



**PUBLIC NOTICE
WILLIAMSBURG CITY COUNCIL**

The Williamsburg City Council will hold a public hearing on Thursday, November 8, 2012, 2:00 p.m. in the Stryker Building, 412 North Boundary Street, to consider the following:

PCR #12-019: Request of Spring Arbor of Williamsburg, 935 Capitol Landing Road for a special use permit to construct an addition on the right rear wing of the building to accommodate a maximum of 28 special care residents. The special care addition is necessary to house seniors with dementia as well as early Alzheimer patients. This property is zoned LB-4 Limited Business Corridor District, and is identified as Williamsburg Tax Map No. 378-0A-00-009.

Additional information is available at www.williamsburgva.gov/Index.aspx?page=1036 or at the Planning Department [(757) 220-6130], 401 Lafayette Street. Interested citizens are invited to attend this hearing and present their comments to the Council.

If you are disabled and need accommodation in order to participate in the public hearing, please call the City Manager's office at (757) 220-6100, (TTY) 220-6108, no later than 12:00 noon, Thursday, November 1, 2012.

Donna F. Scott
City Council Clerk



CITY OF WILLIAMSBURG
MEMORANDUM

DATE: October 18, 2012

SUBJECT: PCR #12-019
Request of Spring Arbor of Williamsburg for a special use permit for an addition at 935 Capitol Landing Road

Spring Arbor of Williamsburg is requesting a special use permit to construct an addition on the right rear wing of the building to accommodate a maximum of 28 special care residents. The special care addition is necessary to house seniors with dementia as well as early Alzheimer patients. The applicant does not propose to increase the number of beds from previous approval (PCR #05-028) which is 92, but proposes to alternate on an as needed basis the number of special care patient beds with the assisted living patient beds.



COMPREHENSIVE PLAN

The Comprehensive Plan designates this area as Office land use. This land use category accommodates primarily offices and financial institutions as low density transitional uses between residential neighborhoods and higher intensity business uses. This land use is intended for designated areas in the Center City and Midtown Planning Areas, as well as outlying areas including Strawberry Plains Road, John Tyler Highway, Monticello Avenue, Ironbound Road and Bypass Road. The Office land use is implemented by two zoning districts: LB-3 Limited Business Residential for the Center City area, and LB-4 Limited Business corridor for the outlying areas. The basic uses permitted by right would be offices as well as financial institutions. Supplementing the office uses, a limited range of related low intensity commercial uses would be allowed with a special use permit.

ZONING

This property is located in the LB-4 Limited Business Corridor District. The statement of intent for the LB-4 District reads:

This district is established to allow the location of office and related uses along the city's major highway corridors in a low-intensity manner that can be employed as a transitional land use between residential neighborhoods and higher-intensity uses. Higher intensity uses such as hospitals and nursing homes, banks and offices in buildings exceeding 10,000 square feet in area, and small commercial uses supporting the permitted uses in the district may be allowed with the issuance of special permits. Residential uses are not permitted in this district.

The special use permit section of the Zoning Ordinance (Sec. 21-43) establishes the following criteria for special use permits:

- (a) *The proposed use shall be:*
 - (1) *In harmony with the adopted comprehensive plan;*
 - (2) *In harmony with the intent and purpose of the zoning district in which the use is proposed to be located;*
 - (3) *In harmony with the character of adjacent properties and the surrounding neighborhoods, and with existing and proposed development.*
- (b) *The proposed use shall be adequately served by essential public services such as streets, drainage facilities, fire protection and public water and sewer facilities.*
- (c) *The proposed use shall not result in the destruction, loss or damage of any feature determined to be of significant ecological, scenic or historic importance.*
- (d) *The proposed use shall be designed, sited and landscaped so that the use will not hinder or discourage the appropriate development or use of adjacent properties and surrounding neighborhoods.*

Additional reasonable standards as deemed necessary to protect the public interest and welfare may be imposed, including: more restrictive sign standards; additional open space, landscaping or screening requirements; additional yard requirements; special lighting requirements; limitation on hours of operation; and additional off-street parking and loading requirements.

The Planning Director or Planning Commission may require the following additional information:

- (1) A traffic impact analysis, showing the effect of traffic generated by this project on surrounding streets and neighborhoods.
- (2) A public utility analysis, showing the effect of this project on public water, sewer and/or storm drainage facilities.

- (3) A fiscal impact analysis. The Planning Director or the Planning Commission may request the City Council to provide funds for the preparation of this study by the City.

Staff does not feel any additional studies are needed..

