



R17-0003 Barrington Gloria C. Bear and L. Eugene Bear/ John Rayl and Robert Shircliff Courtland District

Board of Supervisors Public Hearing

September 12, 2017

Kimberly Pomatto, Planner III

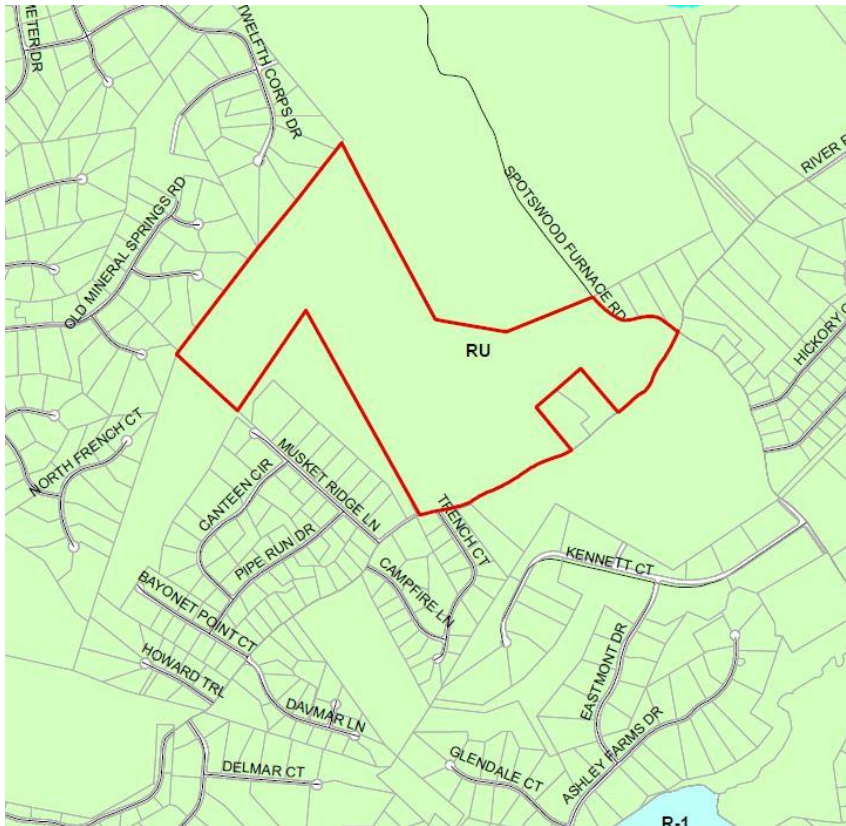
Request:

- Rezoning of 197.774 acres from Rural (RU) to Planned Residential Rural 2 (PRR-2) with proffers for Barrington, a single family detached residential neighborhood of 39 lots
- Property is located on northwest quadrant of the River Road and Spotswood Furnace Road intersection
- The 197 acre tract is a remnant of a by right subdivision known as Woodland Manor
- Current by-right development potential is 1 lot

