

GENERALIZED DEVELOPMENT PLAN - NARRATIVE

Applicant/Owner: Spectrum Partner Investments, LLC (collectively the “Applicant”)
470 Central Road, Fredericksburg, VA 22401

Representative: Charles W. Payne, Jr., Hirschler Fleischer, 725 Jackson Street;
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Project Name: “Roseland Townhomes”

Property: Spotsylvania County Tax Parcels 24B-2-12-1 (“Parcel 1”), 24B-2-12-2 (“Parcel 2”), 24B-2-12-3 (“Parcel 3”), 24B-2-14-16 (“Parcel 16”), 24B-2-14-17 (“Parcel 17”), and 24B-2-14-18 (“Parcel 18”), consisting of approximately 1.0124 acres, known as 212, 214, and 216 Hudgins Road (collectively, the “Property”)

Date: April 9, 2018

GDP: Generalized Development Plan, entitled “Roseland Townhomes Generalized Development Plan”, prepared by Bowman Consulting, dated November 2017, as last revised April 9, 2018, attached hereto as Exhibit A (the “GDP”) ¹

Rezoning Request: From R-1 to MU-2

Rezoning File No.: R17-0013

I. Project Overview

The Applicant proposes rezoning the Property from the Residential 1 District (“R-1”) to the Mixed Use 2 District (“MU-2”), , all in accordance with this rezoning application. Section 23-6.28.1 of the County’s Zoning Ordinance states that the purpose of the MU district is to create “a flexible approach to development, to include infill and redevelopment.” The MU-2 subdistrict encourages, among other residential uses, attached single family units.

The Property consists of six (6) parcels totaling approximately 1.0124 acres of land situated in the Lee Hill magisterial district and the Battlefield voting district. The Property is further located south of Hudgins Road, near the intersection with Route 1 and is in the Airport

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.

Protection and Highway Corridor Overlay Districts. The Property is bordered on the West by the Sheehy Toyota car dealership. A residential subdivision known as “Roseland” is located to the South of the project. The offices of Central Virginia Housing Coalition are located to the immediate East.

The purpose of the proposed rezoning is to allow a small residential infill development consisting of 14 single family attached units, all as shown on the GDP. The MU-2 sub-district includes single-family attached dwellings as a permitted use. The proposed development has a density of 13.82 units per acre. The GDP reflects approximately 0.152 acres of open space accounting for 15% of the Property. This meets the 15% open space minimum required by the MU-2 district. The open space will be used for stormwater facilities, buffering and passive recreational purposes. Further, Exhibit B provides several illustrative photos depicting the proposed general architectural design and building material features for the project (collectively, the “Photos”).

Adjacent properties consist of a combination of residential and commercial mixed use properties. The Applicant’s proposal will be compatible with existing uses in the area, including an appropriate transition between single family detached units and commercial uses. Additionally, the Applicant’s proposal will further enhance the area’s housing stock while maintaining the area’s mixed-use character.

As described in Section II below, the Applicant’s proposal conforms to the policies established by the County’s Comprehensive Plan (the “Comp Plan”). Adjacent properties will experience minimal impacts. Furthermore, the proposal will result in minimal impacts on schools, and impacts related to roads, public safety facilities, and parks will be offset through on-site improvements and cash proffers. In this regard, we have included with this application (as discussed in more detail below) a proffer analysis prepared by S. Patz & Associates, Inc., dated November 7, 2017, attached hereto and marked as Exhibit C (“Proffer Analysis”).

In addition, the Applicant retained the professional services of S. Patz & Associates, Inc. to perform a fiscal impact and marketing analysis of the project (collectively the “FIA”). The FIA, entitled “Market & Fiscal Impacts Analyses Roseland Townhomes Spotsylvania County, Virginia”, is dated November 6, 2017, is attached hereto and marked as Exhibit D. The FIA, as described in more detail below, shows a net positive tax revenue impact to the County taking into account both onsite and offsite tax revenue benefits.

This application provides the following key features:

- (1) no more than fourteen (14) single-family attached units;
- (2) projected housing prices, with upgrades, of \$250,000 on average;
- (3) open space of 15% (0.152 acres) meeting the MU-2 district’s minimum requirement of 15%;
- (4) \$1,061.60 in total cash proffers; and
- (5) project is consistent with the Comp Plan, as described below.

II. Comprehensive Plan

Future Land Use Map

The Comp Plan's Future Land Use Map classifies the Property as part of the "Mixed Land Use" designation. The Mixed Land Use category is intended to encourage dense development, flexible site design, a compact built environment, traditional neighborhood development concepts, and public amenities including open space and pedestrian facilities. Higher density residential and other use types are encouraged by the Mixed Land Use category. Further, the Comp Plan encourages a diverse housing mix, including a variety of housing types and sizes that meet the needs of citizens throughout all stages of life and income levels. The Comp Plan also encourages the construction of market rate and work force affordable housing.

We believe the Comp Plan's future land use policies support the proposed use of single family attached residential dwellings at this location. The Mixed Land Use category also supports the proposed residential density and the diversity of residential uses in this area.

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. The Property is located within the PDB, supporting the proposed density 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.

Highway Corridor Overlay District

A corner of Parcel 18 is located within the Highway Corridor Overlay District. Since the proposed use is not an office or commercial use, the Project will not be subject to the design standards of the Highway Corridor Overlay District.

