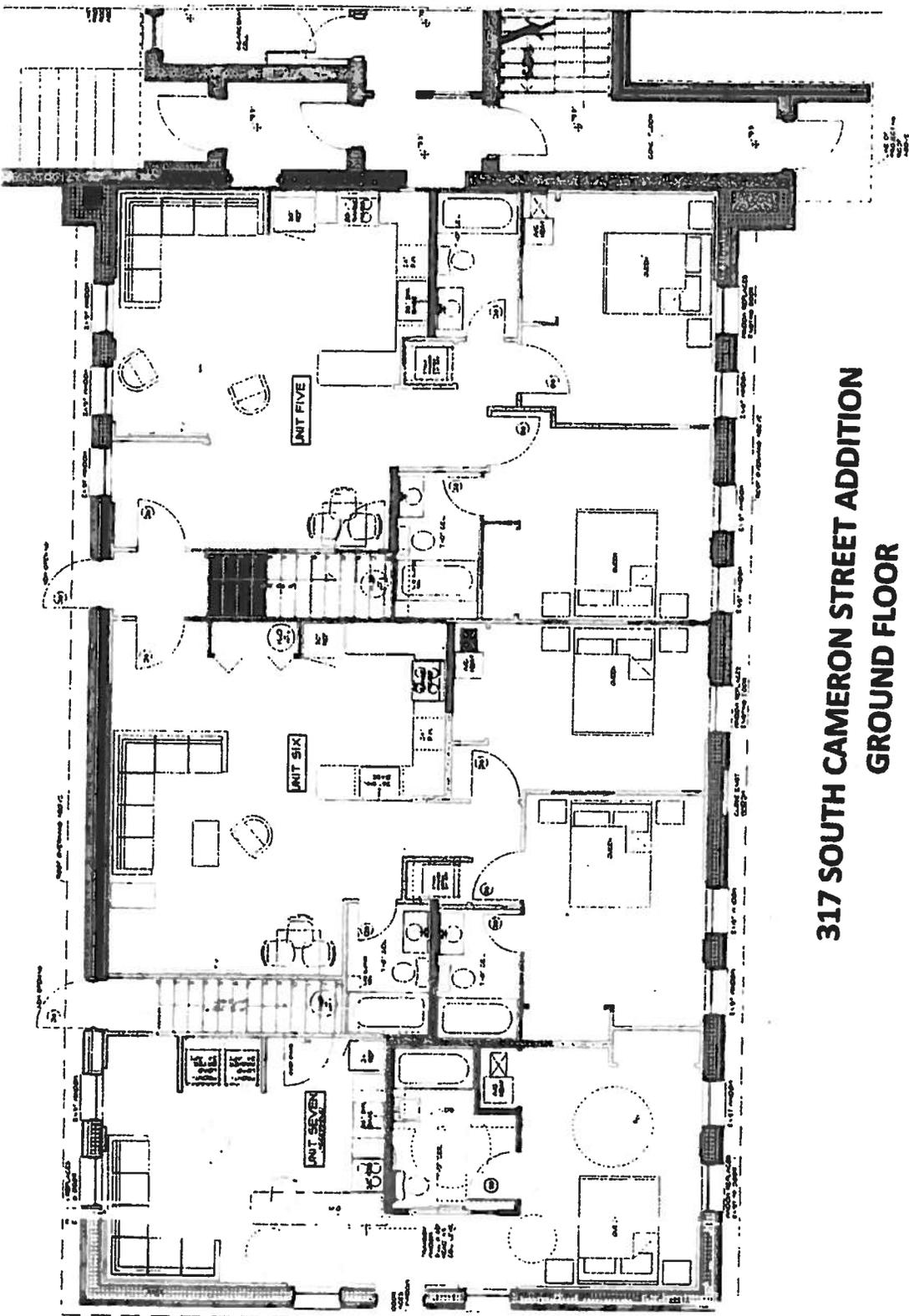
317 SOUTH CAMERON STREET NORTH ELEVATION



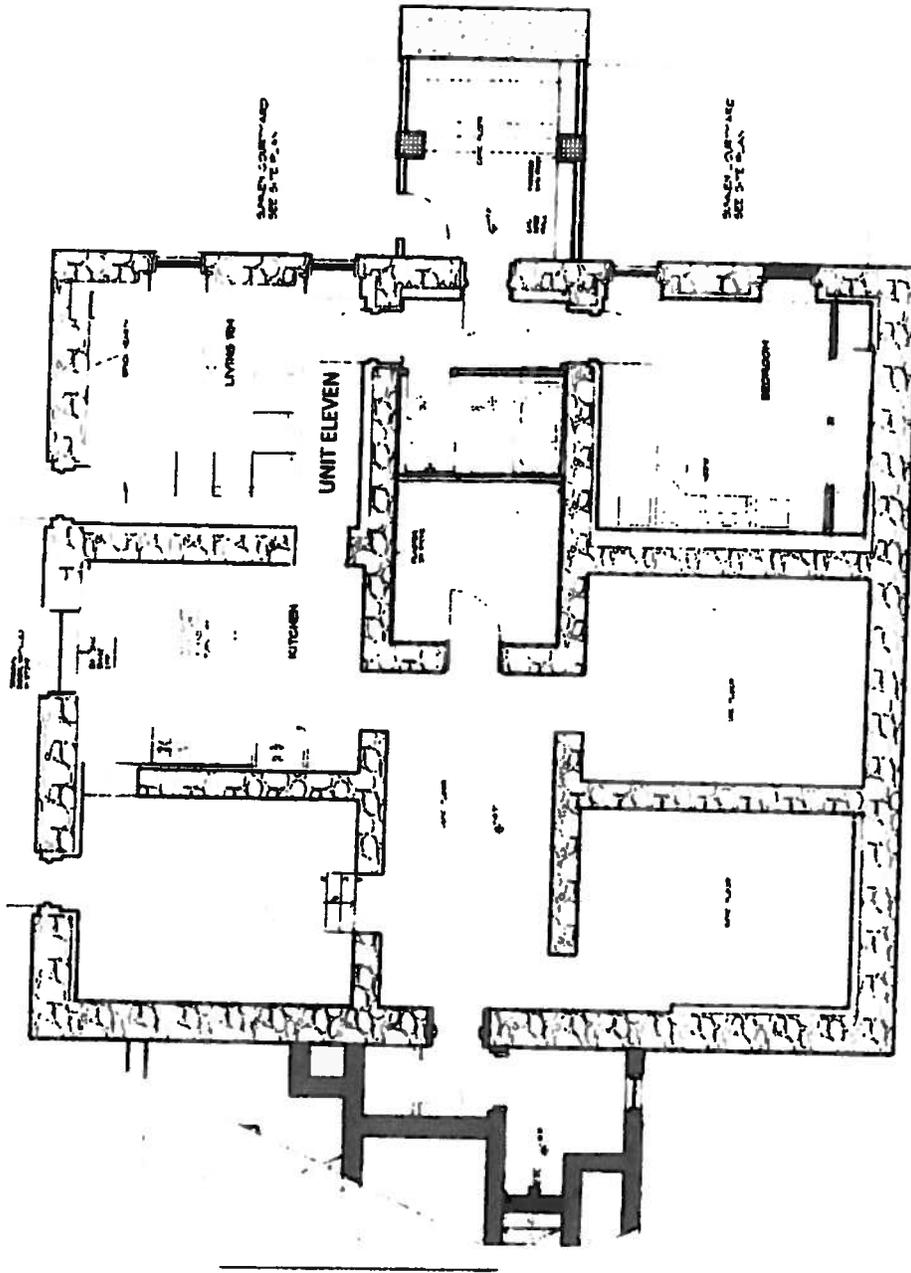
