

GENERALIZED DEVELOPMENT PLAN - NARRATIVE

Applicant: HHHunt Corporation

Owners: Timber W.F. Gronau & M. Clay Dickson and Braver, LLC
(collectively all of the foregoing are the “Owner”)

Representative: Charles W. Payne, Jr., Hirschler Fleischer, 725 Jackson Street,
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Project Name: “Spring Arbor II”

Property: Spotsylvania County Tax Parcels 13-A-73 (“Parcel A”) & 13-A-74
 (“Parcel B”), consisting of approximately 3.99 acres (collectively, the
 “Property”)

Date: May 16, 2017 (Revised July 17, 2017)

GDP: Generalized Development Plan, entitled “Spring Arbor II
 Rezoning/General Development Plan”, prepared by Bowman Consulting,
 dated February 2017, as last revised July 17, 2017, attached hereto as
 Exhibit A (the “GDP”) ¹

Rezoning Request: From R-1 to C-2

Rezoning File No.: R17-0006

I. Project Overview

The Applicant proposes rezoning the Property from the Residential 1 District (“R-1”) to the Commercial 2 District (“C-2”), all in accordance with this rezoning application. Section 23-6.18.1 of the County’s Zoning Ordinance states that the purpose of the C-2 zoning district is to “provide for areas of general commercial activity in the county to meet local and regional commercial needs of the county at medium intensity.”

The Property consists of two (2) parcels totaling approximately 3.99 acres of land subject to this rezoning. The Property is situated in the Chancellor magisterial district and the Courtland voting district. It is further located near the intersection of River Road and Bragg Road, south of

¹ Subsequent to the filing of this application, the Applicant reserves the right to make minor modifications or amendments to the GDP in order to address final engineering, architectural and design issues, and to ensure compliance with federal, state and County regulations, laws and ordinances.

the intersection of Fall Hill Avenue and Carl D. Silver Parkway, in the Airport Protection, Reservoir Protection and River Protection Overlay Districts. The Property is bordered on the south by The Church of Jesus Christ of Latter-Day Saints, to the immediate west by the assisted living/memory care facility known as Spring Arbor I, to the immediate east by Bragg Road and to the immediate north by River Road. A residential subdivision known as “Salem Heights” and single family homes along Bragg Road are located to the further east of the project across Bragg Road. A townhouse rental subdivision known as “Riverside Manor” is located to the north of the project across River Road. Further to the north and east of the site are commercial shopping centers, including Central Park and Wegmans, and to the further west the Spotsylvania Town Centre and related shopping areas.

As noted above, the purpose of the proposed rezoning is to allow a memory care/assisted living facility on Parcel A, and retail/commercial uses authorized under the C-2 zoning district (not otherwise proffered-out under the attached proffer statement) on Parcel B, all as generally shown on the GDP. The C-2 district allows, as permitted uses, assisted living facilities and certain medium density commercial uses. The proposed development has a F.A.R. of 0.27 for Parcel A and 0.14 for Parcel B, both of which are far less than the maximum allowable F.A.R. of 0.7. We have also enclosed herewith and marked as Exhibit B illustrative renderings depicting the proposed general architectural design and features for the Project (collectively, the “Renderings”).

The GDP also reflects approximately 0.75 acres of Parcel A and 0.50 acres of Parcel B will be reserved for open space accounting for 30% of Parcel A and 39% of Parcel B. This exceeds the 15% open space minimum required under the C-2 zoning district. The open space will be used for stormwater management facilities, landscaping and maintenance of natural areas. We have also included extensive landscape buffering along the property lines of River Road and Bragg Road, all as generally shown on the GDP.

As described in more detail below, we believe the Applicant’s proposal conforms to the policies established by the County’s Comprehensive Plan adopted November 14, 2013, as last updated August 9, 2016 (the “Comp Plan”). This Application is also the highest and best use for the Property as adjacent properties include a similar use (Spring Arbor I) to the immediate west, and residential and commercial uses nearby, and the Project is a positive planning transition between said uses and the intersections of River and Bragg Roads.

II. Comprehensive Plan

Future Land Use Map

The Comp Plan is merely a guide for future land use goals. The subject Property is located in the Comp Plan’s Future Land Use Map as part of the “Low Density Residential” designation. The Low Density Residential Land Use category is typically “reserved for single family attached and detached residences typical in a suburban area.”

This Property is zoned R-1. However, we believe this current zoning designation is not best suited for the subject Property given its close proximity to the intersection of River and

Bragg Roads. Plus, residential uses on this site would be isolated as such uses would be bordered by Bragg and River Roads, and surrounding nonresidential uses, including Spring Arbor I (which is the exact use being proposed herein) to the immediate west, and the Church use to the immediate south.

Further, as noted above, the adjoining use to the immediate west is zoned PDH-4 and is the original Spring Arbor assisted living/memory care facility. The proposed project (Spring Arbor II) is a natural expansion of Spring Arbor I's current use (especially given the fact that the current Spring Arbor facility is currently 96% occupied) and a compatible use with nearby age restricted residential units.

