



R18-0002

Keswick Land Development Corporation,
Keswick Senior Apartments, LLC and Keswick
Apartments I, LLC
Berkeley District

Board of Supervisors Public Hearing

September 25, 2018

Kimberly Pomatto, Planner III

Request:

- Keswick was approved in 2011 and rezoned approx. 158 acres from A-2 to PDH-5
 - 240 multi-family units
 - 90 single family attached units
 - 84 age-restricted attached units
 - 150 single family detached units
 - 100 age-restricted multi-family units
 - assisted living facility with 100 residents
 - 36 acre public park
- Applicants' requested amendments to proffers
 - Eliminate the proffered Architectural Guidelines
 - Change the timing of delivery of park facilities
 - Change the number and type of recreational fields
 - Typographical and clarification changes

Recommendations:

- The Planning Commission held a public hearing on September 5, 2018 and recommended approval of the proffer amendment as proposed
- Since the Planning Commission meeting the applicants have submitted revised proffers dated September 10, 2018 which address staff concerns related to the delayed delivery of the park
- Staff recommends denial of the proffer amendment as proposed based on the elimination of the commitment to the Keswick Architectural Guidelines; however staff has no objection to the remainder of the proffer amendment which includes typographical edits, clarifying language and changes to recreation facilities provided and the delivery of Phase I and Phase II of the public park



Proffer Analysis:

Approved Proffer: Commitment to develop Keswick in conformance with the Keswick Architectural Guidelines and any amendment to the Architectural Guidelines must be approved by the County

- ✓ Architectural features/design
- ✓ Porch styles
- ✓ Garage orientation
- ✓ Building materials
- ✓ Fencing and Landscaping

“The Architectural Guidelines serve as a tool to ensure that the initial vision for Keswick is preserved.”

Requested Amendment: Delete the proffer which commits to develop Keswick in conformance with the Keswick Architectural Guidelines

Recommendation: Staff does not recommend the elimination of the Keswick Architectural Guidelines

Proffer Analysis (cont.):

Approved Proffer: Commitment to provide a public park with 3 soccer fields and goals, complete Phase I of the park prior to the issuance of the 260th building permit and Phase II prior to the issuance of the 400th building permit

- ✓ Phase I includes the park entrance, paved parking lot, public bathrooms, maintenance building and 1 soccer field
- ✓ Phase II includes 2 soccer fields, 2 tennis courts, 1 picnic pavilion, 2 horseshoe pits, 1 tot lot, nature trail, irrigation facilities and storm water facilities

Requested Amendments: Replace 2 of the soccer fields with 2 little league baseball diamonds, deliver Phase I and Phase II prior to the issuance of the 260th residential occupancy permit

Recommendation: Staff is supportive of the change in the fields to be provided as this meets the current needs of the County and the timelines for delivery of both Phase I and Phase II of the park

Proffer Analysis (cont.):

Approved Proffer: The applicant shall provide irrigation facilities for the park and the irrigation will be provided by the storm water management ponds

Requested Amendment: Delete language which states the storm water ponds will be the source for irrigation

Recommendation: Staff is supportive of amendment as the County Code requires irrigation facilities to be served by public water if available

Proffer Analysis (cont.):

Other Requested Amendments:

- Update the proffers with new ownership information and tax map numbers
- Specifies the type of housing unit referenced for each land bay but does not increase or change the number of permitted units
- Amends the time of delivery for a trail along Robert E. Lee from the 320th building permit to the 320th occupancy permit

Recommendation: Staff is supportive of amendments as proposed

Key Findings:

In Favor

- Proposed revisions to the park facilities address the current needs of the County
- Provides greater clarity and specificity

Against

- Deletion of the proffered Keswick Architectural Guidelines eliminates the requirement to construct the Keswick community as presented and as approved with the original rezoning

Recommendations:

- Planning Commission recommends approval
- Staff recommends denial of the proffer amendment as proposed but recommends approval with the following point
 - A revision to the Keswick Architectural Guidelines to include the changes identified by the applicant but maintaining the commitment to the guidelines

