



**County of Spotsylvania**  
**Department of Planning**  
**Staff Report**

Rezoning # R17-0012 (RO17-0012)  
(Courtland Voting District)

**Board of Supervisors**  
**August 14, 2018**

Planning Commission  
Recommendation: Approval with the proffer statement dated May 29, 2018

Staff Recommendation: Approval with the proffer statement dated May 29, 2018

Project: R17-0012 (RO17-0012) The Villas at Salem Church

Owner/Applicant: 268 Main Street, LLC

Request: The applicant requests a rezoning of approximately 6.646 acres from Residential 1 (R-1) to Residential 8 (R-8) with proffers to allow for a maximum of 45 age-restricted single family attached units known as The Villas at Salem Church.

Tax Map Parcel(s): 23-3-A

Location: The property is located at 5715 Ross Drive which lies on the north side of Ross Drive (Route 1110), approximately 500 feet east of the Salem Church Road (Route 639) and Ross Drive (Route 1110) intersection.

Zoning Overlay: Highway Corridor Overlay District

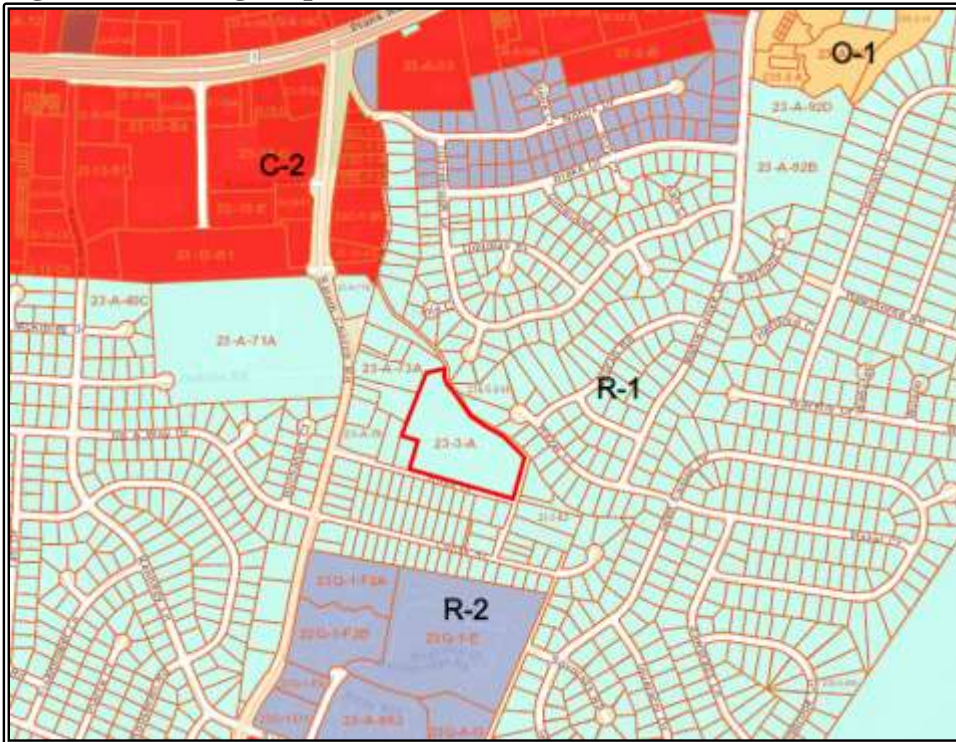
Future Land Use Designation: Low Density Residential (1 to 4 units per acre)

Historic Resources: The Department of Historic Resources associates this area within both DHR ID 111-5296- Battle of Fredericksburg II, and DHR ID 088-5181- Salem Church Battlefield.

Date Application Deemed Complete: November 28, 2017

Community Meeting: A community meeting was held on September 21, 2017 to discuss the proposed rezoning. Concerns raised at the meeting were primarily related to traffic safety and density.

**Figure 1: Zoning Map**



**Figure 2: Aerial Map (2017)**



## **I. The Site**

The property consists of one parcel which totals 6.65 acres currently zoned Residential 1 (R-1). The property is located at 5715 Ross Drive which lies on the north side of Ross Drive, approximately 500 feet east of Salem Church Road. The by-right development potential for this parcel with its current zoning is four (4) single family lots. The property is immediately surrounded by residential development including single-family detached lots which range from a quarter ( $\frac{1}{4}$ ) of an acre to one (1) acre in size. Multifamily and commercial development is located just south of the property, with commercial development to the north. The subject property and surrounding area has a Low Density Residential land use designation. As per the Comprehensive Plan the Low Density Residential designation is reserved for single-family attached and detached residences typical in a suburban area with an overall density as high as four units per acre.

## **II. Project Proposal**

The applicant, also the property owner, is requesting to rezone the 6.65 acre parcel from R-1 to Residential 8 (R-8) to allow for a maximum of 45 age-restricted single family attached units. The proposal creates a cluster development with a density of 6.6 dwelling units per acre and 2.4 acres preserved as open space. The proposed entrance to the development is located near the midpoint of Ross Drive directly across from existing detached residential properties which are approximately a 10,890 square feet ( $\frac{1}{4}$  acre) in size. The proposed lots range in size from 2,470 to 4,283 square feet all fronting on the proposed internal streets with no direct access on to Ross Drive. At the community meeting, the applicant's proposal included a total of 50 age-restricted single-family attached lots. At that time the primary concerns raised by the community included the number of lots proposed and the increased traffic on Ross Drive. Staff echoed the concerns of the community related to the proposed number of lots as the proposed density was inconsistent with the Low Density Residential land use designation. The applicant reduced the number of lots to 45 in an effort to address those concerns heard by the community and staff. However, even with the reduced number of lots, the proposal is not necessarily in keeping with the character of Ross Drive given the proposed smaller lot sizes and attached versus detached dwelling units.

While the proposed density still exceeds the recommended 4 units per acre per the Low Density Residential land use designation, the proposed 45 unit age-restricted community is expected to generate fewer impacts upon County facilities compared to a 30 unit (with a density of 4 units per acre) non-age-restricted single family attached development. In particular a 45 unit age restricted single-family attached development will create less vehicle trips than a 30 unit non-age-restricted development. Additionally, there is no impact to schools with an age-restricted development. A more detailed analysis on impacts to County capital facilities is provided in Section III of this report. Also, please see Appendix A for a complete Comprehensive Plan Analysis.

- A. Generalized Development Plan (GDP)** –The proposed development will include 45 age-restricted one-story attached villa homes to be known as The Villas at Salem Church. Based on the applicant's fiscal impact analysis, the villas are expected to be between 1,500

and 1,600 square feet with a one-car garage. The villas will be two-bedroom with two and a half baths and an option for a third bedroom. The development will be accessed from Ross Drive with private streets serving the individual lots internally. Decorative fencing and landscaping will be provided along the Ross Drive frontage, along with a sidewalk which extends internally along the internal streets of the proposed development. Landscaping, including a mix of understory trees and shrubs, will be provided along the frontage of the development's private streets, and the required 25' landscaped transitional screening is provided along the perimeter of the development. A connection to the sanitary sewer is proposed at the north end of the property and the existing waterlines along Salem Church Road and Lucas Street will be extended in order to serve the development and provide for appropriate fire protection. The existing residential lots on Ross Drive are currently served by individual wells and, with this extension of the waterline, will have the opportunity to connect to public water should they so desire.

- B. Fiscal Impact Analysis** – The applicant provided a Fiscal Impact Analysis (FIA) which asserts the Villas at Salem will have an average sales price of \$250,000 and generate \$121,730 in revenue to the County annually.

Staff completed a separate fiscal impact analysis utilizing the County's model and assumed an assessed value of \$226,250 which is based on a comparable product in the County known as River Crossing Villas. With an assumed assessed value of \$226,250, the County's model projects the project will generate approximately \$65,540 annually at full build out.