317 SOUTH CAMERON STREET REAR ELEVATION



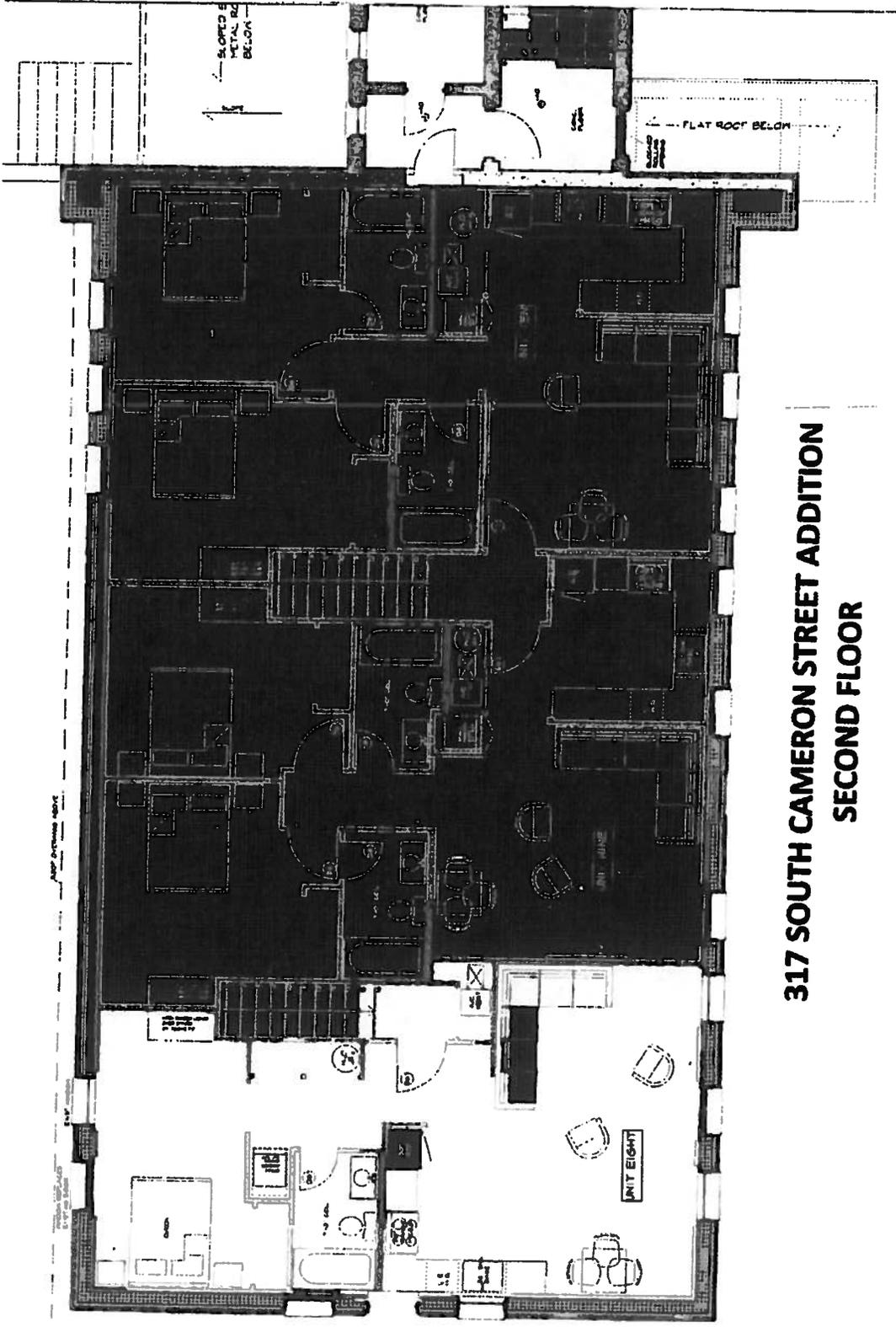
**317 SOUTH CAMERON STREET
UPPER FLOOR**