ARCHITECTURAL REVIEW

This property is located in the Corridor Protection District. The Architectural Review Board approved the addition on October 9, 2012 (ARB #12-068). The building addition will have the same design and materials and the existing building.

ANALYSIS

The original special use permit granted in 2004 (PCR #04-012) was for an 80 bed facility. It was amended in 2005 (PCR #05-028) to increase the number of beds to from 80 to 92. The Zoning Ordinance requires 31 off-street parking spaces (one parking space for each three beds, since this is considered a nursing home) and 77 parking spaces are provided on-site.

The proposal to add an addition on the right rear wing to accommodate a maximum of 28 special care residents to house seniors with dementia as well as Alzheimer patients will not increase the number of total beds which will remain at 92; therefore the intensity will not increase. The change requires an addition to the rear of the property which changes the footprint of the building and meets all applicable zoning requirements.

STAFF RECOMMENDATION

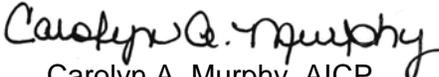
Staff recommended that Planning Commission recommend to City Council that the special use permit for the addition be approved as proposed.

PLANNING COMMISSION RECOMMENDATION

Planning Commission held a public hearing on October 17. No citizens spoke at the public hearing. Planning Commission recommended to City Council, by a vote of 7-0, that the special use permit for the addition be approved as proposed.

CITY COUNCIL PUBLIC HEARING

The City Council public hearing is scheduled for November 8 at 2:00 p.m. in the Council Chamber at the Stryker Building, 412 North Boundary Street.


Carolyn A. Murphy, AICP
Deputy Planning Director



Generations of *Better Ideas* in Real Estate

August 31, 2012

Ms. Carolyn Murphy
Deputy Director of Planning
City of Williamsburg
401 Lafayette Street
Williamsburg, Virginia 23185-3617

Re: Spring Arbor of Williamsburg
935 Capital Landing Road

Dear Ms. Murphy:

As a follow up to our recent submittal for a special use request for the above referenced project, the following is a more detailed description of our proposed addition/renovation.

Spring Arbor has been very successful over the past many years in meeting the needs of the senior population with assisted living accommodations. This segment of the population has been increasing year by year with continued growth expected for the foreseeable future. One segment of this population, seniors with dementia and early Alzheimer's, has unfortunately been growing at a more rapid pace. We have experienced this same growth and now find a portion of our residents are in need of this type of care as well. In an effort to address this issue we have determined that it is in the best interest of our current families as well as future ones to reconfigure a portion of facility to properly address this issue. The purpose of the proposed renovation/addition is to provide a more specialized environment that will provide the added care and security that dementia residents need and require

As mentioned on the application, the proposed addition will not affect the current occupancy of 92 beds. For your reference I have attached a copy of the existing floor plan, Sheet A-1, for the entire building along with a revised site layout, Sheet C6, which shows the area of the addition (highlighted in blue). The new addition/renovation will be able to accommodate a maximum of 28 special care residents. If there were 28 residents in special care then the number of residents in the existing assisted living area would be 64. These numbers could fluctuate some based on the resident count in each of the sections but would not exceed the total of 92 beds at any time.

The renovation portion of Spring Arbor's proposed change is shown on the attached architectural Sheet A-3 and is labeled **Partial Right-Rear Wing – Revised Floor Plan “B”**. The work within this area, highlighted in yellow, would consist of changing some

Page Two
Ms. Carolyn Murphy
August 31, 2012

of the existing resident rooms into common areas that would be utilized by the residents or staff dedicated to this section. The new areas would consist of living/activities, staff work/office, family visitation/ conference room and other similar type areas.

The new proposed addition to Spring Arbor's is shown on the attached architectural Sheet A-3 and is labeled **Partial Right-Rear Wing – Revised Floor Plan "A"**. The work area is highlighted in green and is also shown in a larger scale on Sheet A-4. The work that is proposed would consist of new resident rooms and additional common areas. The new resident rooms would replace the resident rooms that are being converted to other uses in the renovated area. The new common areas would include spaces for living, dining and meal preparation. A secured courtyard is also planned that would have a covered porch for the residents to use.

It should be noted that that we are beginning to develop construction drawings for this project and the interior areas could change from what is being shown on the attached exhibits. The footprint of the addition/renovation will be the same or less as being shown and should be considered the maximum area for this project.

The above provides a general overview of our renovation/addition plans for Spring Arbor of Williamsburg. If additional information is needed or if you have questions please do not hesitate to contact me. I can be reached by email at wrcook@hhhunt.com or by cell phone at (919)-740-6900.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bo Cook".

