

H. KINGSTOWNE COMMUNITY BUSINESS CENTER (CBC) AREA

The Kingstowne CBC is bounded by Kingstowne Village Parkway to the northwest, South Van Dorn Street to the northeast and is bisected by Kingstowne Boulevard. The CBC is characterized by medium density residential development with the Kingstowne Towne Center as the focal point. Uses in the CBC area include townhouses, low rise apartments, retail stores, restaurants, a movie theater, offices, and industrial warehouses.

The Kingstowne CBC area is primarily a planned community with a mix of office and retail uses, pedestrian plazas, and other open space. According to the Concept for Future Development, the Kingstowne Town Center is recommended as a Community Business Center (CBC). The area also includes an industrial area, which distinguishes it from other CBCs in the County.

Existing Development

The Kingstowne CBC consists of approximately 164 acres (excluding roads). The approximate acreage and distribution of existing land use is as follows:

- 5 acres (3%) is government/ institutional and transportation/utility uses.
- 20 acres (12%) are developed with industrial uses.
- 13 acres (8%) are developed with office uses.
- 13 acres (8%) are open space uses.
- 21 acres (13%) are in residential use.
- 81 acres (49%) are developed with retail uses.
- 12 acres (7%) of the area is vacant.

Map 39 shows the existing land uses in the Kingstowne CBC area.

Residential

The types of housing units in the Kingstowne CBC are categorized into detached, attached, and multi-family. Figure 8.1 summarizes their distribution in a tabular form and Figure 8.2 in graphical form. The Kingstowne CBC contains a total of 412 residential units. Of these dwelling units, 28% are attached townhouse units and 72% are multi-family units. When comparing the residential land use of the study area versus County totals, the Kingstowne CBC contains a significantly larger proportion of multi-family units than in the County. The study area and the County contain about the same percentage of attached residential dwelling units. There are no detached dwelling units in this study area, as townhouse and multi-family units are more compatible with a higher density mixed-use development.

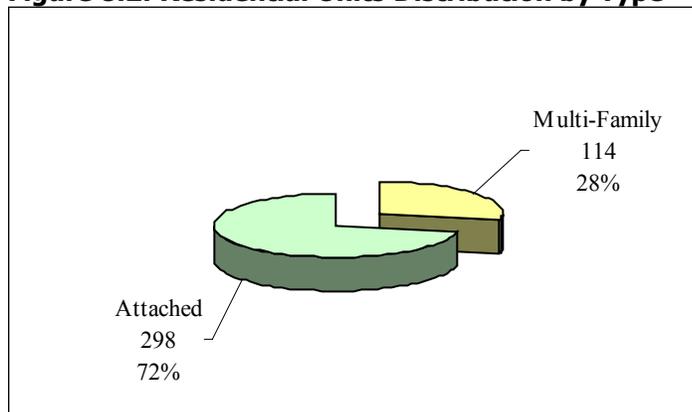
Figure 8.1: Existing Residential Unit Distribution by Unit Type

Land Use Types	Existing Development (Units)		Proportion of Development	
	County Total	Study Area Total	% of County	% of Study Area
Detached	185,292	0	49%	0%
Attached	84,642	114	22%	28%
Multi-Family	106,965	298	28%	72%
Mobile Homes	1,740	0	1%	0%
Total	378,639	412	100%	100%



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Figure 8.2: Residential Units Distribution by Type



Non-Residential

Office

Office use totals over 340,000 square feet of gross floor area (GFA). This represents 22% of total non-residential GFA on 13 acres in the study area. Office use takes up 9% of total non-residential land and 8% of total land acreage.

Figure 8.3: Distribution of Development by Land Use in GFA and Acres

Land Use	GFA (Sq Ft)	Percent of Total Non-res GFA	Land Area (Acres)	Percent of Total Non-res Land Area	Percent of Total Land	Non-Res FAR
Residential	N/A	N/A	20.5	N/A	13%	N/A
Office	341,160	22%	13	9%	8%	0.69
Retail	844,907	56%	80.5	56%	49%	0.24
Hotel	0	0%	0	0%	0%	0
Industrial	307,775	20%	19.9	14%	12%	0.36
Govt/Institutional	24,526	2%	4.7	3%	3%	0.12
Open Space	0	0%	13.3	9%	8%	0
Parks	N/A	N/A	0	0%	0%	N/A
Vacant	N/A	N/A	11.7	8%	7%	N/A
Total	1,518,368	100%	163.6	100%	100%	