- C. Proffer Statement Summary** – The applicants have provided a proffer statement dated March 9, 2018 for the Planning Commission and Board of Supervisors' consideration. Staff evaluated the proffers according to the parameters established in VA Code Section 15.2-2303.4, consistency with Comprehensive Plan Levels of Service and identified projects within the County's FY 2018 – FY 2022 Capital Improvements Plan (CIP). Below is an itemized list of the submitted proffers including a summary and staff's analysis in italics.

- i. General Development** – The applicant commits to develop the property in conformance with the Generalized Development Plan (GDP) last revised March 9, 2018. Minor modifications may be made in order to address engineering/design requirements to fulfill Federal, State, and local requirements.

*Staff is supportive of the language as proposed as this is an "onsite proffer" which addresses the impacts within the boundaries of the property to be developed.*

- ii. Use** – The applicant commits the property shall be developed solely for no more than forty-five (45) residential age-restricted single-family attached dwelling units and the property shall not be developed for any other secondary uses allowed in the R-8 District.

*Staff is supportive of the language as proposed as this is an “onsite proffer” which addresses the impacts within the boundaries of the property to be developed.*

- iii. Age Restricted Covenants** – The units constructed on the property will be age restricted and qualify as “housing for older persons” in accordance with State Code. The applicant will encumber the property with restrictive covenants that define the qualification for initial and subsequent occupancy of the units, which will be that at least one person in the household must be 55 years or older. Additionally a covenant shall prohibit any resident 18 years or younger from residing in any unit for a period of time exceeding 30 days unless that person is physically or mentally disabled.

*Staff is supportive of the language as proposed as this is an “onsite proffer” which addresses the impacts within the boundaries of the property to be developed. The proffered age restriction limits the project’s impacts to transportation and school facilities.*

- iv. Covenants** – The applicant will encumber the property with a declaration of conditions, covenants, restrictions, and easements and establish a homeowner’s association.

*Staff is supportive of the language as proposed as this is an “onsite proffer” which addresses the impacts within the boundaries of the property to be developed.*

- v. Open Space** – Approximately 2.43 acres of the property will be owned and maintained by the HOA as open space.

*The retention of open space is consistent with Comprehensive Plan goals related to preservation natural and historic resources. Staff is supportive of the language as proposed as this is an “onsite proffer” which addresses the impacts within the boundaries of the property to be developed.*

- vi. Cash Proffers** – The applicant has committed to pay a total cash contribution of \$7,021.69 (\$156.04 per unit) in order to mitigate the project’s impact on Public Safety and Parks and Recreation.

*A cash contribution is an “offsite proffer” which is a proffer addressing an impact outside the boundaries of the property to be developed. The applicant may mitigate the development’s impacts on public facilities via a cash contribution if the facility meets the definition of “public facility” as defined in the Virginia Code and if the development impacts capacity and levels of service and if the development will receive a material benefit from the proffer made.*

*The Villas at Salem Church will generate additional demands on Public Safety. There is a capacity shortage at F&R Station 6 and there is a bunkroom addition for Station 6 identified in the CIP. Additionally, there is a Fire Training & Logistics Center identified in the CIP that will serve the County as a whole and for which a capacity need exists. In order to determine the impact of The Villas at Salem Church on Public*

*Safety that is specifically attributable to the new residential development, staff calculated the F&R Station 6 service area population inclusive of the projected Villas at Salem Church population in order to determine the per capita costs associated with the bunkroom addition project. Further, staff calculated the County's population inclusive of the projected Villas at Salem Church population in order to determine the per capita costs associated with the Fire Training & Logistics Center project. The applicant has proffered to contribute \$96.03 per unit for public safety which is reasonable and legally acceptable based on staff's analysis.*

*Additionally, The Villas at Salem Church will have an impact on Parks and Recreation facilities for which capacity needs exist as identified by Level of Service Standards in the Public Facilities Element of the Comprehensive Plan and for which there are capital projects identified in the CIP. These facilities include the Marshall Center Auditorium Upgrades, Ni River Park, Belmont - Passive Park, Livingston Community Center and the Patriot Park Playground. In order to determine the impact of The Villas at Salem Church on Parks and Recreation that is specifically attributable to the new residential development, staff calculated the County's population inclusive of the projected Villas at Salem Church population in order to determine the per capita costs associated with this public facility. Staff calculated the project's expected impact based on current capacity of the Parks and Recreation facilities and the Level of Service Standards identified in the County's Comprehensive Plan. The applicant has proffered to contribute \$75.23 per unit for Parks and Recreation which is reasonable and legally acceptable based on staff's analysis.*

### **III. Staff Analysis**

- A. Transportation Analysis** – The Villas at Salem Church will be accessed from Ross Drive, which is a local road. VDOT's traffic counts for Ross Drive date back to 2014 and at that time the Average Daily Trips (ADT) were 45 vehicles. The proposed development is estimated to generate approximately 155 daily trips which will not significantly impact the level of service. To put that statement into perspective, in order to drop the level of service, the project would need to generate in excess of 1,000 trips per day.

As noted, Ross Drive is a local road which is not signalized at its intersection with Salem Church Road. A Traffic Impact Analysis (TIA) was not required due to the modest amount of trips estimated to result from this proposal of 155 VPD.

The Department of Motor Vehicles (DMV) records show that from 2013 through 2017 there have been a total of 1 reported collision at the intersection of Ross Drive and Salem Church Road.

The impact of the Villas at Salem Church project to the existing road network is minimal due to the request being an age-restricted development and a relatively low number of trips projected. The applicant has proposed a sidewalk along the development's Ross



Drive frontage which is consistent with pedestrian connectivity goals and will increase pedestrian safety along this segment of Ross Drive.

**B. Comprehensive Plan** – Please find below a summary of The Villas at Salem Church project’s impact on each component of the Comprehensive Plan. A complete Comprehensive Plan Analysis can be found in Appendix A.

**i. Land Use** – The Villas at Salem Church is within an area of the County designated for Low Density Residential which is reserved for single-family attached and detached residences typical in a suburban area. The overall density can be as high as four (4) units per acre. While the applicant’s request exceeds the maximum envisioned density, the impacts of the project as an age restricted development are less than that of a 30 unit non age-restricted development which would meet the envisioned density of low density residential. In particular, the proposal will have no impact to schools and will have a reduced impact to the transportation network.

**ii. Transportation** – Traffic generated by The Villas at Salem Church project (45 age restricted single-family attached units) at build out will have a limited impact on the existing road network due to the low amount of trips generated from the proposal. Traffic counts from 2014 indicate a total of 45 trips on Ross Drive and the proposal will generate approximately 155 trips per day. This amount of increased traffic will not degrade the level of service.

**iii. Public Facilities**

**1. Public Schools** – The Villas at Salem Church project will be an age-restricted community and therefore have no impact to public schools.

**2. Fire, Rescue, and Emergency Services** – The Villas at Salem Church development is projected to generate seven (7) calls annually and will be served by F&R Station 6, which is located less than ½ mile from the project. F&R Station 6 responded to 3,666 calls within the 2017 fiscal year, indicating it is currently over capacity per the Comprehensive Plan’s goal of a maximum call capacity of 2,500 per station. Consistent with the Code of Virginia, Sec. 15.2-2303.4, the applicant has proffered a cash contribution to offset the impact of their development on the bunkroom addition to Station 6. Please refer to section II.C.vi for a complete summary and analysis of the proffered cash contribution. For purposes of the Public Facilities Plan, the primary Level of Service indicator is response time which is driven by station location, equipment availability, and staffing levels. While the Level of Service goal is to achieve a 1:11,000 ratio of stations per capita, the County’s current ratio is 1:12,000. Consistent with the Code of Virginia, Sec. 15.2-2303.4, the applicant has proffered a cash contribution to offset the impact of their development on a County-wide facility for Fire, Rescue, and Emergency Services. Please refer to section II.C.vi for a complete summary and analysis of the proffered cash contribution. Please refer to Appendix B-Approved

Development Analysis to see the cumulative impact to Fire, Rescue and Emergency Services.

