



R17-0012 The Villas at Salem Church Main Street, LLC Courtland District

Board of Supervisors Public Hearing

August 14, 2018

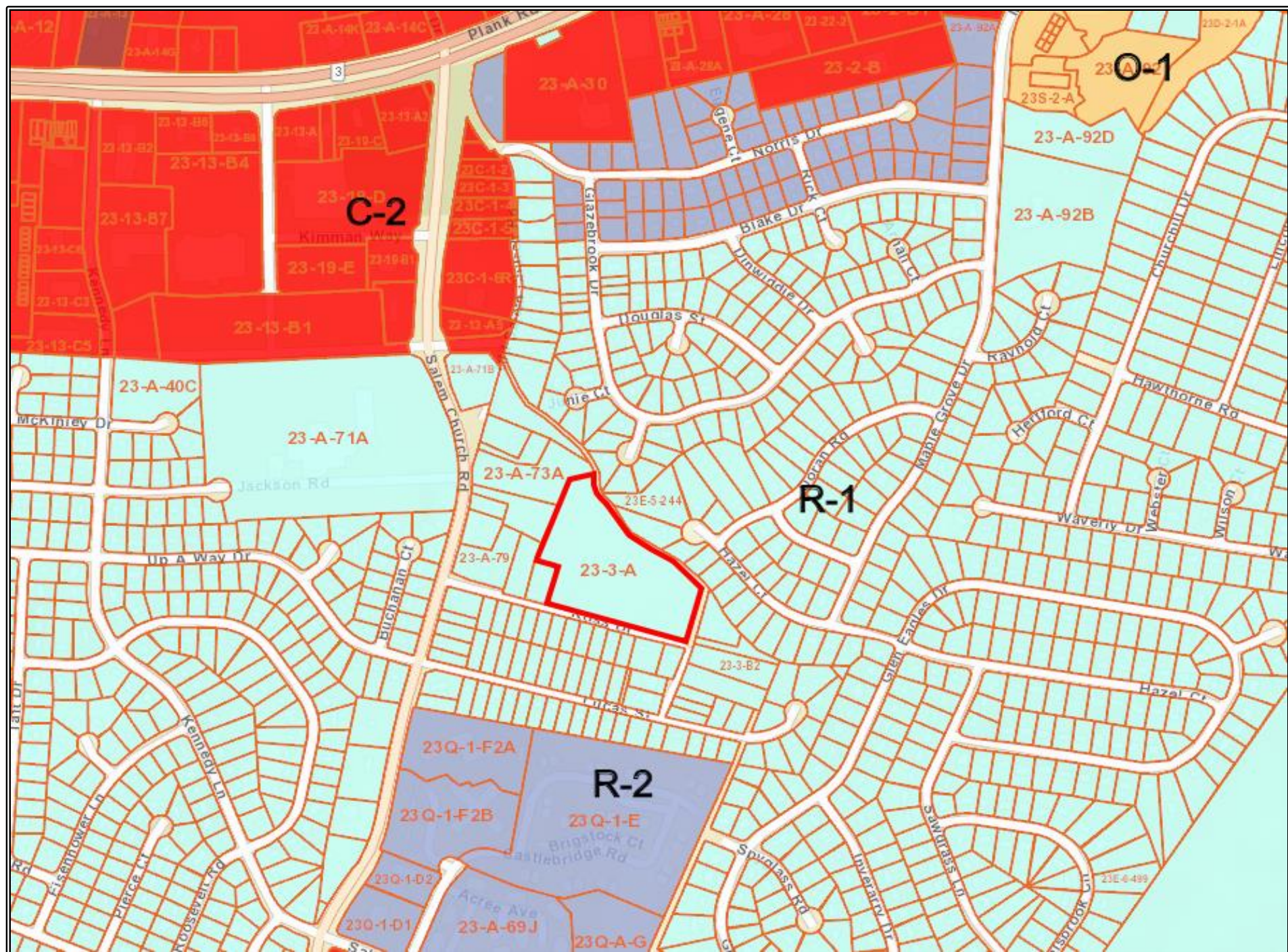
Kimberly Pomatto, Planner III

Request:

- Rezoning of approximately 6.646 acres from Residential 1 (R-1) to Residential 8 (R-8) with proffers to allow for 45 age-restricted single family attached units known as The Villas at Salem Church
- 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

Recommendations:

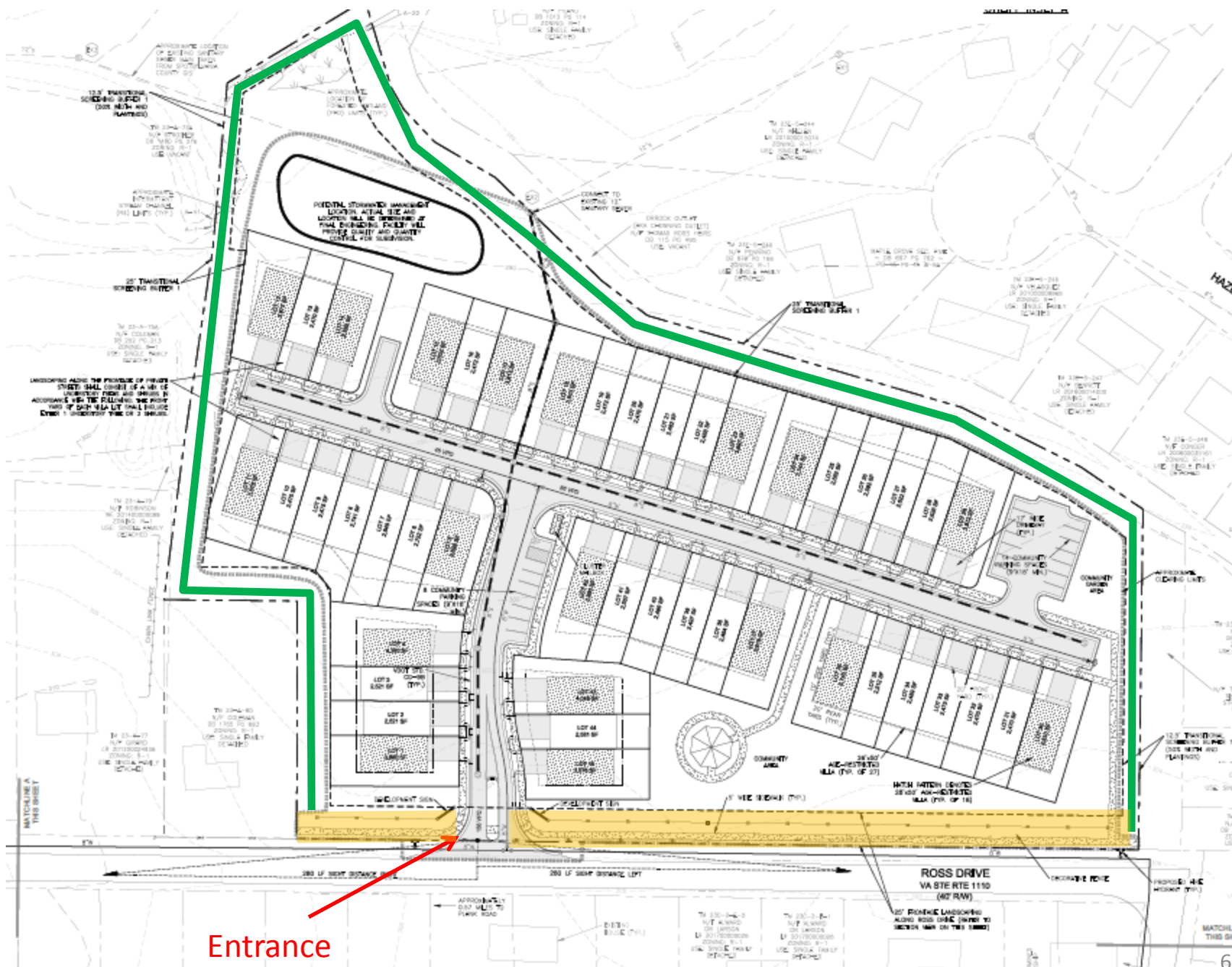
- The Planning Commission held a public hearing on June 6, 2018 and voted 7-0 to recommend approval with the proffer statement
 - Requested staff to research the potential for a traffic signal
 - A traffic signal is not warranted
- Staff recommends approval with the proffer statement





Salem Elementary

Salem Run Apartments



Transportation Analysis:

- Access is provided by Ross Drive which is a local road
- Most recent traffic counts on Ross Drive – 45 ADT
- Proposal is estimated to generated approx. 155 daily trips
 - This will not significantly impact level of service
- Salem Church Road LOS fluctuates from a “D” to an “E”
 - Majority of new trips will take a right on to Salem Church Road
 - The number of trips generated from the project will not significantly impact level of service

Comprehensive Plan Analysis:

Consistent

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

Identified Impacts

- ✓ Land Use – Density Inconsistency
- ✓ Public Facilities
 - ✓ Fire, Rescue & Emergency Services (Station 6 Over Capacity)
 - ✓ Parks & Recreation

Fiscal Analysis (FIA):

- Applicant's Fiscal Impact Analysis (FIA) asserts the Villas at Salem Church will have an average sales price of \$250,000 and generate \$121,730 in revenue to the County annually
- Staff conducted a separate analysis utilizing the County's model with an assumed assessed value of \$226,250
 - Based on a comparable product River Crossing Villas
- County's model projects the project will generate approximately \$65,540 annually at full build out
- While the two projections are different, they are both trending positively

Proffer Analysis:

- Development in conformance with the GDP
- Use of the property is limited to 45 age-restricted, single-family attached units
- Age restricted covenants will be in place to restrict and qualify occupancy of the units to be at least one person 55 years or older
- Covenants and restrictions will be recorded and a homeowner association will be established
- 2.4 acres will be preserved as open space
- Cash proffer totaling \$7,021.69 (\$156.04 per unit) to mitigate the project's impact on Public Safety and Parks and Recreation

Key Findings:

In Favor

- 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
- Cash contributions mitigate capital facility impacts
- Project is expected to generate positive revenue for the County totaling \$65,540 based on the County's model
- Infill project on underutilized property within the Primary Development Boundary
- Extension of waterline along Ross Drive will provide an opportunity for existing property owners to connect to public water if they desire

Key Findings:

Against

- Proposal is not in keeping with the existing development pattern and character of Ross Drive with smaller lot sizes and attached unit type
- Proposal exceeds the maximum density envisioned for development with the Low Density Residential land use designation

Recommendation:

- Based on the proposal's consistency with the Comprehensive Plan and the findings in favor, staff recommends approval of the rezoning request with the proffered conditions