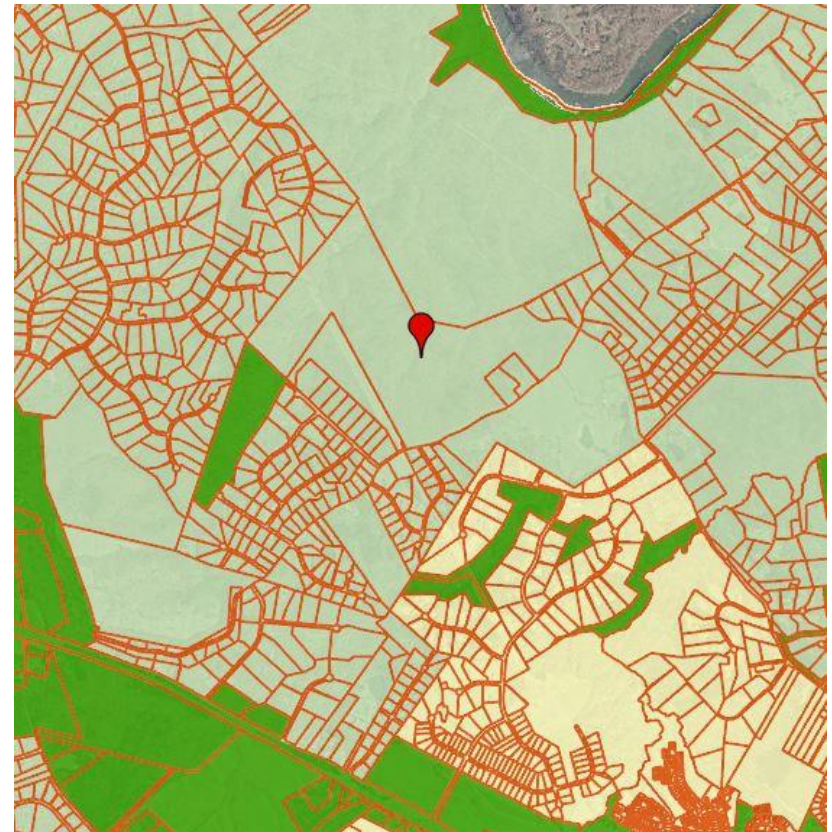
Recommendations:

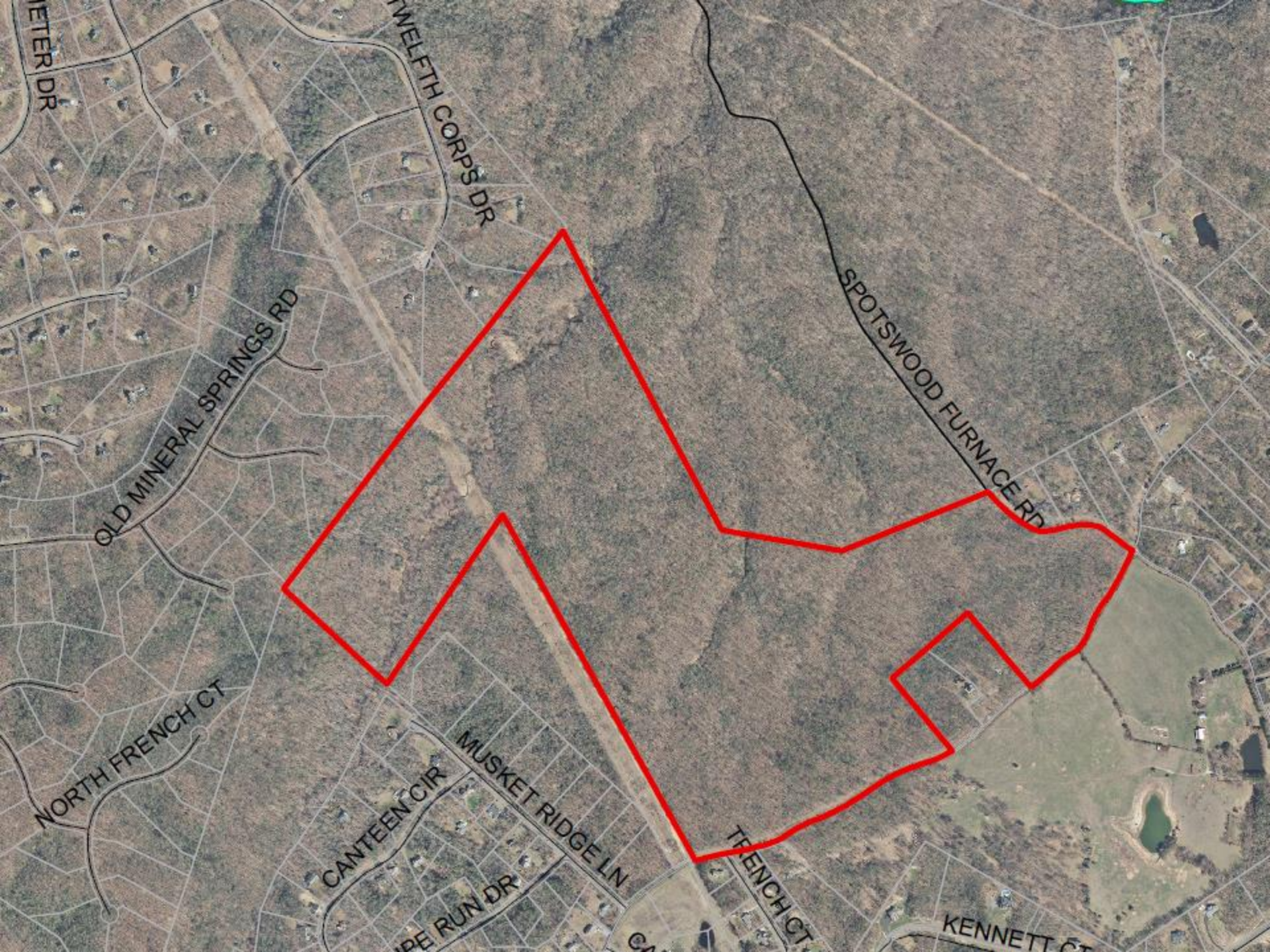
- Planning Commission recommends denial noting concerns of additional traffic on River Road, vote 4-3
- Staff recommends approval of RO17-0003 with the proffer statement dated July 18, 2017