III. Land Use

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

- a) Uses. Most of the Property is currently undeveloped. The Applicant proposes developing the Property for a development consisting of 14 single family attached units, as generally depicted on the GDP. The projected purchase price for the homes will be \$250,000 on average. There is a market in this area for new single family, attached housing as such housing has successfully sold at Lafayette Crossing and Summerfield. We believe that all

14 lots will be developed within two (2) years of any rezoning approval, subject to market conditions.

- b) Maximum Dwelling Units. The maximum number of dwelling units will be 14.
- c) Buffering, access plan, landscaping and screening, yards and setbacks. The project will be accessed via Hudgins Road. All buffers, landscaping, and setbacks will be as generally provided on the GDP and will conform to the applicable Zoning Ordinance requirements. MU-2 has a 5-25 foot build-to-zone definition with 70% required to be in the build-to-zone. Per code section 23-6.28.4.(m) “The board of supervisors may approve alternative development standards as part of a zoning map amendment.” A modification is requested in accordance with such to accommodate the staggered lots and maintain the parking on the driveways, as shown on Sheet 3A of the GDP.
- d) Maximum building height. The maximum height of any building shall be in conformance with the applicable County zoning ordinance.
- e) Special Amenities. Approximately 15% of the Property will be maintained as open space. The open space will be used for stormwater management facilities and natural areas.
- f) Phasing. As noted above, we believe all lots will be constructed within 2 years of 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 six (6) 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

The proposal will have minimal impact on the County’s fire and rescue facilities. The proposed roads and building setbacks will allow for adequate travel space within the project for emergency access to the improvements. Fire and Rescue Station 4, located approximately one mile from this site, will provide the Property with quick access to emergency services. As detailed on the attached proffer statement, cash proffers will also offset any impacts the project may have on fire and rescue facilities.

VI. Schools

The Property is located in the Spotswood Elementary, Battlefield Middle and Massaponax High school districts. The County's most recently adopted Capital Improvement Plan does not include any projects specific to these schools.

Based on County estimates of 0.581 students per dwelling unit (for townhouses), the project's 14 dwelling units will generate 8 school-age children at build out. As there is existing capacity in these schools sufficient to accommodate the projected students, there is no impact and therefore, no cash proffers will be offered.

VII. Parks and Open Space

Approximately 15% of the Property will be maintained as open space. The open space will be used for stormwater management facilities, buffering and passive recreation. As detailed on the attached proffer statement, cash proffers will offset any additional impacts the project may have on 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 subdivisions. 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 intends to utilize low impact development methods to address storm water management matters on the site to the extent reasonably practical and feasible for the development of the site. As shown on the GDP, new stormwater management facilities may be constructed underground on the Property. There are no wetlands or streams on the site.

X. Housing

As shown in the Photos, the project will enhance the County's stock of single family attached dwelling units in this area of the County. Also, as noted above this will provide a new diversity of housing stock to the immediate area and similar projects have successfully sold townhomes in the immediate vicinity at Lafayette Crossing and Summerfield. With an anticipated average sales price of \$250,000 per unit, the proposal meets market expectations for this area of the County. As described below in Section XII, the proposed homes exceed County cost per unit, and assist in offsetting overall cost of County services.

Impacts on existing residences in the vicinity of the Property will be mitigated through appropriate buffering. The open space areas will provide buffering along some property lines. Furthermore, as depicted on the GDP, transitional screening areas will buffer the proposed development from existing residential and commercial uses. Further, the projected value for units should enhance surrounding property values.

XI. Transportation

The Property abuts Hudgins Road, which is a two-lane public road classified as a local road. Access to the Property will be provided from Hudgins Road. Roads constructed within the project will be private and will be maintained by the homeowners association. A sidewalk five feet in width will be provided on the Property along Hudgins Road to create a pedestrian-friendly environment. Applicant will also dedicate a 10' right-of-way along Hudgins Road and provide a potential interparcel connection, all as shown on the GDP.

The project will generate 82 VPD of overall trips on a daily basis, including 6.16 during a.m. peak hours and 7.28 during p.m. peak hours. A 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 of the project. The study includes an analysis for revenue projections of the project at full build-out, both for on site development and off-site expenditures from residents of 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. As noted above, the average home in this subdivision is expected to be \$250,000 per unit and the average home size will 1800-2,200 square feet, finished above grade.

It is anticipated that this project will generate annually a net revenue surplus (onsite and offsite) after full build-out of \$2,060.00 in constant 2017 dollars.

XIII. Community Meeting

Pursuant to County requirements, the Applicant and its representatives held a community meeting on February 25, 2016 at Central Virginia Housing to introduce and discuss the project with surrounding property owners. We addressed several questions from members of our community and believe the meeting went well. Exhibit E attached hereto provides a list of attendees.

EXHIBIT A

Generalized Development Plan

See attached GDP, entitled “Roseland Townhomes Generalized Development Plan”, prepared by Bowman Consulting, dated November 2017, as last revised April 9, 2018.

EXHIBIT B

Photos

EXHIBIT C

Proffer Analysis

EXHIBIT D

Fiscal Analysis

See attached “Market & Fiscal Impacts Analyses Roseland Townhomes Spotsylvania County, Virginia”, dated November 6, 2017, prepared by S. Patz and Associates, Inc.

EXHIBIT E

See attached list of community meeting attendees

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