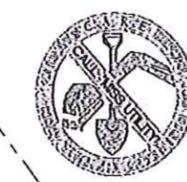
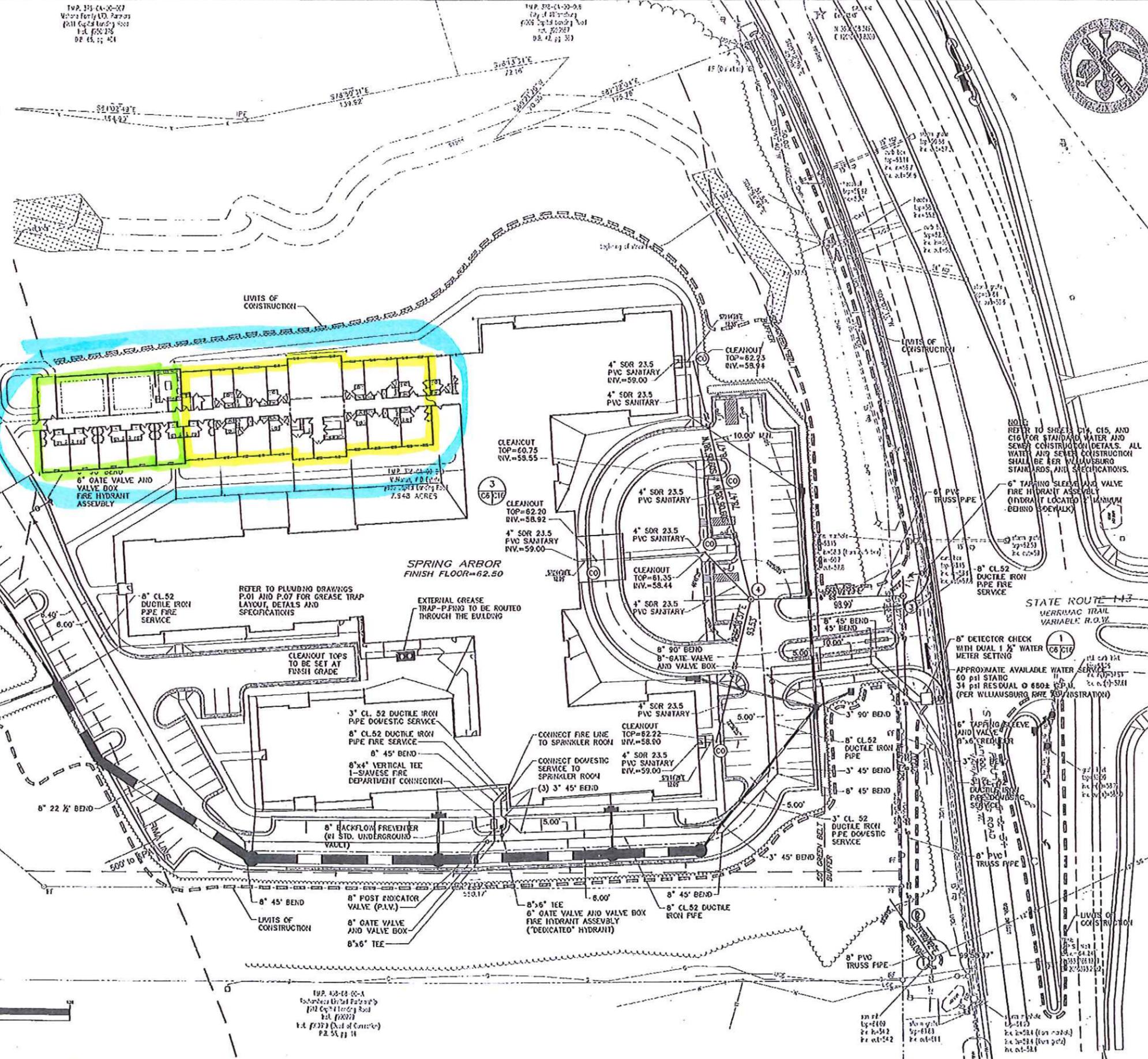
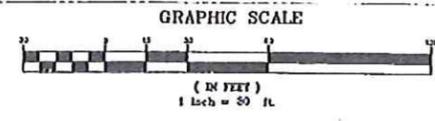
W. R. "Bo" Cook, Jr.
Director of Development