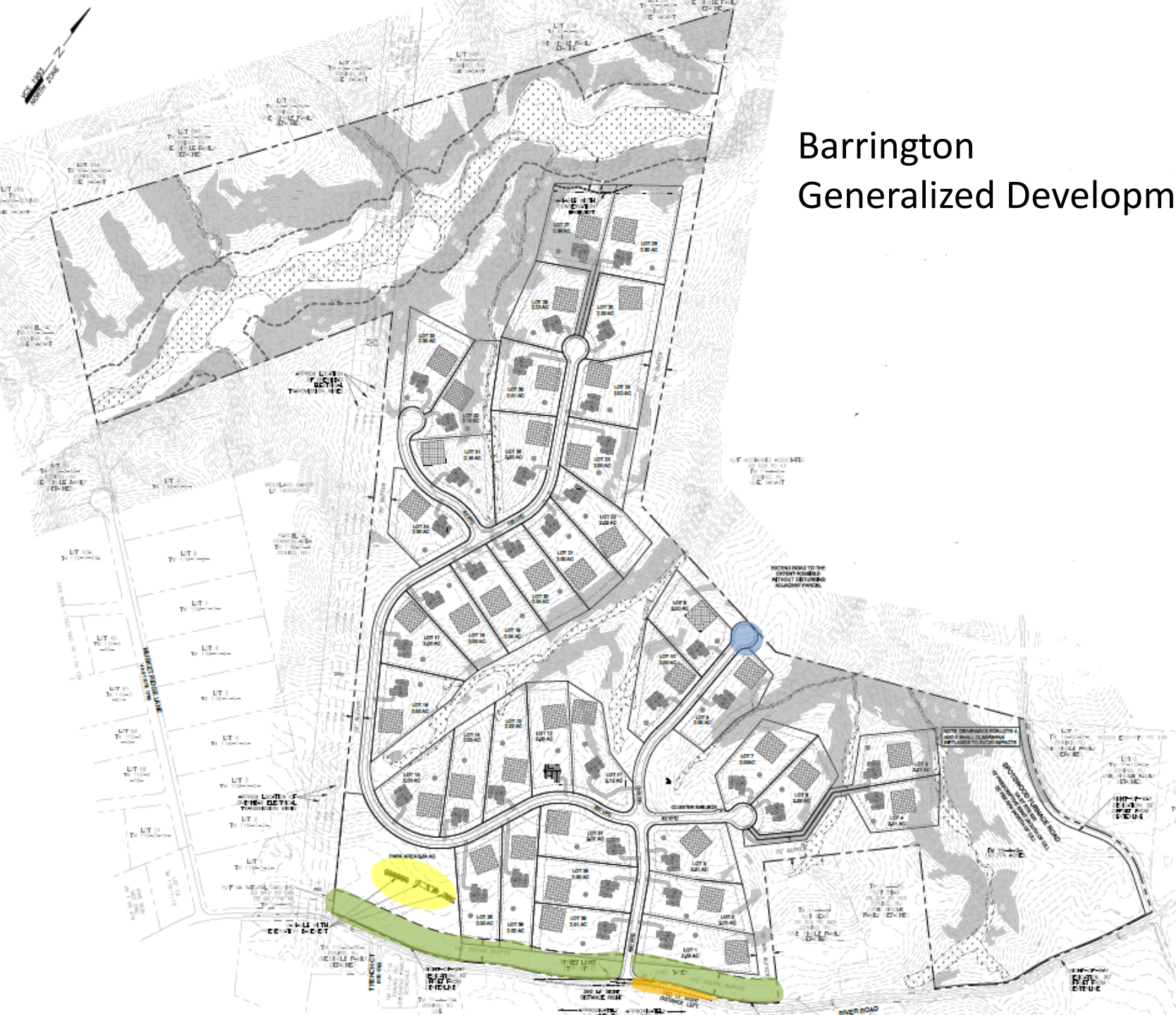
Zoning Map Rural (RU)



