



Board of Supervisors 6/12/18

**Rezoning Application
Spectrum Partner Investments, LLC
(Roseland)
R17-0013**

Battlefield Voting District.

**Patrick Carlton White
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540-507-7427**

Request: Rezoning of 1.0124 acres from Residential 1 (R-1) to Mixed Use 2 (MU-2) with proffers to allow for the development of 14 townhomes.

The properties are located within the Primary Development Boundary and are identified for Mixed Use development on the Future Land Use Map.

Staff recommends approval with Proffers dated April 9, 2018.

The Planning Commission recommended approval May 2, 2018 with a 7-0 vote.

Location: Properties are 560+/- feet SE of the intersection of Hudgins Rd. and Route 1 and 800+/- feet from Lafayette Blvd.





Top: Viewing
Subject
Property

Bottom: Subject
Property
frontage on
Hudgins Rd.





Top: View
towards
Lafayette
Blvd.



Bottom:
View
towards
Route 1

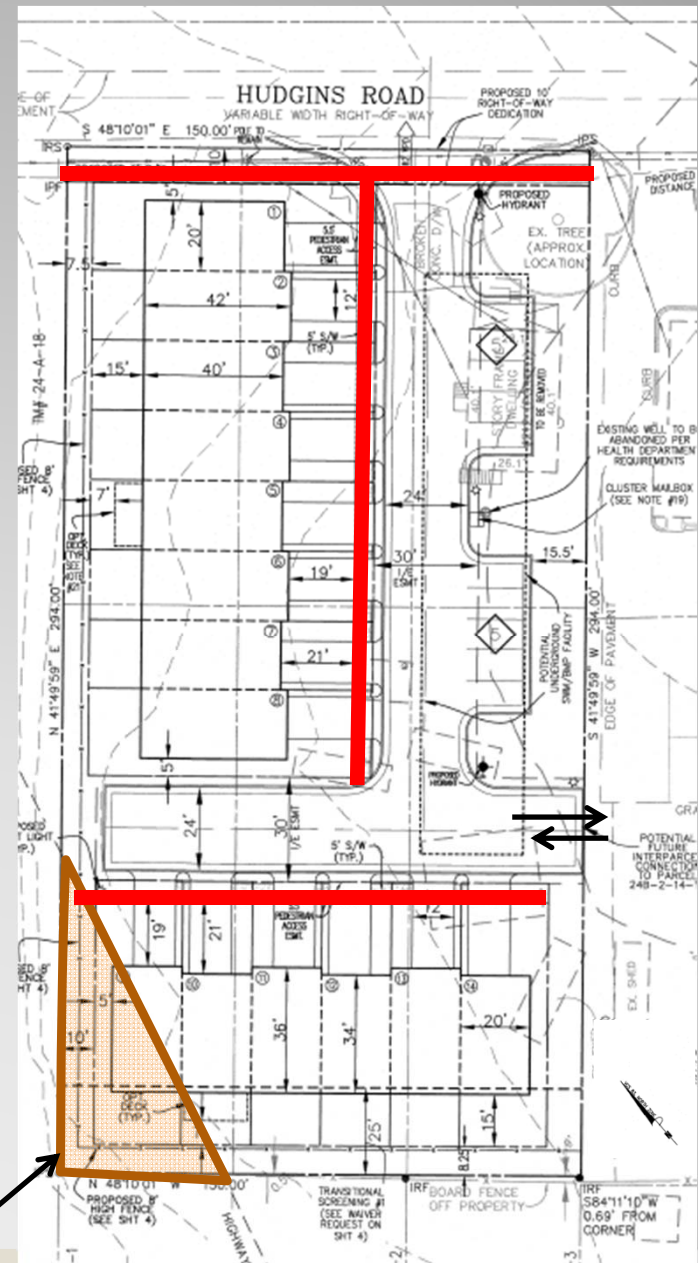
Access is provided by Hudgins Rd. Interparcel connection proposed to neighboring office structure to the SE.