3. **Sheriff** – For purposes of the Public Facilities Plan, the Level of Service indicator is to maintain a 1:1,500 ratio of Deputies per capita. The County’s current ratio is 1:1,138 of Deputies per capita which exceeds the Level of Service standard. The Villas at Salem Church development’s impact to the Sheriff’s Office is estimated to be approximately 50 calls for service annually. Consistent with the Code of Virginia, Sec. 15.2-2303.4, the applicant has not offered any proffer to offset the impact of their development on the Sheriff’s Office.
4. **Solid Waste Collection & Disposal** –The Public Facilities Plan indicates a convenience site’s population should be within 5 miles of the site. The Villas at Salem Church is approximately 1.3 miles away from the Chancellor Convenience Center consistent with this requirement. The Livingston Landfill has capacity to remain open until approximately 2083-2085 and is projected to accommodate additional residential development based on population projections. Consistent with the Code of Virginia, Sec. 15.2-2303.4, the applicant has not offered any proffer to offset the impact of their development on Solid Waste Collection. Solid Waste Collection & Disposal does not meet the definition of “public facility” as defined in the Virginia Code and would therefore be deemed “unreasonable” for the applicant to provide any mitigation.
5. **Water and Sewer Facilities** – The Villas at Salem Church development is located within the Primary Development Boundary and will be served by extending existing water mains from Salem Church Road and Lucas Drive and connecting to sewer on the north side of the property.
6. **Library Facilities** – For purposes of the Public Facilities Plan, the Level of Service standard for library facilities is 0.3 square foot per capita which equates to a total of 39,603 square feet. The County’s total gross square footage of library facility floor space is 41,800 square feet which exceeds the Level of Service standard. Library facilities should be within a 10-15 minute drive within the Primary Development Boundary; The Villas at Salem Church is an approximate 2 minute drive (.6 miles) from the Central Rappahannock Regional Library, which falls within the acceptable range. Consistent with the Code of Virginia, Sec. 15.2-2303.4, the applicant has not offered any proffer to offset the impact of their development on Libraries. Library facilities do not meet the definition of “public facility” as defined in the Virginia Code and would therefore be deemed “unreasonable” for the applicant to provide any mitigation.
7. **Parks and Recreation Facilities** – The Public Facilities Plan sets out a Level of Service standard for parks, open space and recreation facilities per capita. Currently the County is not meeting the identified ratio standards for 11 out of 13 recreation services including multi-purpose fields, tennis courts, playgrounds, horseshoes, community centers, swimming pools, indoor recreation centers, trails,



passive recreation space, golf and public meeting space. The projected population for the Villas at Salem Church development will have an impact on these facilities. Consistent with the Code of Virginia, Sec. 15.2-2303.4, the applicant has proffered a cash contribution to offset the impact of their development on Parks and Recreation Facilities. Please refer to section II.C.vi for the complete summary and analysis of the cash contribution.

- iv. Historic Resources** – The Department of Historic Resources associates this area within both DHR ID 111-5296- Battle of Fredericksburg II, and DHR ID 088-5181- Salem Church Battlefield. A field survey conducted by the applicant noted no evidence of historic resources being located on the property and no specific evidence the property was part of the Battle of Fredericksburg II or Salem Church Battlefield (assumedly limited to visual inspection). The applicant referenced that the site had been previously farmed and disturbed and did not appear to warrant further site analysis, which was confirmed by Planning staff.
- v. Natural Resources** – The project avoids onsite streams and wetlands onsite. Open space and vegetation will be consistent with County and State requirements. The R-8 zoning district proposed requires a minimum of 25% open space. The proposal exceeds the open space requirement, providing over 36% (2.43 acres) with the majority considered usable for active or passive recreation opportunities.

#### **IV. Findings**

##### **In Favor:**

- A.** The Villas at Salem Church 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 higher than envisioned density of four units per acre. However, the project is less impactful as proposed than a non-age-restricted 30 unit development with a density of 4 units per acre envisioned for the Low Density Residential land use designation.
- B.** 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 by the Board per the parameters established by VA Code Section 15.2-2303.4 as described in Section II.C.vi.
- C.** The Villas at Salem Church is projected to generate positive revenue for the County totaling \$65,540 annually at full build out based on the County's model.
- D.** The Villas at Salem Church project is an infill project proposed on an underutilized property within the Primary Development Boundary.

- E. The project will extend a waterline along Ross Drive to serve the development which consequently will allow existing property owners along Ross Drive which are currently served by private wells to connect to public water if they so desire.

**Against:**

- A. The proposal is not in keeping with the existing development pattern and character of Ross Drive with the significantly smaller lot sizes and attached dwelling unit housing type.
- B. The proposal exceeds the maximum density envisioned for development with the Low Density Residential land use designation at 6.7 units per acre.

**V. Conclusions & Recommendations**

The Villas at Salem Church will create a 45 age-restricted single-family attached unit community on 6.6 acres within an infill area designated for Low Density Residential development. While the proposal exceeds the 4 units per acre density envisioned with the Low Density Residential designation, the proposal in all other respects is consistent with the goals and policies of the Comprehensive Plan. The project's proposed density is 6.7 units per acre; however the project will be less impactful on schools and transportation than that of a 30 unit non-age-restricted community. The project's attributable impact on capital facilities is mitigated by the applicant's proffered cash contribution, to the extent possible under the current proffer regulations. Based on the proposal's consistency with the Comprehensive Plan and the findings in favor noted above, staff recommends approval of the rezoning request with the proffered conditions dated March 9, 2018.

*Planning Commission Public Hearing Update:*

*The Planning Commission held a public hearing on June 6, 2018. Several citizens spoke during the public hearing raising concerns related to increased traffic, the number of units, construction traffic and the need for a traffic signal at the Ross Drive and Salem Church Road intersection. The Planning Commission, on a motion by Mr. Thompson, seconded by Mr. Smith, voted 7-0 to recommend approval of the request with the proffered conditions. The Planning Commission also requested staff to research the potential for a traffic signal at the intersection and provide an update to the Board.*

*The County's Traffic Engineer confirmed a traffic signal cannot be installed at this location as it does not meet signal warrant criteria and does not meet the VDOT spacing distance requirements for traffic signals given its proximity to the traffic signal to the north (General Semmes Road) or to the south (Salem Run Blvd/Kennedy Lane). VDOT requires that multiple warrants must be met in order to have a traffic signal installed. The most important is warrant 1, which is based on traffic volume. There are approximately 10 houses on Ross Drive. Per the ITE Trip Generation Manual they would generate 9.56 trips per household or 96 trips-per-day. There are another 20 households on Lucas Street but even if they all decided it was easier to exit/enter on Ross Drive the conflicting traffic volume would be 286*

*trips-per-day. In order to meet warrant 1 criteria the traffic volume on Ross would have to be between 3,500-4,000 vehicles-per-day. Other warrants includes number of crashes, peak hour volumes, pedestrian crossings and none of these would be met either at the Ross Drive location.*

Spotsylvania County Government

# Appendix A

Comprehensive Plan Analysis

## **R17-0012: Ross Drive Comp Plan Analysis**

The Spotsylvania County Comprehensive Plan presents a long range land use vision for the County. The Comprehensive Plan sets forth principles, goals, policies, and implementation techniques that will guide the development activity within the County and promote, preserve, and protect the health, safety, and general welfare of its citizens. Specifically, the Plan provides data and analysis on land use, transportation, housing, natural and historic resources, and public facilities and utilities. The purpose of this document is not to regulate, but rather guide land use, transportation, and infrastructure decisions. This guidance seeks to ensure continued economic and community vitality while ensuring necessary policies and infrastructure are in place to provide for the continuation of quality services to Spotsylvania's residents and businesses.

The proposal is located within the Primary Development Boundary; area within which public water and sewer utilities will be provided. Lands within the limits of the Primary Development Boundary are intended to develop with higher residential densities and more intensive non-residential uses than outside of the boundary. By maintaining a Primary Development Boundary, the County encourages the most efficient use of the land while preserving the rural character and agricultural viability of those portions of the County outside the boundary.