Attachments

SANITARY SEWER SCHEDULE

- BLDG. RIV. OUT=59.00
- BLDG. - (24+92.9) 12.3 LF 4" SDR 23.5 PVC @ 0.50% SLOPE
- (24+92.9) CO (24+14.4) 78.6 LF 4" SDR 23.5 PVC @ 0.50% SLOPE
- CO (24+14.4) TOP=62.23 RIV.=58.94
- (24+92.9) - (24+14.4) 78.6 LF 4" SDR 23.5 PVC @ 0.50% SLOPE
- CO (24+14.4) TOP=60.75 RIV.=58.65
- (24+92.9) - (24+14.4) 78.6 LF 4" SDR 23.5 PVC @ 0.60% SLOPE
- STD. MANHOLE TOP=60.40 RIV. IN (CO 24+14.4)=58.15 RIV. IN (CO 20+42.3)=58.15 RIV. IN (CO 20+93.5)=58.15 RIV. OUT=58.05
- (24+92.9) - (24+14.4) 98.9 LF 6" PVC TRUSS @ 1.52% SLOPE
- STD. MANHOLE TOP=62.50 RIV. IN=56.55 RIV. OUT=55.55
- (24+92.9) - (24+14.4) 212.1 LF 8" PVC TRUSS @ 0.40% SLOPE
- STD. MANHOLE TOP=63.75 RIV. IN=54.70 RIV. OUT=54.60
- (24+92.9) - (24+14.4) 25.0 LF 8" PVC TRUSS @ 0.40% SLOPE
- EXISTING MANHOLE TOP=64.00 RIV. IN (EX)=54.2 RIV. IN (2)=54.50 RIV. OUT (EX)=54.2

- BLDG. RIV. OUT=59.00
- BLDG. - (21+12.9) 12.1 LF 4" SDR 23.5 PVC @ 0.68% SLOPE
- (21+12.9) CO (20+42.3) 70.7 LF 4" SDR 23.5 PVC @ 0.68% SLOPE
- CO (20+42.3) TOP=61.35 RIV.=58.44
- (20+42.3) - (20+93.5) 42.3 LF 4" SDR 23.5 PVC @ 0.68% SLOPE
- BLDG. RIV. OUT=59.00
- BLDG. - (20+93.5) 12.1 LF 4" SDR 23.5 PVC @ 0.81% SLOPE
- CO (20+93.5) TOP=62.22 RIV.=58.90
- (20+93.5) - (20+93.5) 93.5 LF 4" SDR 23.5 PVC @ 0.81% SLOPE