82 Vehicles per Day estimated. Hudgins serves approximately 1,500 VPD.

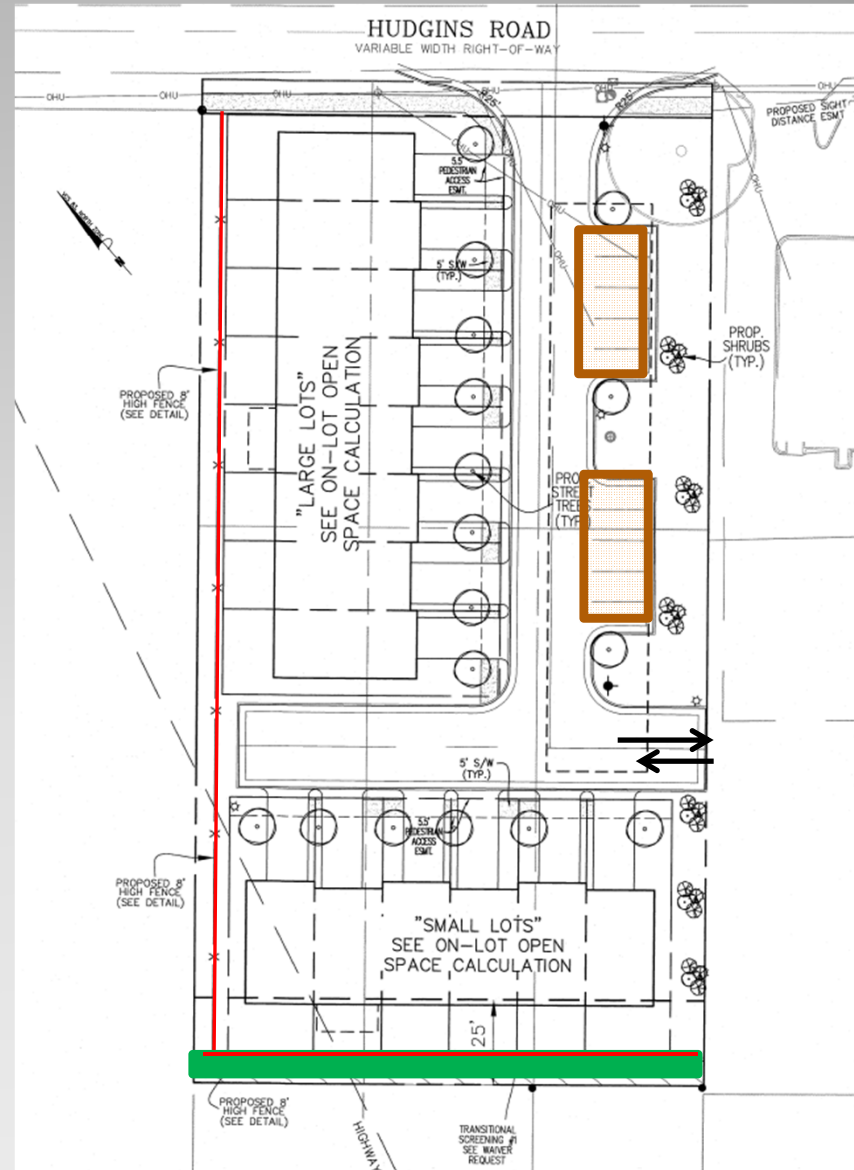
Sidewalks are proposed along frontage (VDOT) and along internal roads (privately maintained).

Corner of property within HCOD.

HCOD



Modified T. Screen 1 with
wall at rear + voluntary
side wall (in red)



Transportation Analysis

- Low volume of trips proposed (est. 82) and the internal roads will be privately maintained by the HOA.
- No Traffic Impact Analysis was required by VDOT nor voluntarily provided by the applicant.
- Hudgins Rd. functions as a cut-through from Route 1 to Lafayette Blvd.
- Signal at Hudgins and Route 1 functioning at LOS E. Intersection of Hudgins at Lafayette also functioning at LOS E.
- No reported collisions along Hudgins, or at either intersection from 2015 through 2017 per DMV.
- No offsite transportation improvements are proposed.

Comprehensive Plan Analysis

Roseland is consistent:

- ✓ Land Use
- ✓ Public Facilities
 - Sheriff
 - Water and Sewer
 - Library
 - Solid Waste
- ✓ Historic Resources
- ✓ Natural Resources

Identified Impacts to capacity and LOS:

Public Facilities

- Fire, Rescue & Emergency Services (Capacity concern at FS 4)
- Parks & Recreation
- Schools (Mass. High, +2 students)

Fiscal Analysis (FIA):

- Townhomes proposed to range from 1,800 to 2,200 sq.ft. and are estimated to be priced at \$250,000.
- The applicant's FIA estimates Roseland to generate approximately \$2,060 in annual revenue for the County.
- The County's fiscal impact analysis estimates Roseland to have an annual negative impact of \$22,557 based on the average of the assessed values of comparable Lakeside and Lafayette Crossing townhome developments.
- Discrepancies between these values are common due to varying assumptions between the County model and the applicant's FIA.

Proffer Analysis

On Site:

- Conformance with GDP.
- Limited to 14 townhomes with no accessory apartments.
- Rear deck (if any) will be located on the first floor.
- HOA and Covenants and Restrictions.
- Dedication of Right-of-way.
- Interparcel stub.
- Open space (.152 acres) to be maintained by HOA.

Off Site:

- Cash contribution of \$132.70 per unit (8 units above by right yield) for a total contribution of \$1,061.60
 - FREM: \$37.88 per unit
 - Parks and Recreation: \$94.83 per unit

Findings In Favor:

- The Roseland project is generally consistent with the Comprehensive Plan with respect to land use, public facilities and historic and natural resources goals and policies, except for the additional students projected to attend the currently overcapacity Massaponax High and Battlefield Middle Schools. Cash contributions towards these schools could not presently be accepted due to current Commonwealth proffer regulations.
- The applicant has proffered cash contributions in order to mitigate capital facility impacts which are specifically attributable to the project and which are legally acceptable.
- The Roseland project is an infill project proposed on an underutilized property with available utility services.

Findings Against:

- The existing neighborhood around the proposed Roseland project largely consists of single family homes. Commercial development also abuts the proposed project site. Although the proposed project is generally consistent with the intent of the Mixed Use land use designation, the bulk of the project (14 townhomes, each 3 stories tall, on a site slightly larger than an acre) reaches towards the upper limits of compatibility with abutting single family homes.
- Based on the County's Fiscal model, the Roseland development run at an approximate \$22,557 annual deficit. However, the applicant's Fiscal Analysis indicates that the project will generate approximately \$2,060 annually. A discrepancy is common in these figures due to the inclusion of off-site 'spin off' tax generation.
- Additional trips (est. 82 vpd) will be added to Hudgins Rd. Both intersections with Hudgins Rd. are functioning at a LOS E.¹³

Recommendation

Based on the proposal's general consistency with the Comprehensive Plan and the findings in favor noted above staff recommends approval with Proffers dated April 9, 2018.

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