The proposal, envisioned to be located at Tax Map # 23-3-A has a Low Density Residential land use designation. As per the Comprehensive Plan the Low Density Residential designation is reserved for single family attached and detached residences typical in a suburban area. The overall density can be as high as four units per acre, but lower densities are also appropriate. This land use is appropriate within the Primary Development Boundary.

The Ross Drive Age Restricted Townhomes proposal considering proposed density is inconsistent with the Low Density Residential land use designation envisioned for the area. Staff notes through application review the applicant was made aware of concerns regarding the proposed density considering the Comprehensive Plan and citizens comments aired during the project's community meeting on September 21, 2017. Staff acknowledges that the applicant has slightly scaled back the proposed density from 50 units (7.52 dwelling units/ acre) as initially proposed to 45 units (6.6 dwelling units/ acre) as proposed presently. This reduced density is more favorable however still roughly 15 units above the density envisioned for low density residential.

As a general rule, age restricted projects similar to that proposed generate fewer impacts upon public services so staff expects this project density to be less impactful than one of similar density without age restriction. Staff finds that the density conflict with the Future Land Use map in this case is purely a physical one with more units per acre onsite than envisioned for the area. The physical layout and density of units is a viable consideration respectful to existing residential developments nearby, potential aesthetic and community character impacts. Due to age restricted status, the higher project density does not correlate to an increased burden on public facilities. For instance the expected transportation impact of this 45 unit age restricted project is actually less than a 30 unit non-age restricted project that would meet the low density land use density envisioned.

## **R17-0012: Ross Drive Comp Plan Analysis**

### **NON-AGE RESTRICTED 30 UNIT AND 45 UNIT TRANSPORTATION IMPACT SCENARIOS**

Expected Trip Generation for Townhomes								
LUC	Use	Units	Daily Rate	Total Trips	AM Peak Rate	AM Peak Trips	PM Peak Rate	PM Peak Trips
230	Residential Townhomes	30	5.81	174	0.44	13	0.52	16

Expected Trip Generation for Townhomes								
LUC	Use	Units	Daily Rate	Total Trips	AM Peak Rate	AM Peak Trips	PM Peak Rate	PM Peak Trips
230	Residential Townhomes	45	5.81	261	0.44	20	0.52	23

### **AGE RESTRICTED TRANSPORTATION IMPACT SCENARIO AS PROPOSED**

Expected Trip Generation for Senior Age Restricted Attached Homes								
LUC	Use	Units	Daily Rate	Total Trips	AM Peak Rate	AM Peak Trips	PM Peak Rate	PM Peak Trips
230	Senior Attached Homes	45	3.44	155	0.39	18	0.35	16

\*Data Source: Institute of Transportation Engineers (ITE) Handbook 9<sup>th</sup> edition.

Age restricted projects also do not have student generation impacts as non-age restricted projects. From a public facilities impacts standpoint the age restricted status of this project at a higher density is actually less impactful than a 30 unit proposal of non-age restricted status that would meet the envisioned density of low density residential.

As a result, density inconsistency with the Comprehensive Plan Land Use vision appear to be most heavily associated with the number of units proposed onsite and the structures associated with them creating a more dense looking development from an aesthetics standpoint. Other impacts that might be associated with a density increase such as increased demands upon public services and traffic generation do not appear to be the case due to age restricted status.

After conducting an analysis of applicable Comprehensive Plan Goals, staff has identified application strengths, deficiencies, and policy concerns worthy of consideration as outlined in the Comprehensive Plan policy analysis below:

#### **Introduction and Vision:**

**Guiding Principles and Policies A. Spotsylvania County is a “business friendly” community and local job creation is a priority.** Proposal is business friendly, helping support tradesmen and suppliers throughout the construction phase. Following construction once occupancy occurs, additional residents in the area

## **R17-0012: Ross Drive Comp Plan Analysis**

inevitably will help support commerce demand for goods and services, supporting business and employment. Off-site employment impacts are estimated to generate \$500,000 in employee earnings in the County. Most off-site jobs impacts would benefit retail trade, eating establishments, and overnight accommodations as per the applicant submitted market and fiscal impact analysis.

**Guiding Principles and Policies B.2. Development projects seeking increased residential density and/or non-residential intensity should address impacts that are specifically attributable to the proposed development; B.3. Development projects seeking increased residential density and/or non-residential intensity should address its impacts on the infrastructure of the County.** The proposal considers and mitigates impacts upon public facility demands and public infrastructure specifically attributable to the proposed development within the parameters established in VA Code Sec. 15.2-2303.4.

**Guiding Principles and Policies B.2.b. Active adult communities, with their diminished impact on County services, should be supported.** The age restricted community proposed is expected to generate fewer impacts upon County services compared to a similar project of non-age restricted status. Though the physical density exceeds that envisioned by the Comprehensive Plan low density land use designation, the County service impacts are expected to be lower than a non-age restricted project that would meet the envisioned density at approximately 30 units. The project proffers include age restricted covenants to assure continued age restricted status going forward.

**Guiding Principles and Policies B.3.a. The County should support alternative onsite transportation alternatives and recreational options such as transit, pedestrian and bicycle facilities that are able to, or will, connect to neighboring properties.** Sidewalks are required for this project. As depicted on the Generalized Development Plan, Sidewalk infrastructure will be developed along internal roads and along the Ross Drive road frontage consistent with sidewalk requirements existing within the Design Standards Manual.

**Guiding Principles and Policies B.4. Preserve significant natural, historic, and cultural resources of the County to ensure the continued allure of the County as a tourism destination.** The Department of Historic Resources associates this area within both DHR ID 111-5296- Battle of Fredericksburg II, and DHR ID 088-5181- Salem Church Battlefield. Staff recognizes the site is within a heavily developed area that have resulted in significant alterations to the historic context associated with the Civil War in this area, however has sought to confirm whether the site has historical significance or archaeological resources worthy of preservation and development avoidance. In response to request for more information regarding potential historic resource impacts the applicant confirmed they had walked the site and noted no evidence of historic resources being located on the property and no specific evidence the property was part of the Battle of Fredericksburg II or Salem Church Battlefield (assumedly limited to visual inspection). The applicant referenced that the site had been previously farmed and disturbed and did not appear to warrant further site analysis.



## **R17-0012: Ross Drive Comp Plan Analysis**



Staff has been able to verify that presently wooded acreage that appears undisturbed in fact had also been cleared farm acreage. This confirms agricultural related disturbance having occurred for many years. The 1937 aerial image above shows the area in question with project parcel of interest outlined in blue. Subsequent aerial photography sets from 1953 and 1962 show similar condition. Staff concurs that no additional study appears to be warranted.

**Guiding Principles and Policies C.1. The County should support a diverse housing inventory, providing a mix of units that can accommodate housing needs for all stages of life. This would involve a range of housing from affordable units for young families just entering the housing market in the form of condominiums, townhouses, and small single family homes to larger homes, and active adult and assisted care facilities.** The proposal is consistent with countywide housing diversification goals. Staff notes the proposed physical density exceeds that envisioned by the low density residential land use category however, age restricted status would result in comparable or reduced public facilities impacts than a non-age restricted project meeting the density threshold. The project proffers include age restricted covenants to assure continued age restricted status going forward.

**Guiding Principles and Policies E.1. Protect environmental quality by promoting a comprehensive approach to air and water quality management. Examples of approaches to accomplish this could include: green space and tree preservation, stream restoration, and low impact development (LID).** The project avoids onsite streams and wetlands onsite. Open space and vegetation will be consistent with County and State requirements. The R-8 zoning district proposed requires a minimum 25% open space. The proposal exceeds the minimum open space requirement. The majority of open space is considered usable for active or passive recreation opportunities. Of 2.4 acres open space proposed (36.5%), only .06 acres are located within steep slopes, wetlands or RPA. This is consistent with the

## **R17-0012: Ross Drive Comp Plan Analysis**

zoning definition of open space. Limits of clearing and transitional screening buffering proposed are as depicted on the generalized development plan.