The proposed commercial use on the corner, identified as Parcel B on the GDP, is the highest and best use for this site given the site visibility at this corner. In addition, because this site is adjacent to the Spring Arbor I use, the likelihood for a commercial user, such as a professional office, special services or small retail user, is even greater. Further, any residential use on this parcel would be incompatible with surrounding uses, especially given the amount of nearby commercial uses along the Bragg Road corridor.

From a transportation improvements perspective, the Project will also improve Bragg Road in this area. This Project will add approximately 2,517 square feet of new dedicated right of way along Bragg Road, and the Applicant is proposing to make additional improvements accessing the site from Bragg Road, including a right turn lane and taper into the Property all as shown on the GDP. This will be a right-in, right-out entrance accessing the southbound portion of Bragg Road. This new turn lane will allow southbound traffic on Bragg Road to safely and efficiently enter and exit the Property. Northbound traffic will not be able to directly enter the Property but will instead be able to access the Property via River Road and Spring Arbor Lane.

From an economic development perspective, the proposed rezoning will generate new jobs and positive tax revenues both onsite and offsite. The Applicant has retained the professional services of a consultant to perform a fiscal impact analysis ("FIA") of the project, as discussed below.

This Project furthers multiple objectives of the Comp Plan, including achieving residential/commercial tax rate goals, creating local jobs, supporting a diverse housing inventory, and retaining and expanding existing business operations. Projects that generate new jobs and positive tax revenues as compared to County costs are encouraged under the Comp Plan, and further assist the County in meeting its 70% (residential) to 30% (commercial) mix tax revenue goals. Accordingly, the Project is in line with the County's tax revenue goals as it will generate additional local jobs and tax revenues as more fully set forth in the FIA. The Project's proposed use as an assisted care facility furthers the County's goal of supporting a diverse housing inventory that accommodates housing needs for County residents at all stages of life, as promoted under the Comp Plan. Finally, given that the Project is an expansion of the existing Spring Arbor I facility, the Project furthers the County's goal of retaining and expanding existing business operations, as encouraged under the Comp Plan.

Primary Development Boundary

The Comp Plan's Future Land Use Map establishes a Primary Development Boundary (the "PDB"). The Comp Plan states that public water and sewer will be provided to properties within the PDB, and denser development will also be permitted in such locations, including non-residential uses. The Property is located within the PDB, supporting the proposed use and the Property's utilization of public utilities.

Airport Protection Overlay District

It is reasonably anticipated that this proposed use will not impact the Airport Protection Overlay District.

Reservoir Protection and River Protection Overlay Districts

It is reasonably anticipated that this proposed use will not impact the Reservoir or River Protection Overlay District.

III. Land Use

As noted above, the Applicant proposes rezoning the Property from R-1 to C-2. As required by the County's rezoning application packet, please note the following:

- a) Uses. The Property is currently undeveloped and has been for some time. The Applicant proposes developing the Property for purposes of constructing a memory care/assisted living facility, as depicted on the GDP. The assisted living/memory care use is a natural expansion of the Spring Arbor I facility (which is the same use) and highly demanded in the Spotsylvania County market. This is important as there is a significant community need for additional assisted living/memory care facilities, especially given the fact that the current facility is 96% occupied. The proposed commercial uses will be located at the corner of River and Bragg Roads and the site's visibility will likely attract low to medium intense uses such as professional office and/or small retail uses at this site. Given all of the foregoing, this corner site is not compatible for residential uses, especially with limited development acreage. We believe the aforesaid proposed uses are the highest and best uses for this site. Development of the proposed uses would likely commence within 24 months of any rezoning approval.
- b) Maximum Number of Beds. The maximum number of beds will be approximately 48, but initial phase will include up to 40 beds.
- c) Buffering, access plan, landscaping and screening, yards and setbacks. All buffers, landscaping, and setbacks will be as generally provided on the GDP and will conform to the applicable Zoning Ordinance requirements. The project will be accessed via Bragg Road and Spring Arbor Lane.

- d) Maximum building height. The maximum height of any building shall be in conformance with the applicable County zoning ordinance.
- e) Special Amenities. Approximately 30% of Parcel A and 39% of Parcel B will be maintained as open space. The open space will be used for stormwater management facilities, landscaping and maintenance of natural areas.
- f) Phasing. As noted above, we believe the Project will be completed within 2 years after any rezoning approval, subject to market conditions.
- g) By Right: The Property is currently zoned R-1 and has access to water and sewer. Thus, the Property could yield two (2) single family detached dwelling units.

IV. Cultural Resources

Based on review of the Comp Plan and information from the Virginia Department of Historic Resources and the United States Department of the Interior, the Property does not have any cultural resources, including cemeteries. Additionally, the Property is not located in the County's Historic Overlay District.