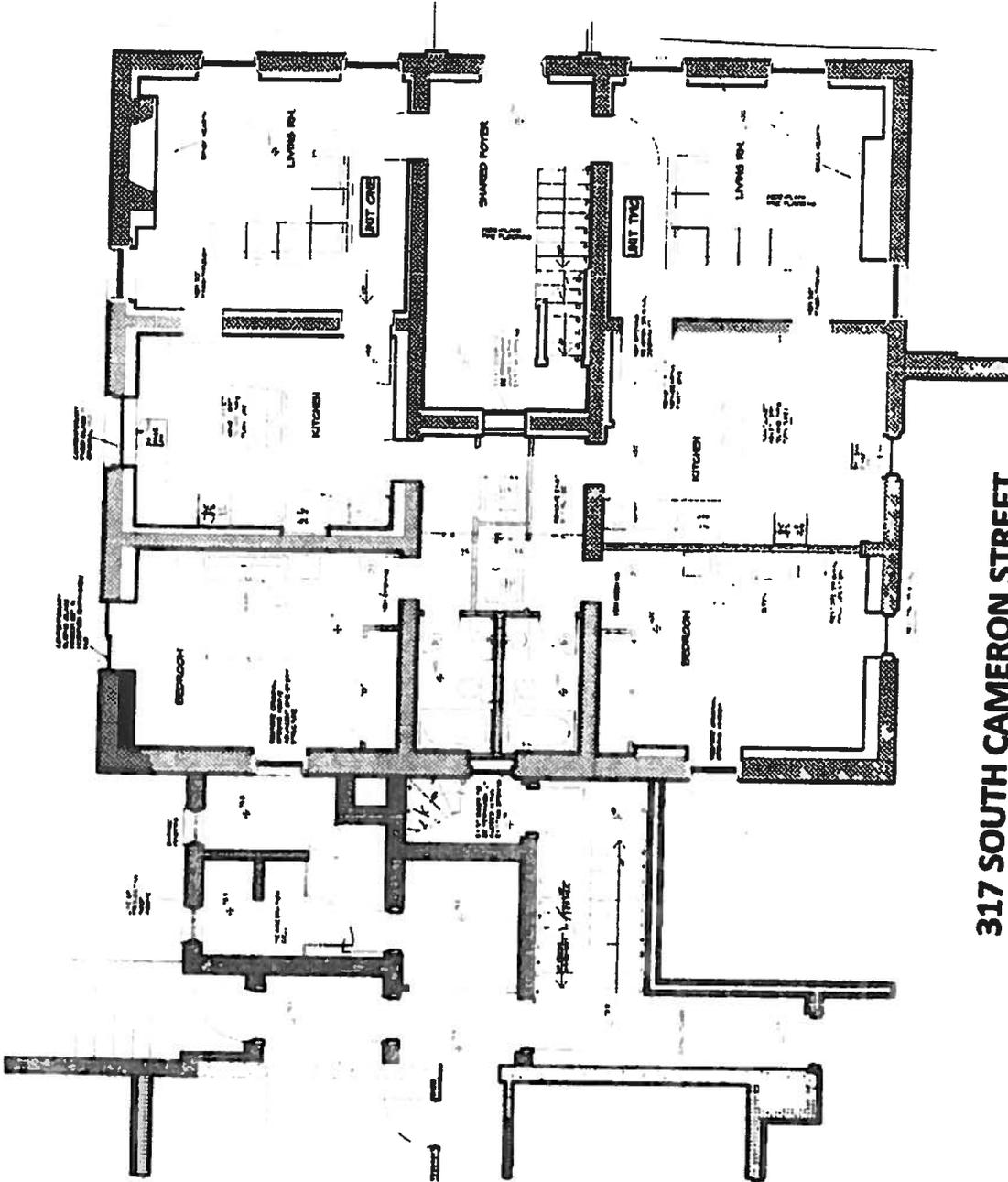
**317 SOUTH CAMERON STREET ADDITION
GROUND FLOOR**



**317 SOUTH CAMERON STREET
BASEMENT**



**317 SOUTH CAMERON STREET ADDITION
SECOND FLOOR**



**317 SOUTH CAMERON STREET
GROUND FLOOR**