**Guiding Principles and Policies E.2. The County should support integration of required onsite drainage and stormwater features as an amenity or landscape feature that is incorporated into the overall design of the site.** The generalized development plan identifies a potential site for a stormwater management area. Much of the surrounding areas of the site are identified as transitional screening and limits of clearing. A more detailed landscape plan was not submitted as part of the generalized development plan and final design and landscaping is expected to be finalized through the site plan review process.

### **Land Use:**

**Future Land Use Map Designation:** This project is consistent with the intent of the Primary Development Boundary. Staff notes the proposed physical density exceeds that envisioned by the low density residential land use category however, age restricted status would result in comparable or reduced public facilities impacts than a non-age restricted project meeting the density threshold. The project proffers include age restricted covenants to assure continued age restricted status going forward.

Through application review the applicant was made aware of concerns regarding the proposed density considering the Comprehensive Plan and citizens comments aired during the project's community meeting on September 21, 2017. Staff acknowledges that the applicant has slightly scaled back the proposed density from 50 units (7.52 dwelling units/ acre) as initially proposed to 45 units (6.6 dwelling units/ acre) as proposed presently. This reduced density is more favorable however still roughly 15 units above the density envisioned for low density residential.

**Land Use Policies Applicable to All Land Uses #1. Rezoning proposals should address impacts that are specifically attributable to the development.** The proposal considers and mitigates impacts upon public facility demands and public infrastructure specifically attributable to the proposed development within the parameters established in VA Code Sec. 15.2-2303.4.

**Land Use Policies Applicable to All Land Uses #3. Wherever possible, existing trees and tree buffers should be preserved rather than replacing mature vegetation with new plantings.** The applicant intends to preserve existing trees onsite for enhanced tree buffering within transitional screening areas and other areas beyond where landscaping and screening may otherwise be required. Limits of clearing and areas of transitional screening are depicted on the generalized development plan. The health, safety, and location of vegetation needs to be considered to determine the extent of tree preservation feasible.

**Land Use Policies Applicable to All Land Uses #6. Encourage consideration of disabled and elderly citizens in the design and implementation of both new development and redevelopment.** The proposal is consistent with countywide housing diversification goals and caters to populations 55 and

## **R17-0012: Ross Drive Comp Plan Analysis**

over. The project proffers include age restricted covenants to assure continued age restricted status going forward.

**Land Use Policies Applicable to All Land Uses #8. Redevelopment and investment in existing developed areas should be encouraged provided that the development does not adversely impact adjoining properties.** Staff notes the proposed physical density exceeds that envisioned by the low density residential land use category however, age restricted status would result in comparable or reduced public facilities impacts than a non-age restricted project meeting the density threshold. The project proffers include age restricted covenants to assure continued age restricted status going forward.

Through application review the applicant was made aware of concerns regarding the proposed density considering the Comprehensive Plan and citizens comments aired during the project's community meeting on September 21, 2017. Staff finds that the density conflict with the Future Land Use map in this case is purely a physical one with more units per acre onsite than envisioned for the area. The physical layout and density of units is a viable consideration respectful to existing residential developments nearby, potential aesthetic and community character impacts. Staff acknowledges that the applicant has slightly scaled back the proposed density from 50 units (7.52 dwelling units/ acre) as initially proposed to 45 units (6.6 dwelling units/ acre) as proposed presently. This reduced density is more favorable however still roughly 15 units above the density envisioned for low density residential.

Project proffers commit to the creation of a homeowner's association to provide oversight and regulatory oversight and declaration of conditions, covenants, restrictions, and easements:

for the purpose of (a) protecting the value and desirability of the Property; (b) facilitating the planning and development of the development in a unified and consistent manner; and (c) providing for the installation, maintenance, and repair for all landscaping, on-site amenities, open space, and other common areas.

Staff finds these commitments favorable considering the long term upkeep of the proposed project and consideration of adjoining properties.

**Residential Land Use Policies #1. Residential subdivisions should provide interparcel connections to adjoining undeveloped properties and connect to developments at existing interparcel access points, where possible, to help improve the connectivity of the transportation network.** As per the Generalized Development plan, an interparcel connector to adjoining properties has not been proposed. Lack of road stub inhibits ability to expand or connect in the future to other sites inconsistent with the Policy. However, VDOT and County Transportation staff is content with the transportation layout as proposed.

**Residential Land Use Policies #2. Residential uses within the Primary Development Boundary should provide inter-and intra-development pedestrian paths to link adjoining subdivisions and form a cohesive residential area and alternative transportation and recreational opportunities.** Sidewalks are required for this project. As depicted on the Generalized Development Plan, Sidewalk infrastructure will

## **R17-0012: Ross Drive Comp Plan Analysis**

be developed along internal roads and along the Ross Drive road frontage consistent with sidewalk requirements existing within the Design Standards Manual.

**Residential Land Use Policies #3. Residential infill development should maintain the neighborhood character established by the existing subdivisions.** Staff notes the proposed physical density exceeds that envisioned by the low density residential land use category however, age restricted status would result in comparable or reduced public facilities impacts than a non-age restricted project meeting the density threshold. The project proffers include age restricted covenants to assure continued age restricted status going forward.

Through application review the applicant was made aware of concerns regarding the proposed density considering the Comprehensive Plan and citizens comments aired during the project's community meeting on September 21, 2017. Staff finds that the density conflict with the Future Land Use map in this case is purely a physical one with more units per acre onsite than envisioned for the area. The physical layout and density of units is a viable consideration respectful to existing residential developments nearby, potential aesthetic and community character impacts. Staff acknowledges that the applicant has slightly scaled back the proposed density from 50 units (7.52 dwelling units/ acre) as initially proposed to 45 units (6.6 dwelling units/ acre) as proposed presently. This reduced density is more favorable however still roughly 15 units above the density envisioned for low density residential.

Project proffers commit to the creation of a homeowner's association to provide oversight and regulatory oversight and declaration of conditions, covenants, restrictions, and easements:

for the purpose of (a) protecting the value and desirability of the Property; (b) facilitating the planning and development of the development in a unified and consistent manner; and (c) providing for the installation, maintenance, and repair for all landscaping, on-site amenities, open space, and other common areas.

Staff finds these commitments favorable considering the long term upkeep of the proposed project and consideration of adjoining properties.

**Residential Land Use Policies #8. Promote the provision of a diverse housing mix by encouraging a range of housing sizes and types that meet the needs of citizens at all income levels throughout all stages of life.** The proposal is consistent with countywide housing diversification goals and caters to populations 55 and over. The project proffers include age restricted covenants to assure continued age restricted status going forward.

### **Transportation:**

**Transportation Policy #1.1., Achieve no less than a "D" Peak Hour Level of Service on 90% of County secondary roads within the Primary Development Boundary as shown in the Thoroughfare Plan. In the Primary Settlement District, levels of service are lower to encourage development and redevelopment to densities and intensities that maximize use of the existing infrastructure. Transportation Policy #2. Ensure that new development does not degrade Levels of Service and mitigates its impact on the transportation network.** VDOT identifies the ADT as 45 vehicles from a count that appears to have been

## **R17-0012: Ross Drive Comp Plan Analysis**

collected back in 2014. The project would likely double the amount of daily traffic. Ordinarily this would not be a good thing but the traffic generated is so low it will not significantly impact the Level of Service. Traffic volume would have to soar to 1000 vpd. to drop the Level of Service below our Comp. Plan standard. The applicant has mitigated transportation impacts as warranted, gaining County Transportation and VDOT approval through project review.

