



R17-0006

**Spring Arbor II (Timber W.F. Gronau, M. Clay
Dickinson and Braver, L.L.C.)
(HHHunt, Applicant)
Courtland District**

Board of Supervisors Public Hearing
February 13, 2018
Kimberly Pomatto, Planner III

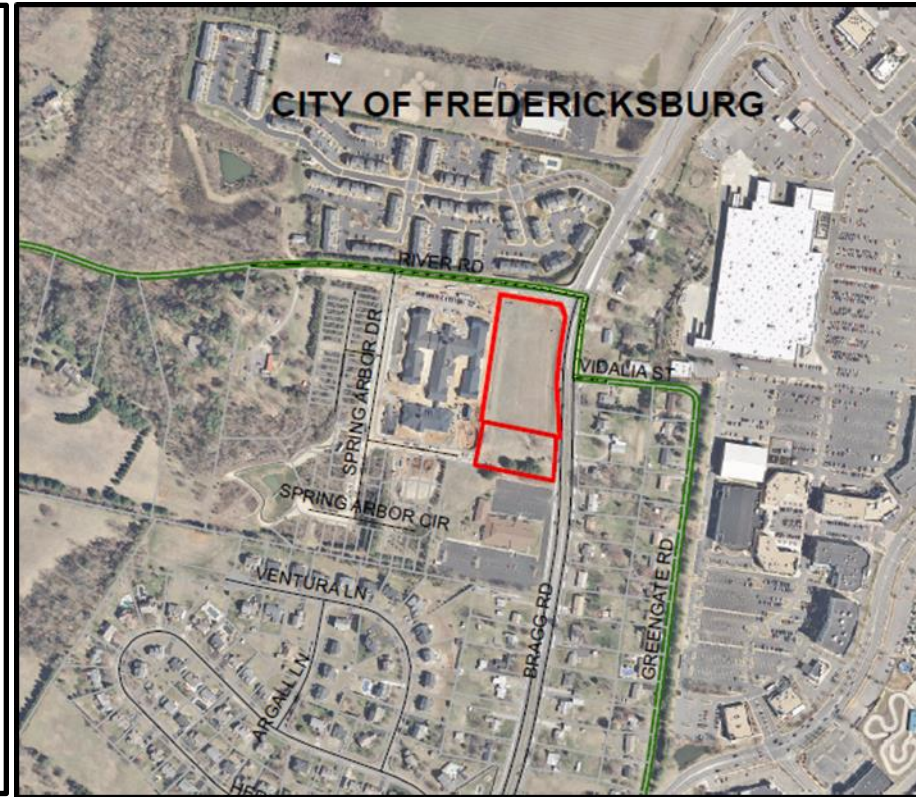
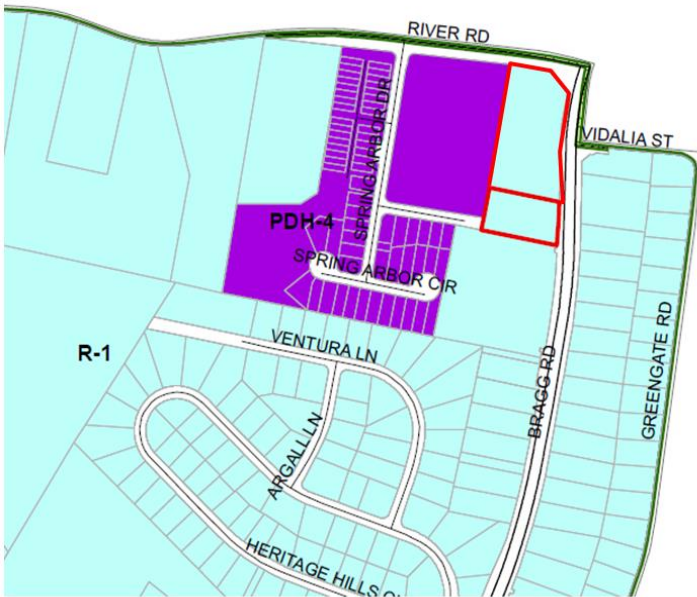
Request:

- Rezone 4 acres from Residential (R-1) to Commercial 2 (C-2) with proffers to allow for a 30,000 square foot memory care/assisted living facility and an up to 8,000 square foot retail/commercial multi-tenant pad site

Recommendations:

- Planning Commission held a public hearing on December 6, 2017 and unanimously voted to recommend approval with the Proffer Statement dated November 14, 2017
- Staff recommends approval with the Proffer Statement dated November 14, 2017 and that the Board adopt the attached ordinance, approving the zoning

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Proffers:

- Development in conformance with the GDP
- The commercial component will be limited to an 8,000 sqft multi-tenant building and limited uses
- Architectural commitments for both the memory care/assisted living facility and the multi-tenant building

Memory care/assisted living facility



Proffers (cont.):

- Right of way dedication along Bragg Road and Spring Arbor Lane
- Declaration of conditions, covenants and restrictions will be recorded

Key Findings:

- In Favor
 - Single-family residential development would not be favorable on this site due to the size and shape of the parcel and the proximity to the Bragg and River Road intersection
 - The site is “bookended” by uses that create an appropriate location for the commercial proposal along with the memory care/assisted living facility
 - The development will result in an increase in real property tax revenue and an increase in tax revenue of the proposed business uses

Key Findings:

- Against
 - The commercial component of the proposal does not align with the Low Density Residential land use goals and policies
 - Level of uncertainty related to the ultimate development of the commercial component with respect to users
 - The introduction of speculative commercial has the potential to accelerate the commercial transition of the north end of Bragg Road with the introduction of more intense commercial uses