Retail

Retail uses consist of anchored centers with one or more large “big box” retailers and grocery stores that serve the local neighborhood as well as the broader community. Retailers include Wal-Mart, Kohl’s, banks, restaurants, service stations, and a theater. The Kingstowne CBC contains approximately 845,000 square feet of retail GFA, occupying nearly 81 acres. Retail use accounts for the largest land component with 56% of total non-residential GFA, 56% of total non-residential land, and 49% of the total land. A new service station, car wash, and fast food restaurant totaling 7,340 square feet has been approved for development.

Compared to the County, the Kingstowne CBC study area has approximately 30% more development in retail use. The study area does not currently have hotels, and this land use is included in the County’s retail land use category. Therefore the proportion of retail use compared to the County as a whole is even greater than Figure 8.5 suggests.

Figure 8.4: Non-Residential Development Distribution by Land Use

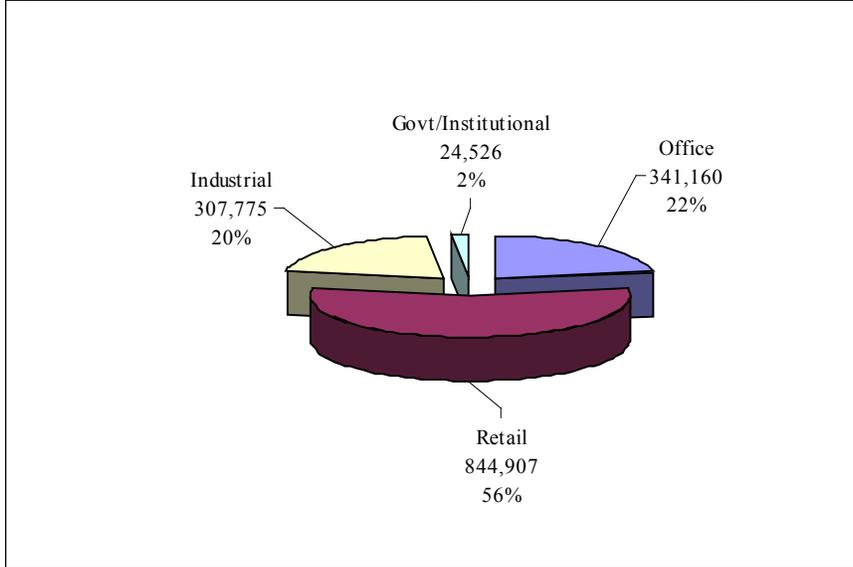


Figure 8.5: Existing Non-Residential Development Distribution by Land Use

Land Use Type Non-Residential	Existing Development (GFA)		Proportion of Development	
	County Total	Study Area Total	% of County	% of Study Area
Office	102,844,513	341,160	54%	22%
Retail (Includes Hotel)	48,147,367	844,907	25%	56%
Industrial	41,150,059	307,775	21%	20%
Gov't/Institutional	N/A	24,526	N/A	2%
Total	192,141,939	1,518,368	100%	100%

Hotel

There are no hotels located in the Kingstowne CBC. A 120 room, 87,760 square foot hotel has been approved for development.