**Transportation Policy #2.5. The County should support alternative onsite transportation alternatives and recreational options such as transit, pedestrian and bicycle facilities that are able to, or will, connect to neighboring properties. Transportation Policy #3. Promote alternative modes of transportation and multi-modal facilities to more effectively address demands on the transportation network.** Sidewalks are required for this project. As depicted on the Generalized Development Plan, Sidewalk infrastructure will be developed along internal roads and along the Ross Drive road frontage consistent with sidewalk requirements existing within the Design Standards Manual.

### **Historic Resources:**

**Historic Resources Policy #1. Encourage and promote the voluntary protection and preservation of scenic, historic, cultural, architectural, and archaeological resources. Historic Resources Policy #1.2. Support the preservation of resources with local, state, or national significance. Historic Resources Policy #2. The County should support projects that consider and mitigate the impact of development projects on historic and cultural resources during the rezoning, special use, and capital project planning process. Historic Resources Policy #2.1. Development applications and staff reports should identify historic and cultural resources in proximity to proposed rezoning, special use, or capital project, and evaluate the impacts of the project on the resources in question. Historic Resources Policy #2.3. The County should support the preservation of scenic and historic lands as a component of the rezoning actions through placing these resources in easements or dedicated open space.** The Department of Historic Resources associates this area within both DHR ID 111-5296- Battle of Fredericksburg II, and DHR ID 088-5181- Salem Church Battlefield. Staff recognizes the site is within a heavily developed area that have resulted in significant alterations to the historic context associated with the Civil War in this area, however has sought to confirm whether the site has historical significance or archaeological resources worthy of preservation and development avoidance. In response to request for more information regarding potential historic resource impacts the applicant confirmed they had walked the site and noted no evidence of historic resources being located on the property and no specific evidence the property was part of the Battle of Fredericksburg II or Salem Church Battlefield (assumedly limited to visual inspection). The applicant referenced that the site had been previously farmed and disturbed and did not appear to warrant further site analysis.

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Staff has been able to verify that presently wooded acreage that appears undisturbed in fact had also been cleared farm acreage. This confirms agricultural related disturbance having occurred for many years. The 1937 aerial image above shows the area in question with project parcel of interest outlined in blue. Subsequent aerial photography sets from 1953 and 1962 show similar condition. Staff concurs that no additional study appears to be warranted.

### **Natural Resources:**

**Natural Resources Policy #1. Balance the protection of environmental resources and natural wildlife habitats with development. Policy #1.1. The County should support the mitigation of impacts upon unique and/or endangered resources including rare species and their habitats as part of the development review process.** A survey of the site for endangered species was not provided as part of the application. Staff consulted the Virginia Department of Conservation and Recreation's Natural Heritage Data Explorer system and note no predictive model that would suggest unique and/ or endangered species located within the project area or vicinity. The Virginia Department of Game and Inland Fisheries Fish and Wildlife Information Service were also consulted. The Service's predictive mapping identifies no habitat for Tier I (Critical Conservation Need) or Tier II (Very High Conservation Need) Aquatic or Terrestrial species in or in close proximity to the project area. Tiers of Relative Conservation need have been established in the Virginia Wildlife Action Plan.

**Natural Resources Policy #1.3. Encourage land development practices, which minimize impervious cover to promote groundwater recharge, and/or tree preservation.** The project avoids onsite streams and wetlands onsite. Open space and vegetation will be consistent with County and State requirements. The R-8 zoning district proposed requires a minimum 25% open space. The proposal exceeds the minimum open space requirement. The majority of open space is considered usable for active or passive recreation opportunities. Of 2.4 acres open space proposed (36.5%), only .06 acres are located within

### **R17-0012: Ross Drive Comp Plan Analysis**

steep slopes, wetlands or RPA. This is consistent with the zoning definition of open space. Limits of clearing and transitional screening buffering proposed are as depicted on the generalized development plan.

The applicant intends to preserve existing trees onsite for enhanced tree buffering within transitional screening areas and other areas beyond where landscaping and screening may otherwise be required. Limits of clearing and areas of transitional screening are depicted on the generalized development plan. The health, safety, and location of vegetation needs to be considered to determine the extent of tree preservation feasible.