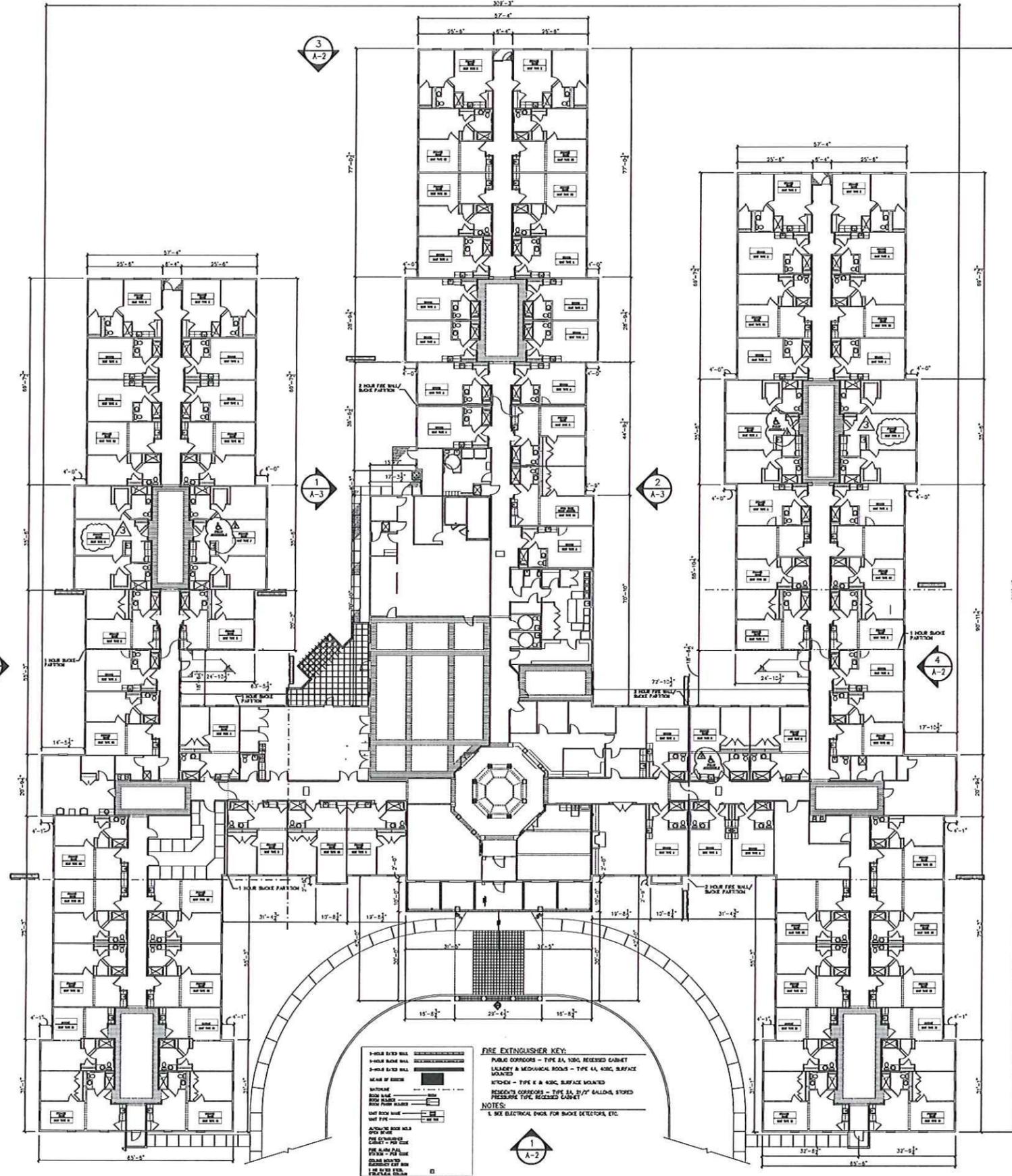


Draper Aden Associates
 Engineering • Surveying • Environmental Services
 Blacksburg, VA
 Charlottesville, VA
 Raleigh-Durham, NC

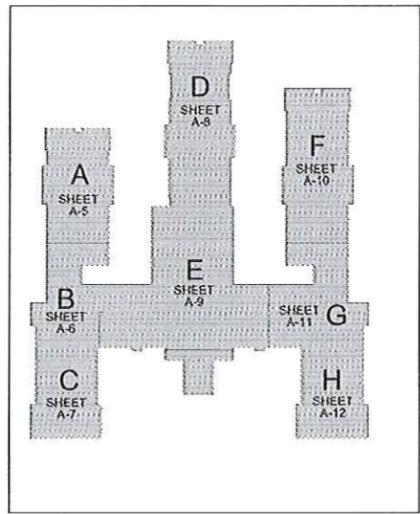
**SPRING ARBOR OF WILLIAMSBURG
 ASSISTED LIVING FACILITY
 SITE UTILITY PLAN**
 CITY OF WILLIAMSBURG, VIRGINIA

REVISIONS	
JANUARY 31, 2005	PER CITY COMMENTS
FEBRUARY 23, 2005	PER CITY COMMENTS
MARCH 25, 2005	PER OWNER COMMENTS

CREATED BY:	YCK #
DESIGNED BY:	SEK
CHECKED BY:	DJR
SCALE:	1" = 50'
DATE:	DECEMBER 27, 2004
PROJECT NUMBER:	R03496-06
C6	
6 OF 21	



MASTER FLOOR PLAN
SCALE: 1/16" = 1'-0"



UNIT TABULATION			
N.O.	TYPE	QUANTITY	# OF BEDS
A	1 BED STUDIO	25	25
A1	1 BED WINDOW SEAT	1	1
B1	1 BED ALCOVE	4	4
B2	1 BED PRIVATE SUITE	22	22
C1	1 BED PRIVATE SUITE	10	10
C2	1 BED PRIVATE SUITE	4	4
C3	1 BED PRIVATE SUITE	2	2
E	1 BED PRIVATE SUITE	8	8
J	2 BED PRIVATE SUITE	4	8
TOTAL		78	82

NOTE: 7 UNIT "A" PROVIDED WITH CONNECTING DOORS TO ADJACENT UNIT "C" OR "B2" FOR POSSIBLE CONVERSION TO 2 BEDROOM SUITES

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PROJECT: C4121 DATE: 02/11/15
 REVISIONS: CITY REVIEW 05/15/15
 COLLECTOR'S 07/06/15
 COLLECTOR'S 08/05/15

DRAWN BY: D. PATTERSON
 CHECKED BY: B. MC CAMY
 CONTENT: MASTER FLOOR PLAN

HH HUNT OF NORTH CAROLINA
SPRING ARBOR OF WILLIAMSBURG
 WILLIAMSBURG, VA

JDAVIS ARCHITECTS
 510 Glenwood Ave., Suite 201 | Raleigh, NC 27603 | 919.835.1515