Industrial

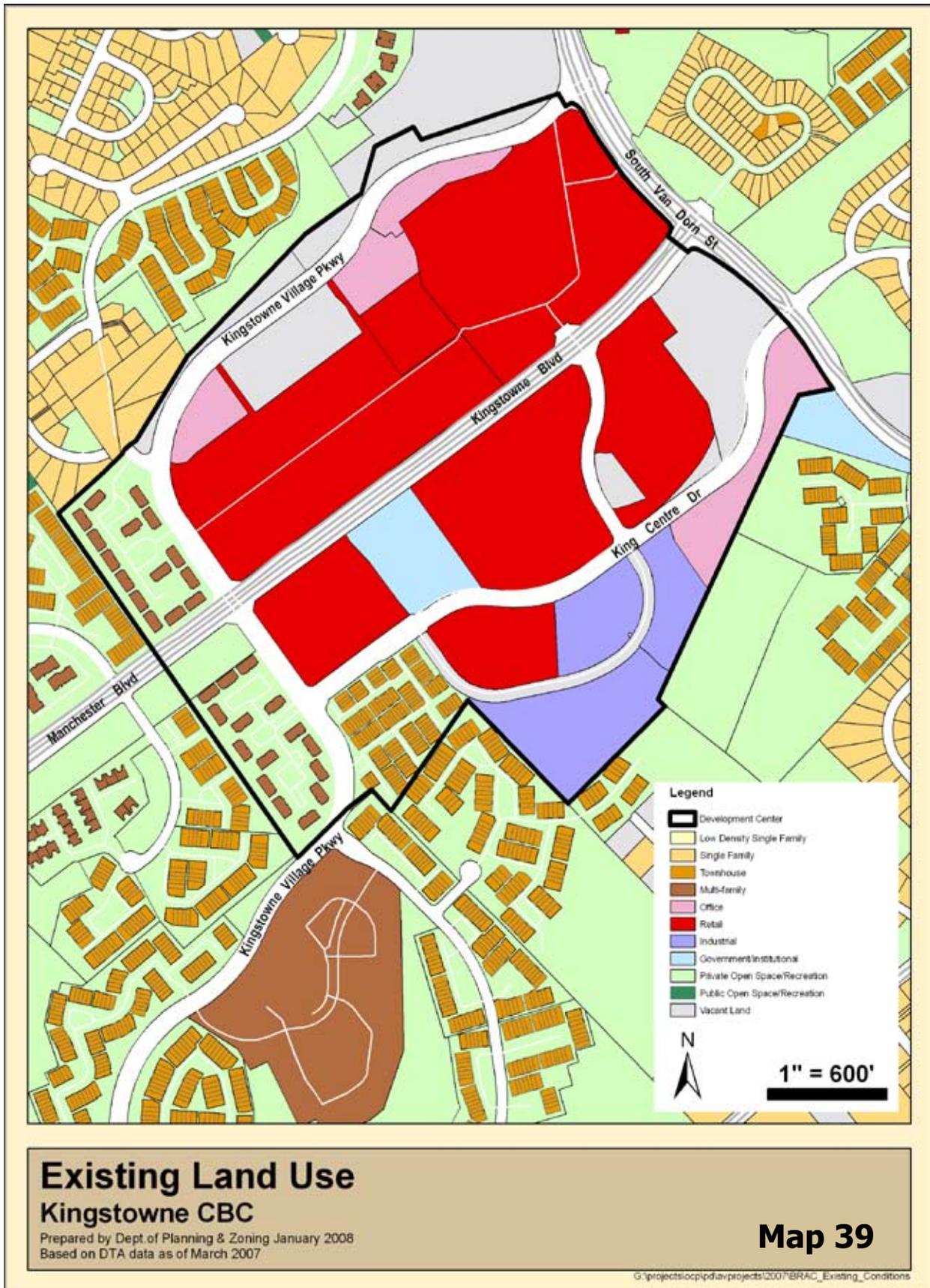
Industrial uses are located along Barclay Drive and King Center Drive in the southern portion of the study area. Facilities consist of a research and testing as well as wholesale, warehousing, and storage facilities. There is over 300,000 square feet of industrial space or 20% of total non-residential GFA. Twelve percent of total land in the Kingstowne CBC is existing industrial use. The proportion of non-residential development within the County and the study area are nearly the same, with 21% of the County and 20% of the study area in industrial use.