Spotsylvania County Government

# Appendix B

Future Development Analysis

Residential Projects with Future Buildout																				
Voting District	CP Dev_Dist	Date Approved	Project Name	Enabled Residential Units				Unbuilt Residential Units				Future Anticipated Residents, Students and Fire & Rescue Calls					Elementary School	Middle School	High School	F&R Station
				SFD	SFA	MF	AR	SFD	SFA	MF	AR	Residents	Elem.	Middle	High	F&R Calls				
Livingston	RD		Fawn Lake	Byright and pre-2002 subdivisions				505	0	0	0	1535	130	66	93	199	Brock Rd	Ni River	Riverbend	7
Chancellor	RD		Estates of Chancellorsville*					56	0	0	0	170	14	7	10	22	Chancellor	Ni River	Riverbend	5
Chancellor	RD		Estates of Elys Ford*					231	0	0	0	702	60	30	42	91	Chancellor	Ni River	Riverbend	5
Chancellor	RD/PSD		Saw Hill*					43	0	0	0	131	11	6	8	17	Wilderness	Ni River	Riverbend	5
Berkeley	RD	1/16/2008	Estates at Buckingham*					42	0	0	0	128	11	5	8	17	Berkeley	Post Oak	Spotsylvania	3
Lee Hill	PSD	2/2/2011	Pelhams East*					43	0	0	0	131	11	6	8	17	Lee Hill	Thornburg	Massaponax	11
Livingston	PSD	1/11/2013	The Woods of Catharpin*					4	0	0	0	12	1	1	1	2	Wilderness	Ni River	Riverbend	5
Livingston	RD	2/20/2013	Whitehall*					60	0	0	0	182	15	8	11	24	Brock Rd	Ni River	Riverbend	7
Berkeley	RD	2/20/2013	Tanglewood Estates*					2	0	0	0	6	1	0	0	1	Riverview	Post Oak	Spotsylvania	8
Battlefield	PSD	10/2/2013	The Estates at Kingswood*					28	0	0	0	85	7	4	5	11	Battlefield	Chancellor	Chancellor	4
Salem	PSD	10/21/2015	Breckenridge Farms*					50	0	0	0	152	13	7	9	20	Courthouse	Freedom	Courtland	4
Courtland	PSD	1/12/2016	Avalon Woods*					98	0	0	0	298	25	13	18	39	Salem	Chancellor	Chancellor	6
Berkeley	RD	4/22/2009	Anna Vista Sec 2*					10	0	0	0	30	3	1	2	4	Livingston	Post Oak	Spotsylvania	5
Berkeley	RD	3/14/2016	Pennington Estates*					12	0	0	0	36	3	2	2	5	Courtland	Spotsylvania	Courtland	1
Livingston	RD	8/13/2002	Pamunkey Point					20	0	0	0	61	5	3	4	8	Livingston	Post Oak	Spotsylvania	9
Battlefield/Lee Hill	PSD	11/26/2002	Lee's Parke	1437	0	0	795	447	0	0	168	1609	175	89	125	208	Parkside	Spotsylvania	Massaponax	1/4
Livingston	RD	2/25/2003	Sunrise Bay	89	0	0	0	34	0	0	0	103	9	4	6	13	Livingston	Post Oak	Spotsylvania	9
Courtland	PSD	11/9/2004	Regency at Chancellorsville	0	0	0	294	0	0	0	128	191	0	0	0	25	-	-	-	5
Courtland	RD	12/14/2004	Glenhaven/River Glen	74	0	0	0	34	0	0	0	103	9	4	6	13	Chancellor	Chancellor	Riverbend	5
Courtland	PSD	11/14/2006	Reserve at C'ville (Crossing at C'ville)	122	0	0	0	98	0	0	0	298	25	13	18	39	Chancellor	Chancellor	Riverbend	5
Battlefield	PSD	7/8/2008	Lafayette Crossing	0	110	0	0	0	21	0	0	51	6	3	3	7	Spotswood	Battlefield	Massaponax	4
Lee Hill	PSD	7/14/2009	Mallard Landing	0	150	0	0	0	99	0	0	239	30	13	14	31	Cedar Forest	Thornburg	Massaponax	11
Courtland	PSD	11/10/2009	Spring Arbor (River Crossing)	0	0	0	62	0	0	0	6	9	0	0	0	1	-	-	-	6
Battlefield	PSD	12/8/2009	Summerfield	83	44	0	0	45	21	0	0	187	18	9	11	24	Spotswood	Battlefield	Chancellor	4
Livingston	PSD	4/12/2011	Keswick	150	90	240	184	150	90	240	184	1305	89	40	53	169	Robert E. Lee	Spotsylvania	Spotsylvania	1
Berkeley	PSD	10/11/2011	Ni Village	0	164	773	0	0	164	773	0	1547	123	51	63	200	Riverview	Spotsylvania	Massaponax	8
Lee Hill	PSD	2/14/2012	Lakeside	0	100	0	0	0	26	0	0	63	8	3	4	8	Spotswood	Battlefield	Massaponax	4
Lee Hill	PSD	8/14/2012	Brooks	0	4	0	0	0	2	0	0	5	1	0	0	1	Cedar Forest	Thornburg	Massaponax	11
Livingston	RD	10/9/2012	Estates at Terry's Run	10	0	0	0	10	0	0	0	30	3	1	2	4	Livingston	Post Oak	Spotsylvania	9
Berkeley/Livingston	PSD	7/9/2013	Spotsylvania Cthse Village	395	205	900	50	358	198	834	50	2883	241	109	143	373	RE Lee/Courtland	Spotsylvania	Spotsy/Courtla	1
Berkeley	PSD	8/13/2013	Crossroads Station Apt	0	0	610	0	0	0	610	0	909	57	24	31	118	Cedar Forest	Thornburg	Massaponax	11
Lee Hill	PSD	9/10/2013	New Post	219	104	102	0	219	104	102	0	1068	98	42	60	138	Cedar Forest	Thornburg	Massaponax	11
Livingston	RD	9/24/2013	Fortune's Landing	49	0	0	0	45	0	0	0	137	12	6	8	18	Wilderness	Ni River	Spotsylvania	5
Courtland	PSD	1/14/2014	Villas at Harrison Crossing (Barley Woods)	0	0	0	130	0	0	0	130	194	0	0	0	25	-	-	-	6
Lee Hill	PSD	1/28/2014	Heritage Woods	697	180	183	0	697	180	183	0	2825	252	122	163	366	Parkside	Spotsylvania	Court/Mass	1/4/8
Berkeley	PSD	6/24/2014	Ni River Comm. Church/Courtland Park	89	0	0	0	89	0	0	0	271	23	12	16	35	Courtland	Spotsylvania	Courtland	1
Battlefield	PSD	6/24/2014	Southpoint Landing	0	0	830	0	0	0	550	0	820	52	21	28	106	Parkside	Battlefield	Massaponax	4
Chancellor	RD	9/9/2014	Legends of Chancellorsville	218	0	0	0	218	0	0	0	663	56	28	40	86	Brock Rd/Chan.	Ni River	Riverbend	5/7
Lee Hill	PSD	12/9/2014	Wheatland	0	98	0	0	0	98	0	0	236	30	13	14	31	Lee Hill	Thornburg	Massaponax	11
Chancellor	PSD	12/9/2014	Thorburn Estates	59	0	0	0	59	0	0	0	179	15	8	11	23	Wilderness	Freedom	Riverbend	10
Lee Hill	PSD	6/23/2015	Jackson Village	0	596	1289	385	0	596	1289	385	3931	304	126	152	509	Parkside	Spotsylvania	Massaponax	4
Courtland	PSD	11/12/2015	Retreat at C'ville	0	0	0	192	0	0	0	192	286	0	0	0	37	-	-	-	5
Berkeley	PSD	12/8/2015	Alexander's Crossing	518	971	888	230	518	971	888	230	5581	515	227	281	723	Riverview	Thornburg	Massaponax	11
Berkeley	RD/PSD	1/26/2016	Plantation Woods	132	0	0	0	132	0	0	0	401	34	17	24	52	Courtland	Spotsylvania	Massaponax	1
Livingston	RD	5/24/2016	Goodwin Cove	35	0	0	0	35	0	0	0	106	9	5	6	14	Livingston	Post Oak	Spotsylvania	9
Berkeley	PSD	3/16/2017	Cedar Forest	29	0	0	0	29	0	0	0	88	7	4	5	11	Cedar Forest	Thornburg	Massaponax	11
Berkeley	PSD	3/16/2017	Summit Crossing Estates	70	0	0	0	70	0	0	0	213	18	9	13	28	Riverview	Thornburg	Massaponax	11
Courtland	RD	9/12/2017	Barrington	39	0	0	0	39	0	0	0	119	10	5	7	15	Chancellor	Chancellor	Riverbend	5
Battlefield	PSD	12/12/2017	Afton	29	0	0	0	29	0	0	0	88	7	4	5	11	Spotswood	Battlefield	Massaponax	4

\*By-right subdivisions

TOTALS

4559 2570 5469 1473 30,397 2548 1169 1536 3936

Total unbuilt residential units

14,071

KEY: SFD = Single Family Detached; SF = Single Family Attached; MF = Multi- Family (apartments); AR = Age Restricted Units (any type)

Unbuilt units updated 10/13/2017  
Projects added 9/12/2017

Notes: Does not include new by-right subdivisions of fewer than 10 lots, family divisions, or annual divisions  
Does not include existing by-right lots outside of subdivisions

Generation Rates	SFD	SFA	MF
Persons Per Unit	3.04	2.41	1.49
Students Per Unit			
Elementary	0.2577	0.3072	0.094
Middle	0.1307	0.1286	0.0386
High	0.1832	0.1453	0.0507
Fire and Rescue	0.13 calls per capita		

Fire & Rescue Station	Capacity	Current			Future		
		Annual Call Volume* (July 1, 2016 - June 30, 2017)	Volume vs Capacity	% Residential Calls	New Calls	Volume w/new	Volume w/new vs Capacity
1	2500	1789	711	61%	860	2649	-149
2	2500	676	1824	64%		676	1824
3	2500	567	1933	76%	17	584	1916
4	2500	3864	-1364	40%	922	4786	-2286
5	2500	1183	1317	64%	325	1508	992
6	2500	3666	-1166	50%	65	3731	-1231
7	2500	831	1669	75%	265	1096	1404
8	2500	1035	1465	44%	323	1358	1142
9	2500	480	2020	76%	39	519	1981
10	2500	1284	1216	84%	23	1307	1193
11	2500	1852	648	65%	1097	2949	-449
<b>Total</b>	<b>27500</b>	<b>17227</b>	<b>10273</b>	<b>57%</b>	<b>3936</b>	<b>21163</b>	<b>6337</b>