Future Land Use Map Rural Residential





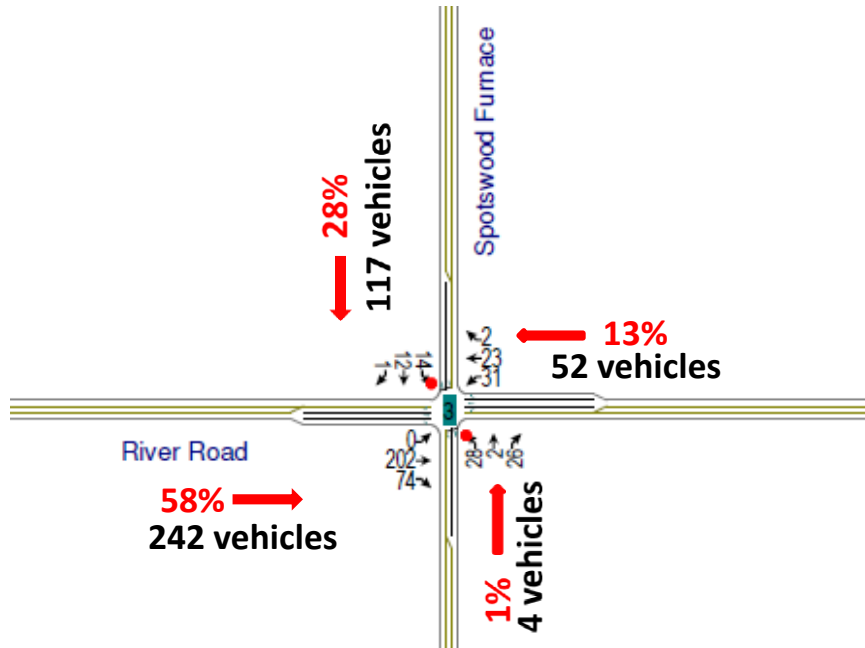


Barrington Generalized Development Plan

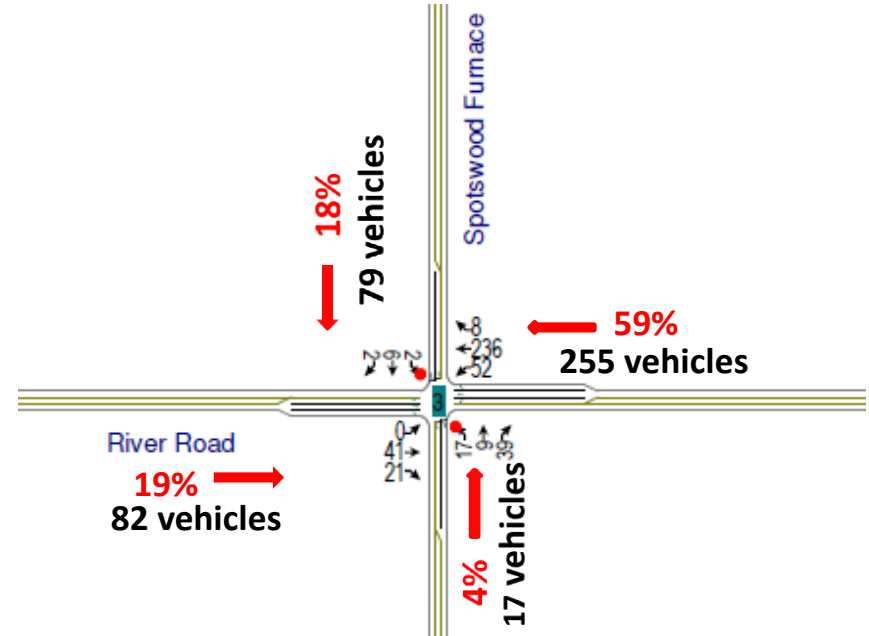
Transportation Analysis:

- A Traffic Impact Analysis (TIA) was conducted and estimated to generate a total of 490 vpd
- Intersection of River Road and Spotswood Furnace Road operates at a LOS A in the AM and PM
- At build out the highest number of trips will occur in the PM with a total of 45 trips – 28 entering, 17 exiting
- At build out the intersection will operate at a LOS A in the AM and LOS B in the PM
- DMV records show a total of 5 collisions from 2013-2015
- No transportation improvements are warranted by the proposal
 - The project includes a 100' right turn taper on River Road

Existing Volumes and Distributions From the TIA



AM Peak Period



PM Peak Period

Comprehensive Plan Analysis:

Barrington is consistent:

- ✓ Land Use
- ✓ Transportation
- ✓ Public Facilities
 - Schools
 - Sheriff
 - Water and Sewer
 - Library
- ✓ Historic Resources
- ✓ Natural Resources

Identified Impacts to capacity and LOS:

- ✓ Public Facilities
 - Fire, Rescue & Emergency Services
 - Parks & Recreation
 - Solid Waste

Fiscal Analysis (FIA):

- The applicant's FIA estimates Barrington to generate approximately \$244,000 in revenue for the County
- The County's fiscal impact analysis estimates Barrington to generate approximately \$105,918 in tax revenue annually at build out
- Both the applicant's and the County's FIA trend positive

Proffer Analysis:

- Development in conformance with the GDP
- Property shall be developed for 39 single family detached lots and limited to residential use
- Creation of homeowners association and declaration of covenants and restrictions
- Dedication of Right of way
- Open space will be preserved in perpetuity
- Cash contribution of \$161.91 per unit (38 units above by right yield) for a total contribution of \$6,152.41
 - FREM: \$46.22 per unit
 - Parks and Recreation: \$115.69 per unit

Key Findings:

In Favor

- Consistent with Comprehensive Plan with respect to land use, transportation, public facilities and historic and natural resources goals
- Cash contributions mitigate capital facility impacts
- Project provides a 100' right turn taper on River Road
- Barrington is expected to generate approximately \$106,000 in annual revenue at build out

Against

- Barrington falls short of the County's level of service standard for Solid Waste
- Barrington will produce 490 additional vpd that will impact the larger County road network
- Although there is capacity, Barrington will impact County schools in the future by approximately 22 additional students
- Archeological resources may exist on the property but no cultural resources study has been completed

Recommendation:

- Based on the proposal's consistency with the Comprehensive Plan and the findings in favor staff recommends approval RO17-0003 with the proffer statement dated July 18, 2017