OWNER REVIEW ONLY

REVIEW SET

KEY FOR CONSTRUCTION

H. KEVIN HAZARD, P.A.
 804 W. WILSON, NC
 27701
 336-855-3310 (phone)
 336-855-3320 (fax)

ArcVision Studios PC
 ArcVision Studios East
 5509B W. Friendly Ave.
 Raleigh, NC 27710
 336-855-3310 (phone)
 336-855-3320 (fax)

ArcVision Studios West
 (ANS) Corporate Office
 211 W. Williams Rd.
 N. Williamsburg, NC 23185
 757-853-1327 (phone)
 757-853-1327 (fax)

SPECIAL CARE CONVERSION
SPRING ARBOR OF WILLIAMSBURG
 995 CAPITOL LANDING RD. WILLIAMSBURG, VA
 DRAWING TITLE: **PARTIAL REVISED FLOOR PLAN**

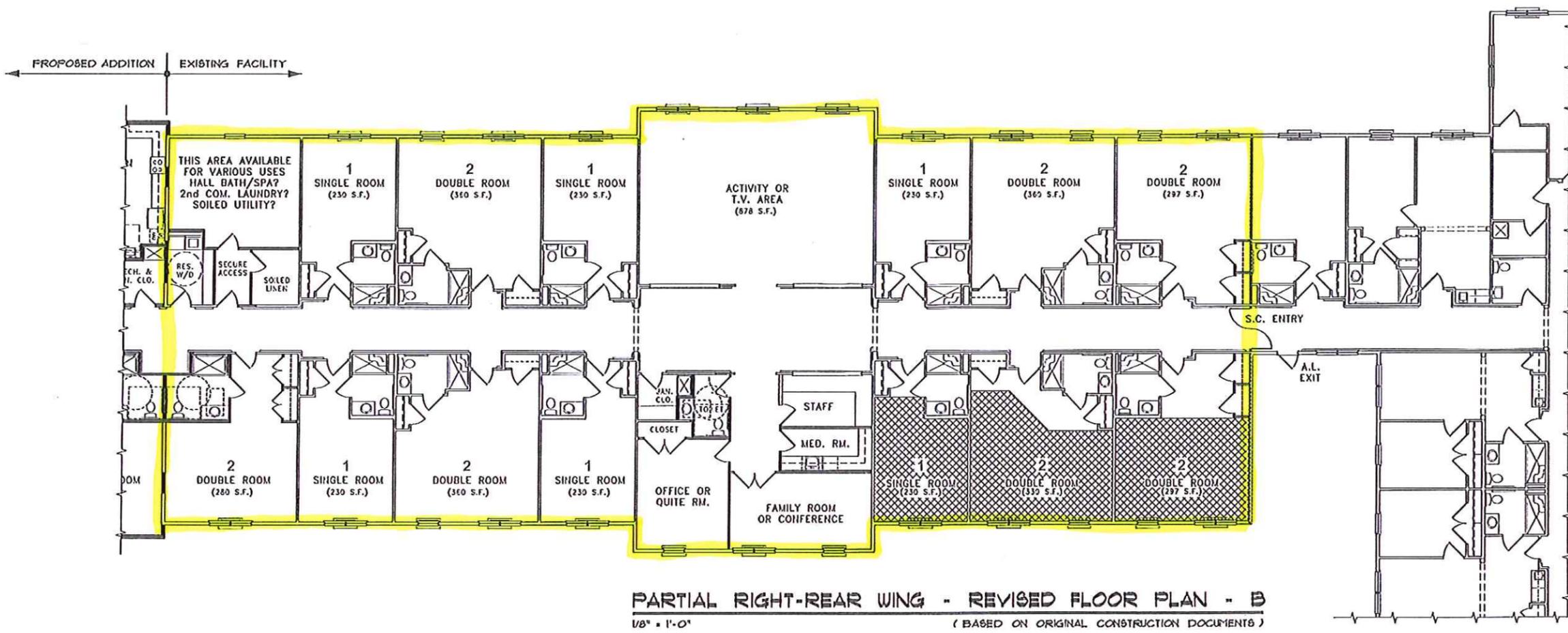
OWNER
 H. H. Hunt of NC
 117 E. 1st St., Suite 100
 Cary, NC 27511
 (919) 852-8300