V. Fire and Rescue

We believe the proposal will have minimal impacts on the County's fire and rescue facilities. In this regard, the assisted living/memory care facility will include: (i) professional assisted living personnel (including onsite nurses, certified nursing assistants) on site 24 hours a day, 7 days a week, who assist all residents with activities of daily living including dispensing medication, dressing, bathing and eating whereby this assistance and supervision prevent falls, improper administration of medication and monitoring that will prevent many of the trips typically necessary by fire and rescue personnel; (ii) the facility also includes a nurse call system with pull stations at every bed, each bath and all common areas; (iii) fire sprinkled facility in accordance with Virginia building code requirements; (iv) the facility also has an interactive system to prevent residents from elopement risks while providing safe means of egress in an emergency situation; and (v) the facility is designed to an I-2 standard which includes fire sprinkler systems in both the living areas and the attic which will allow residents to be evacuated under supervision in case of emergencies.

In addition, Fire and Rescue Station 6 is located 1.8 miles from this site, which will provide the Property with quick access to emergency services. Also, consolidating individuals in one facility that are in need of assisted living/memory care is efficient for EMS purposes versus having those calls come from various different locations within the community. The proposed roads and building setbacks will allow for adequate travel space within the project for emergency access to the improvements.

VI. Schools

The proposed rezoning will not impact schools.

VII. Parks and Open Space

The project will include approximately 30% open space for Parcel A and 39% open space for Parcel B, both of which exceed the County's minimum open space requirements for the proposed rezoning.

The proposed rezoning will not impact park facilities.

VIII. Water and Sewer

The Property can be serviced by the existing 8" gravity sewer line and the existing 8" water main that serve the neighboring River Crossing subdivision and the Spring Arbor of Fredericksburg assisted living facility.. These utility lines will be extended throughout the proposed development.

IX. Environment

The project's design will minimize the impact to the natural topography and vegetation located on the Property and Applicant's design will be in compliance with County and State requirements for stormwater management for the development of the site. There are no wetlands or streams on the site.

X. Housing

One of the County's objectives under the Comp Plan is to support a diverse housing inventory by providing a mix of units that can accommodate housing needs for all stages of life. This includes condominiums, townhouses, and single-family homes, as well as assisted care facilities.

As set forth above, the current Spring Arbor I assisted living/memory care facility is 96% occupied, which demonstrates a significant community need for additional assisted care housing facilities in the area. The Project's proposed use as an assisted living/memory care facility is therefore consistent with the County's housing goal of accommodating housing needs for all stages of life.

In addition, the non-assisted care housing opportunities in the immediate area are more than adequate. Thus, rezoning this relatively small site (3.99 acres) for commercial uses does not adversely impact the housing market in this area. The proposed uses are the highest and best use for the Property and natural expansion of the near-capacity Spring Arbor I facility. The commercial proposed use is the highest and best use for the corner of River and Bragg Roads and is compatible with the assisted living and other uses along the Bragg Road corridor.

Impacts on existing residences in the vicinity of the Property will be mitigated through appropriate buffering. The open space areas will provide buffering along applicable property

lines. Furthermore, as depicted on the GDP, transitional screening areas will buffer the proposed development from existing residential and commercial uses. Further, access to the property will mainly be from Bragg Road (right in/right out) and through Spring Arbor Lane.

XI. Transportation

The Property abuts Bragg Road, which is a four (4) lane divided public road classified as a major collector road, and River Road, which is a two (2) lane public road classified as a major collector road. Access to the Property will be provided from Bragg Road (right in/right out only) and Spring Arbor Lane. Roads constructed within the project will be privately maintained.

The project will generate 411 VPD of overall trips on a daily basis, including 56 VPD during a.m. peak hours and 50 VPD during p.m. peak hours. Neither a full County traffic impact analysis nor VDOT 527 analysis is required for this project as it is projected to generate minimal impacts based on VDOT traffic generating models.

XII. Fiscal Impact Analysis

The Applicant retained the professional services of S. Patz and Associates, Inc. to perform a fiscal impact analysis (“FIA”) of the project. A copy of the FIA is attached hereto and marked as Exhibit C. The FIA includes an analysis for revenue projections of the project at full build-out, both for on site development and off-site expenditures related to the project. The total revenue generated from the project was then compared with expected County costs to provide services to the residents of the proposed development. The FIA concludes an annual net fiscal impact of \$115,400 at build-out of 40 beds and \$140,000 at build-out of 48 beds, all as shown on the FIA.

XIII. Community Meeting

Pursuant to County requirements, the Applicant and its representatives held a community meeting on April 19, 2017 at Salem Baptist Church to introduce and discuss the project with surrounding property owners. We addressed questions from members of our community and believe the meeting went well. Exhibit D attached hereto provides a list of attendees.

EXHIBIT A

Generalized Development Plan

See attached GDP entitled “Spring Arbor II Rezoning/General Development Plan”, prepared by Bowman Consulting, dated February 2017, as last revised July 17, 2017

EXHIBIT B

“Renderings”

EXHIBIT C

Fiscal Impact Analysis

EXHIBIT D

List of community meeting attendees

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