



TOWN OF OCCOQUAN

Town Hall, 314 Mill Street, Occoquan, VA 22125
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PLANNING COMMISSION MEETING

Tuesday, July 26, 2016

7:00 PM

TOWN HALL - 314 MILL STREET

There will be a Planning Commission Meeting to Discuss the Following:

1. Appoint Secretary for Meeting
2. Riverwalk Extension and Canoe/Kayak Launch Site Plan
3. Comprehensive Plan Update - Review and Make Recommendation to Town Council

(Draft Comprehensive Plan available online at www.occoquanva.gov)

Joe McGuire

Town of Occoquan Councilmember
Planning Commission Chair



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Circa 1734 • Chartered 1804 • Incorporated 1874
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TOWN COUNCIL
Elizabeth A. C. Quist, Mayor
Patrick A. Sivigny, Vice Mayor
J. Matthew Dawson
Jim Drakes
Cindy Fithian
Joe McGuire

TOWN MANAGER
Kirstyn Barr Jovanovich

STAFF REPORT TOWN OF OCCOQUAN

Riverwalk Extension and Canoe/Kayak Launch

Applicant: Town of Occoquan.

Case Number: Not assigned

Date: July 21, 2016

PART I

A. EXECUTIVE SUMMARY

The applicant proposes to extend the current Riverwalk and build a Canoe/Kayak Launch under the existing Route 123 bridge. This staff report evaluates the proposed application as it pertains to town ordinances for conformity.

B. DESCRIPTION OF PETITION

The applicant requests approval of the Site Plan for the Riverwalk Extension & Canoe/Kayak Launch.

C. APPLICABLE REGULATIONS

1. Chapter 18 – Environment
2. Chapter 46 – Site Plan
3. Chapter 66 – Zoning

PART II

A. ANALYSIS OF EXISTING CONDITIONS

1. Site Area: 0.13 acres
2. Use: Recreational – Canoe/Kayak Launch
3. Zone: N/A
4. Location: The referenced property is located along the Occoquan River under the Route 123 bridge.
5. Buildings/Structures: N/A
6. Access: Vehicular and Pedestrian access is currently provided from the existing Route 123 parking lot.

B. ANALYSIS OF PROPOSED SITE PLAN

1. Use: Recreational
2. Buildings/Structures: A small portion of the existing guard rail will be removed for access to the ramp and 1 parking space will be eliminated.
3. Access: Vehicular access will continue to be from the Route 123 parking lot as well as pedestrian access.

The Occoquan Town Code specifies the requirements of Site Plan submission and approval for issuance of any building permit which is needed for this project.

This is a water-dependent facility with no disturbance to the existing surrounding area. There is a single point of entry to the canoe/kayak launch. There is no land disturbance, a water quality impact assessment is not required.

PART III

STAFF CONCLUSIONS

The proposed Site Plan, having been duly reviewed and accepted by Town Staff, have been deemed consistent with the applicable provisions of the Town Code. VDOT has issued a permit for this work on April 18, 2016. Comments given by The Engineering Groupe have all received resolutions satisfactory to those reviewers. It is therefore Staff's recommendation to grant **approval** of the above referenced Site Plan.

PREPARED BY: Ned A. Marshall, Assistant Town Engineer, July 21, 2016

APPROVED BY: Ned A. Marshall, Assistant Town Engineer, July 21, 2016 *NM*