REVISIONS

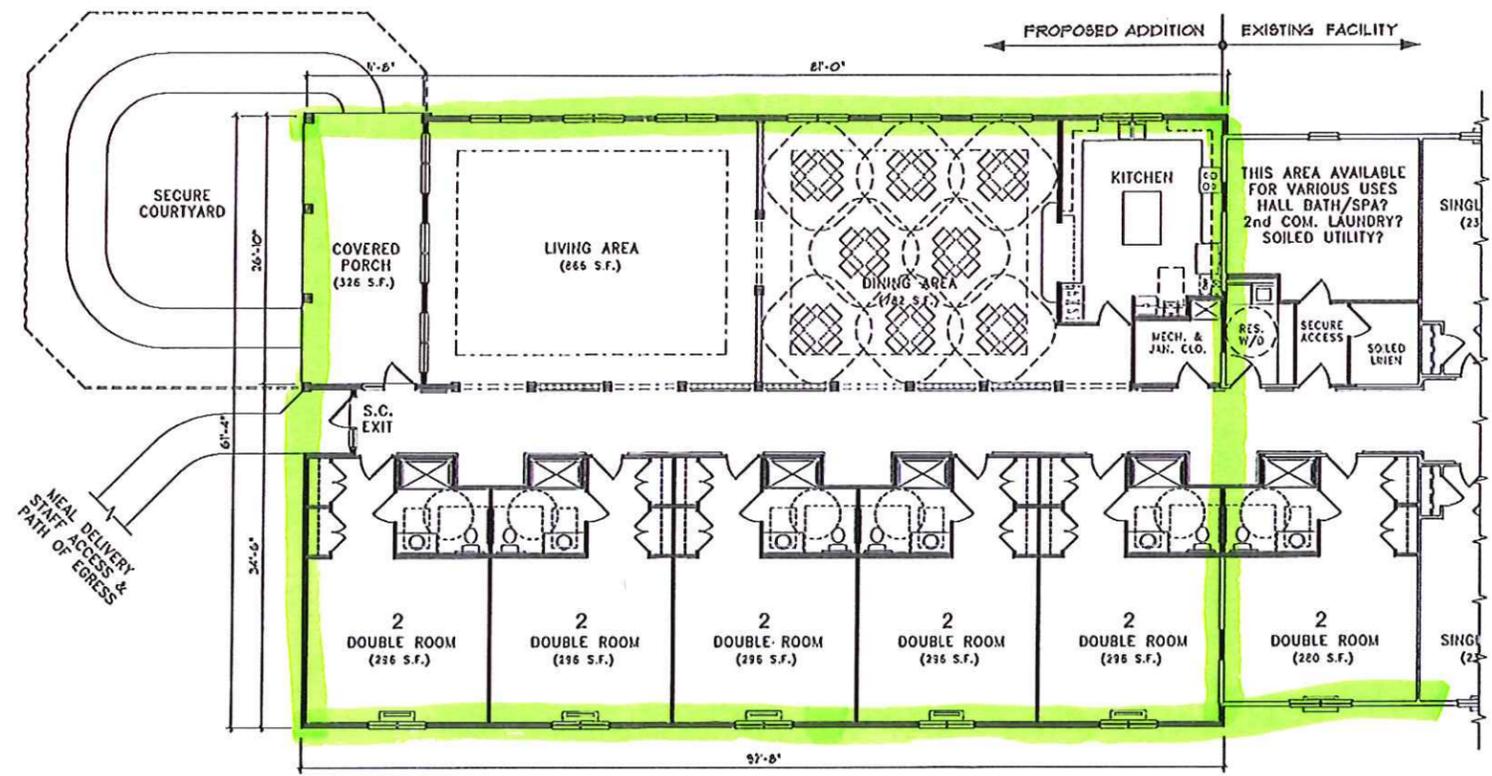
PROJECT NO.
2012-002

DATE
07 MAY 2012

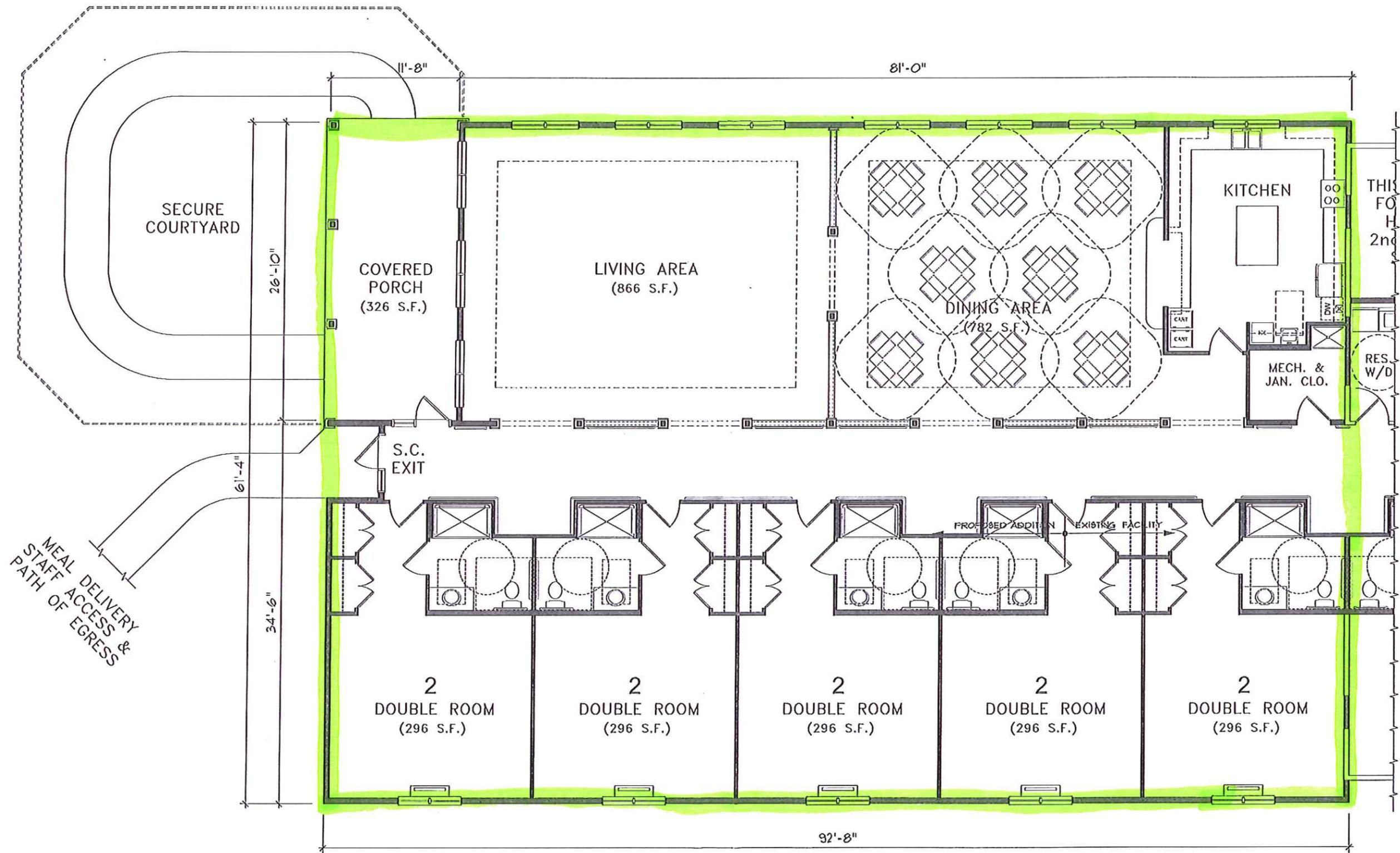
A-3



PARTIAL RIGHT-REAR WING - REVISED FLOOR PLAN - B
 1/8" = 1'-0" (BASED ON ORIGINAL CONSTRUCTION DOCUMENTS)



PARTIAL RIGHT-REAR WING - REVISED FLOOR PLAN - A
 1/8" = 1'-0" (5,311 SF. PROPOSED ADDITION - HEATED AREA)



ENLARGED BUILDING ADDITION FLOOR PLAN
 1/4" = 1'-0" (5,311 S.F. PROPOSED ADDITION - HEATED AREA)



OWNER REVIEW ONLY

REVIEW SET

NOT FOR CONSTRUCTION

ArcVision Studios PC
 ArcVision Studios East
 5509B W. Park Blvd.
 Suite 102
 Greensboro, NC 27410
 336-855-2110 (phone)
 336-855-2250 (fax)

ArcVision Studios West
 (ANS Corporate Office)
 211 North Street
 N. Wilkesboro, NC 28659
 336-902-4214 (phone)
 336-902-1227 (fax)

PROJECT: SPECIAL CARE CONVERSION
SPRING ARBOR OF WILLIAMSBURG, VA
 985 CAPITOL LANDING RD. WILLIAMSBURG, VA
DRAWING TITLE: ENLARGED BUILDING ADDITION PLAN

OWNER:
 H. H. Hunt of NC
 117 E. 1st St.
 Suite 100
 Cary, NC 27511
 (919) 852-1100 (phone)

NO.	DESCRIPTION	DATE

PROJECT NO.
2012-002

DATE
07 MAY 2012

A-4