Government/Public Facilities/Institutional

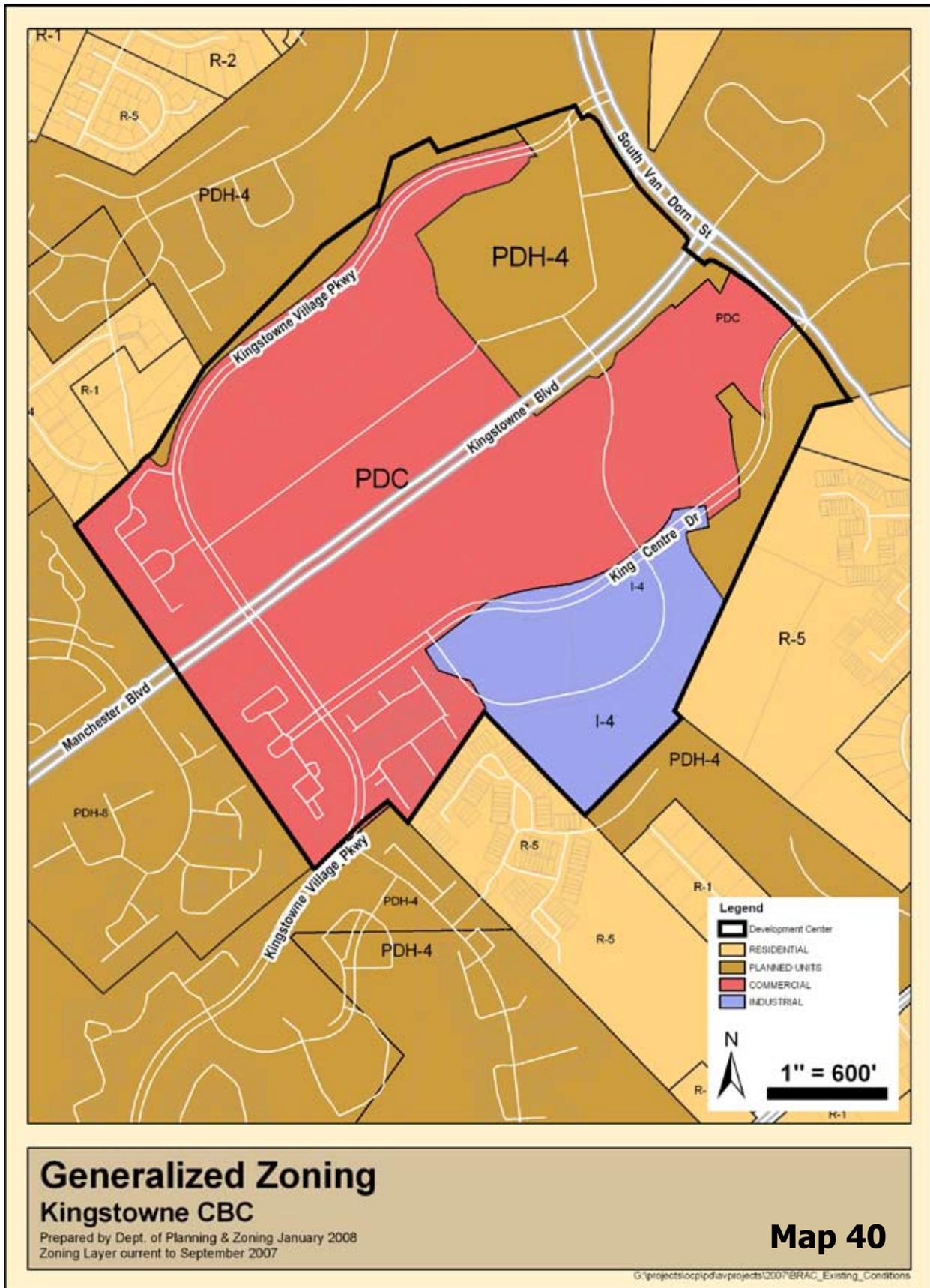
The Kingstowne CBC post office is located along Manchester Boulevard and King Center Drive. It contains approximately 25,000 square feet of GFA, which is 2% of the total non-residential GFA.

Private Recreation/Open Space

Nearly 13 acres are currently used as open space, 8% of total land, and 9.7 acres of this open space has been proffered to be kept as open space as a result of a rezoning from a Planned Development Commercial (PDC) district to a Planned Development Housing (PDH-4) district.



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Vacant

There are 12 acres of vacant land in the study area, about 7% of the total land in the Kingstowne CBC. A small 0.4 acre parcel is part of the Kohl's retail store, a 4.7 acre site adjacent to Kingstowne Village Parkway is planned for office use, and a 6.6 acre parcel located along Van Dorn Street is the site for the hotel and other retail uses.

Zoning Potential

Development in excess of what currently exists may be possible under current zoning. By-right development options are defined in the zoning ordinance. Proffered agreements are voluntary commitments that become legally binding conditions of a rezoning action and run with the land; proffers often contain details about the uses and development intensities allowed on a property. Figure 8.6 shows a range of non-residential uses that are possible under current zoning, including proffered development.