Population

133033

July 1, 2017 Census Estimate

\*call volume does not include mutual aid to surrounding jurisdictions

Calls per capita 0.13

School	Enrollment*	Total Capacity	Remaining Capacity		Future New Students	Enrollment w/New		**Projected Capacity/Deficiency
Battlefield Elementary	649	833	184		7	656		177
Berkeley Elementary	294	353	59		11	305		48
Brock Road Elementary	658	907	249		174	832		75
Cedar Forest Elementary	749	936	187		194	943		-7
Chancellor Elementary	441	455	14		146	587		-132
Courthouse Road Elementary	809	907	98		13	822		85
Courtland Elementary	535	789	254		181	716		73
Harrison Road Elementary	792	936	144		0	792		144
Lee Hill Elementary	669	807	138		41	710		97
Livingston Elementary	406	504	98		28	434		70
Parkside Elementary	865	936	71		784	1649		-713
Riverview Elementary	619	907	288		657	1276		-369
Robert E. Lee Elementary	540	585	45		209	749		-164
Salem Elementary	646	815	169		25	671		144
Smith Station Elementary	678	986	308		0	678		308
Spotswood Elementary	551	641	90		40	591		50
Wilderness Elementary	719	936	217		39	758		178
<b>Countywide Elementary</b>	<b>10620</b>	<b>13233</b>	<b>2613</b>		<b>2548</b>	<b>13168</b>		<b>65</b>
Battlefield Middle	834	807	-27		40	874		-67
Chancellor Middle	861	857	-4		39	900		-43
Freedom Middle	769	948	179		14	783		165
Ni River Middle	723	774	51		152	875		-101
Post Oak Middle	727	948	221		20	747		201
Spotsylvania Middle	909	907	-2		568	1477		-570
Thornburg Middle	715	790	75		337	1052		-262
<b>Countywide Middle</b>	<b>5538</b>	<b>6031</b>	<b>493</b>		<b>1169</b>	<b>6707</b>		<b>-676</b>
Gates Program	21	90	69		0	21		69
Chancellor High	1268	1427	159		34	1302		125
Courtland High	1179	1265	86		181	1360		-95
Massaponax High	2027	1830	-197		913	2940		-1110
Riverbend High	1981	1995	14		247	2228		-233
Spotsylvania High	1180	1611	431		161	1341		270
<b>Countywide High</b>	<b>7656</b>	<b>8218</b>	<b>562</b>		<b>1536</b>	<b>9192</b>		<b>-974</b>
<b>TOTAL</b>	<b>23814</b>							

\*Final School Enrollment as of 10/1/2017

\*\*Based on current school district boundaries

Future Population			
	1% Annual Growth Rate	2% Annual Growth Rate	Weldon Cooper Projection
2017*	133,033	133,033	131,549
2018	134,363	135,694	
2019	135,707	138,408	
2020	137,064	141,176	135,026
2021	138,435	143,999	
2022	139,819	146,879	
2023	141,217	149,817	
2024	142,629	152,813	
2025	144,056	155,869	147,334
2026	145,496	158,987	
2027	146,951	162,166	
2028	148,421	165,410	
2029	149,905	168,718	
2030	151,404	172,092	159,641
2031	152,918	175,534	
2032	154,447	179,045	
2033	155,992	182,626	
2034	157,552	186,278	
2035	159,127	190,004	170,595
2036	160,718	193,804	
2037	162,326	197,680	
2038	163,949	201,634	
2039	165,588	205,666	
2040	167,244	209,780	181,549

\* estimate

current population + future residents from sheet 1

1% and 2% base year population = U.S. Census estimate

Date Approved	Project Name	Unbuilt Residential Units			
		SFD	SFA	MF	AR
	Fawn Lake	505	0	0	0
	Estates of Chancellorsville*	56	0	0	0
	Estates of Elys Ford*	231	0	0	0
	Saw Hill*	43	0	0	0
1/16/2008	Estates at Buckingham*	42	0	0	0
2/2/2011	Pelhams East*	43	0	0	0
1/11/2013	The Woods of Catharpin*	4	0	0	0
2/20/2013	Whitehall*	60	0	0	0
2/20/2013	Tanglewood Estates*	2	0	0	0
10/2/2013	The Estates at Kingswood*	28	0	0	0
10/21/2015	Breckenridge Farms*	50	0	0	0
1/12/2016	Avalon Woods*	98	0	0	0
4/22/2009	Anna Vista Sec 2*	10	0	0	0
3/14/2016	Pennington Estates*	12	0	0	0
8/13/2002	Pamunkey Point	20	0	0	0
11/26/2002	Lee's Parke	447	0	0	168
2/25/2003	Sunrise Bay	34	0	0	0
11/9/2004	Regency at Chancellorsville	0	0	0	128
12/14/2004	Glenhaven/River Glen	34	0	0	0
11/14/2006	Reserve at C'ville (Crossing at C'ville)	98	0	0	0
7/8/2008	Lafayette Crossing	0	21	0	0
7/14/2009	Mallard Landing	0	99	0	0
11/10/2009	Spring Arbor (River Crossing)	0	0	0	6
12/8/2009	Summerfield	45	21	0	0
4/12/2011	Keswick	150	90	240	184
10/11/2011	Ni Village	0	164	773	0
2/14/2012	Lakeside	0	26	0	0
8/14/2012	Brooks	0	2	0	0
10/9/2012	Estates at Terry's Run	10	0	0	0
7/9/2013	Spotsylvania Cthse Village	358	198	834	50
8/13/2013	Crossroads Station Apt	0	0	610	0
9/10/2013	New Post	219	104	102	0
9/24/2013	Fortune's Landing	45	0	0	0
12/10/2013	The Silver Collection Apt	0	0	0	0
1/14/2014	Villas at Harrison Crossing (Barley Woods)	0	0	0	130
1/28/2014	Heritage Woods	697	180	183	0
6/24/2014	Ni River Comm. Church/Courtland Park	89	0	0	0
6/24/2014	Southpoint Landing	0	0	550	0
9/9/2014	Legends of Chancellorsville	218	0	0	0
12/9/2014	Wheatland	0	98	0	0
12/9/2014	Thorburn Estates	59	0	0	0
6/23/2015	Jackson Village	0	596	1289	385
11/12/2015	Retreat at C'ville	0	0	0	192
12/8/2015	Alexander's Crossing	518	971	888	230

1/26/2016	Plantation Woods	132	0	0	0
5/24/2016	Goodwin Cove	35	0	0	0
3/14/2017	Cedar Forest	29	0	0	0
3/14/2017	Summit Crossing Estates	70	0	0	0
9/12/2017	Barrington	39	0	0	0
12/12/2017	Afton	29	0	0	0
*By-right subdivisions		<b>4559</b>	<b>2570</b>	<b>5469</b>	<b>1473</b>
		<b>14,071</b>			

**KEY: SFD = Single Family Detached**

**SF = Single Family Attached**

**MF = Multi- Family (apartments)**

**AR = Age Restricted Units (any type)**

**Notes:** Does not include new by-right subdivisions of fewer than 10 lots, family divisions,  
or annual divisions

Does not include existing by-right lots outside of subdivisions



Spotsylvania County Government

# Appendix C

Capital Facilities Impact Analysis

## CAPITAL FACILITIES IMPACT ANALYSIS

### R17-0012 Ross Drive Age Restricted SFA

Spotsylvania Population *	133,033
# of lots proposed in Rezoning	45
# of lots allowed By-right	4
Net new lots above By-right	41
Projected Population increase above By-Right	82
Projected Total Population increase	90
<b>Total Population After Buildout</b>	<b>133,123</b>

	Hard Cost	Per Capita
<b>Parks and Recreation</b>		
Marshall Center Auditorium Upgrades	\$304,000	<b>\$2.28</b>
Ni River Park	\$3,370,000	<b>\$25.31</b>
Belmont - Passive Park	\$420,000	<b>\$3.15</b>
Livingston Community Center	\$715,000	<b>\$5.37</b>
Patriot Park - Playground	\$198,700	<b>\$1.49</b>
Parks Impact Per Capita		\$37.62
<b>Total</b>		<b>\$3,084.60</b>
<b>Per Unit Total (41 Units)</b>		<b>\$75.23</b>
<b>Fire</b>		
Fire Training and Logistics Center	2,000,000	<b>\$15.02</b>
Station 6 Bunkroom Addition (New Service Area 6 Pop: 20,469)	675,000	<b>\$32.99</b>
New service area pop. Calculated by adding existing population 20,379 plus projected population 82 people.		
Fire Impact Per Capita		<b>\$48.01</b>
<b>Total</b>		<b>\$3,937.09</b>
<b>Per Unit Total (41 Units)</b>		<b>\$96.03</b>
<b>Total Impact</b>		<b>\$7,021.69</b>
<b>Total Impact per Unit (46 Units)</b>		<b>\$171.26</b>

\*Spotsylvania population per Census Data July 1, 2017

**DISCLAIMER: The information provided is Spotsylvania County staff's analysis of the project's impact on public facilities. The information provided is neither a recommendation nor suggestion.**