The zoning potential represented in Figure 8.6 reflects that, in many cases, more than one use is permitted within a district. For example, certain commercial districts allow retail or office uses, while office is a permitted use in some industrial districts. In addition, uses may be permitted in varying proportions within the districts. The accompanying quantification provides an estimate of what intensities these districts may yield. Regardless of the distribution of uses or development options permitted by-right and under existing proffered conditions, GFA in the study area will not exceed the total non-residential zoning potential that is shown at the bottom of the chart.

In the Kingstowne CBC, 1.5 million square feet of non-residential development exists. Under approved zoning, non-residential use could increase to about 3 million square feet. On January 28, 2008 the Board of Supervisors approved a zoning request that allows for the Kingstowne Towne Center to be developed at a higher intensity FAR of 1.03, increasing the amount of permitted commercial office space development from 1,000,000 square feet to 1,505,000 square feet, changing the number of office buildings on a 4.65 acre parcel from two to four buildings, and increasing the maximum height of the proposed buildings from 176 feet to 200 feet. This change in non-residential zoning potential is reflected in Figure 8.6.

Figure 8.6: Non-Residential Zoning Potential (GFA) by Land Use

Use	Low	High
Office	273,296	3,519,352
Industrial	0	564,102
Total Potential: 3,519,352		

Figure 8.7: Residential Zoning Potential (Units) by Zoning District

Zone	Single Family Detached	Single Family Attached	Multifamily	TOTAL
PDH-4	0	419	0	419
TOTAL	0	419	0	419

Four hundred nineteen single family attached units could be built under zoning approved for the Kingstowne planned development.

Comprehensive Plan Potential

The Kingstowne CBC is planned for residential development with an overall density of 3-4 dwelling units per acre as well as a significant amount of office space, making it a major employment center. Figure 8.8 shows two potential development scenarios, both which assume every parcel is developed to the maximum intensity recommended by the adopted Comprehensive Plan.

Figure 8.8: Comprehensive Plan Potential Scenarios by Land Use *

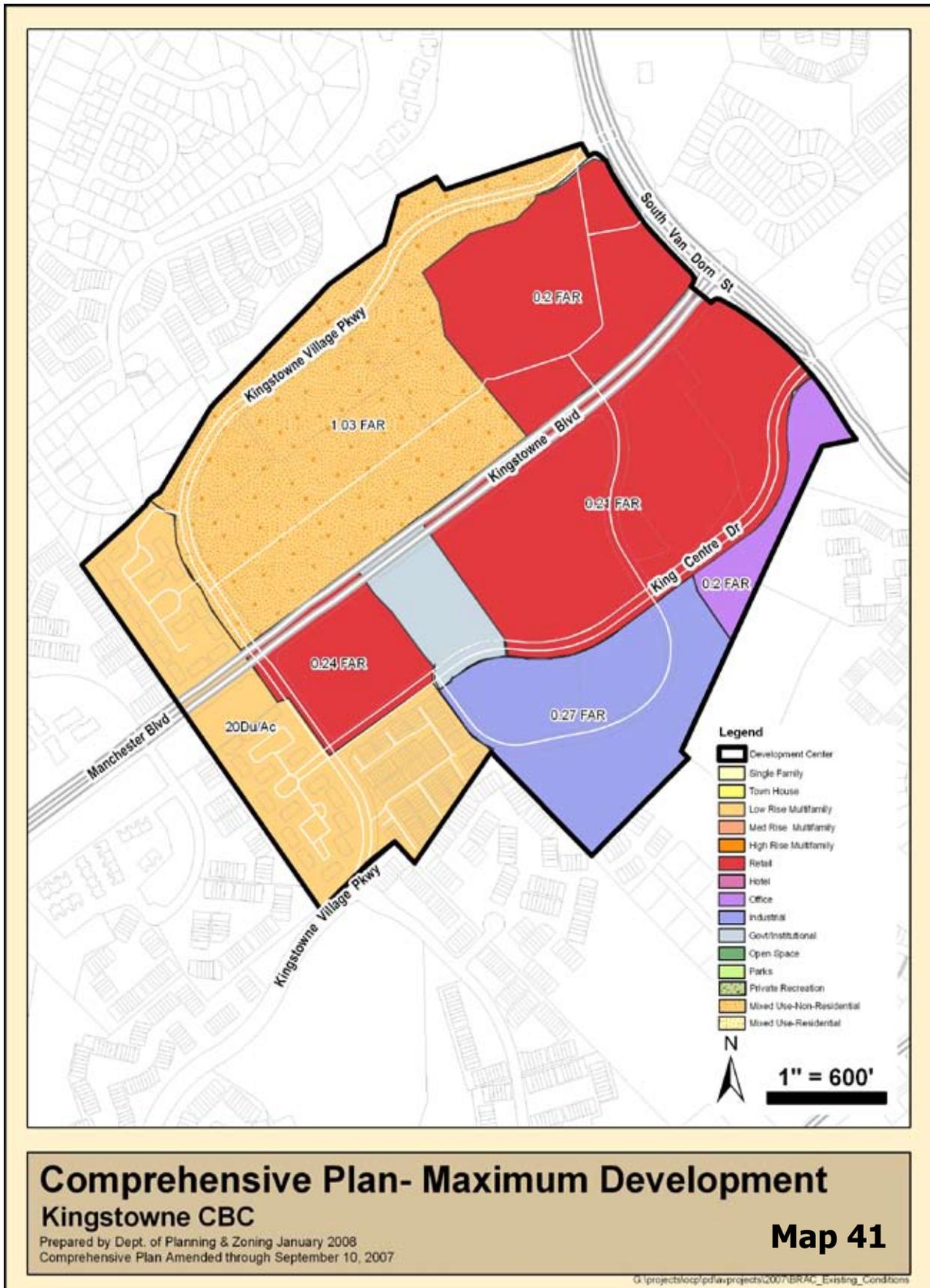
Land Use	Comprehensive Plan Potential	
	Non-Residential Emphasis	Residential Emphasis
Non-Residential Uses (GFA)		
Office	1,552,777	1,552,777
Retail	1,028,791	1,028,791
Industrial	263,668	263,668
Gov't/Institutional	35,192	35,192
Open Space	0	0
Hotel	0	0
Parks	0	0
Private Recreation	0	0
TOTAL GFA:	2,880,428	2,880,428
Residential Uses (Units)		
Single Family	0	0
Townhouse	0	0
Low Rise Multi-Family	496	496
Med Rise Multi-Family	0	0
High Rise Multi-Family	0	0
TOTAL UNITS:	496	496

The scenarios for maximum residential and non-residential development potential are the same for this study area. If the Kingstowne CBC were developed to maximize non-residential and residential GFA to the full extent supported by the Plan, approximately 2.9 million square feet of non-residential development including existing development could be built. It is unlikely that all of this development potential will be realized due to certain issues that may arise such as the appropriate density or intensity of development or environmental constraints mainly in industrial areas. The planned residential density for this study area has been achieved.

Summary

The Kingstowne CBC has been planned and developed to become a major employment center and economic generator for the County. Approximately 3 million square feet of non-residential development could be built under the current Comprehensive Plan and under current zoning, about 1.9 million square feet more than currently exists. Maximum residential density has been achieved.

* This chart compares estimates of existing and zoned land uses to those recommended by the Comprehensive Plan. The Comprehensive Plan development potential is presented as two categories to illustrate that Comprehensive Plan guidance could be implemented in a variety of ways.



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Figure 8.9: Summary of Existing, Zoned, and Planned Potential by Land Use

Land Use	Existing	Zoned Potential		Comprehensive Plan Potential	
		Low	High	Non-Residential Emphasis	Residential Emphasis
Non-Residential Uses (GFA)					
Office	341,160	273,296	3,519,352	1,552,777	1,552,777
Retail	844,907			1,028,791	1,028,791
Industrial	307,775	0	564,102	263,668	263,668
Govt/Institutional	24,526			35,192	35,192
Hotel	0			0	
Private Recreation	0			0	
TOTAL GFA:	1,518,368		3,519,352	2,880,428	2,880,428
Residential Uses (Units)					
Single Family	0		0	0	0
Town House	114		0	0	0
Low Rise Multi-Family	298		419	496	496
Med Rise Multi-Family	0		0	0	0
High Rise Multifamily	0		0	0	0
TOTAL UNITS:	412		419	496	496