

Generalized Development Plan Narrative
For Rezoning R17-0011

Spotsylvania County Tax Parcels
21-20-1, 21-20-2, & 21-20-3

February 27, 2018
Revised April 3, 2018

Property Description

Trustees of Islamic Center of Fredericksburg (“Owner”) is the owner of three parcels located at the northwest corner of the intersection of Andora Drive and Old Plank Road in the Chancellor Magisterial District (the “Property”). The parcels, of which the Property is comprised, are identified in Table 1.

Table 1.

Tax Parcel	Acreage	Current Zoning	Current Use	Assessed Value (2017)
21-20-1	3.42	RU	Vacant	\$81,000
21-20-2	3.17	RU	Vacant	\$78,500
21-20-3	3.02	RU	Single-Family Vacant	\$107,800
	9.61			\$267,300

The Property is located within the Chancellor Magisterial District, Spotsylvania County’s Primary Development Boundary, and the Reservoir Overlay District.

Adjacent Uses

Existing adjacent land uses include ¼ acre single-family homes within the Ashleigh Park subdivision to the west, Tabernacle Methodist Church, a Spotsylvania County Community Center, and a single-family home to the south across Old Plank Road, and single-family residential homes to the north and east. A vicinity map has been provided in Exhibit A.

Exhibit B shows the Property on Spotsylvania County’s Future Land Use Map. The Property has been identified as “Low Density Residential,” which is defined in the Comprehensive Plan as single-family residential uses up to a density of 4 units per acre.

Proposed Use

The Owner is requesting a rezoning of the property from RU Rural to PDH-2 Planned Development Housing, to allow for the development the property as a nineteen (19) lot single-family detached subdivision in conformance with the Generalized Development Plan (GDP). The minimum lot size of 10,000 s.f. and average lot size of 11,3085 s.f. is consistent with the current development pattern of the Ashleigh Park subdivision, the Future Land Use Map, and the Comprehensive Plan. Typical units will be two-story wood frame houses averaging 2,700 s.f. The GDP shows that the proposed development meets the 30% open space requirement of the PDH-2.

Table 2.

	Total	New
# of units	19	16
Residents/unit**	3.04	3.04
Residents	58	49
School Children/unit**	0.572	0.572
School Children	11	9

Exhibit A
Vicinity Map

Ashleigh Ridge Subdivision

Andora Drive

Property

Old Plank Road



Exhibit B
Future Land Use Map

Community Meeting

The Owner/Applicant held a community meeting on November 7, 2016 at the Rubicon Café at Salem Fields Community Church that was attended by approximately 25 residents. Concerns expressed during the meeting included the potential for further degradation the Old Plank Road/Andora Drive intersection, the need to prohibit any connection between the proposed development and Teeside Drive, and the potential that the County/VDOT would take right-of-way from Ashleigh Park homeowners as part the future widening of Old Plank Road.

Anticipated Development Impacts

The following is a summary of the projected impacts of the proposed development on Spotsylvania County and its residents.

Traffic

The Property has approximately 660 feet of road frontage along the north side of Old Plank Road, and 260 feet of road frontage along the west side of Andora Drive. The proposed access to the development is a new, full-movement entrance on Old Plank Road as shown on the GDP. In order to accommodate this new entrance, proposed road improvements include widening along Old Plank Road to allow for an eastbound left turn lane on Old Plank Road, and a westbound right turn lane and exiting right turn taper. No offsite right-of-way will be required for these improvements. The Owner shall dedicate all required onsite right-of-way to public use.

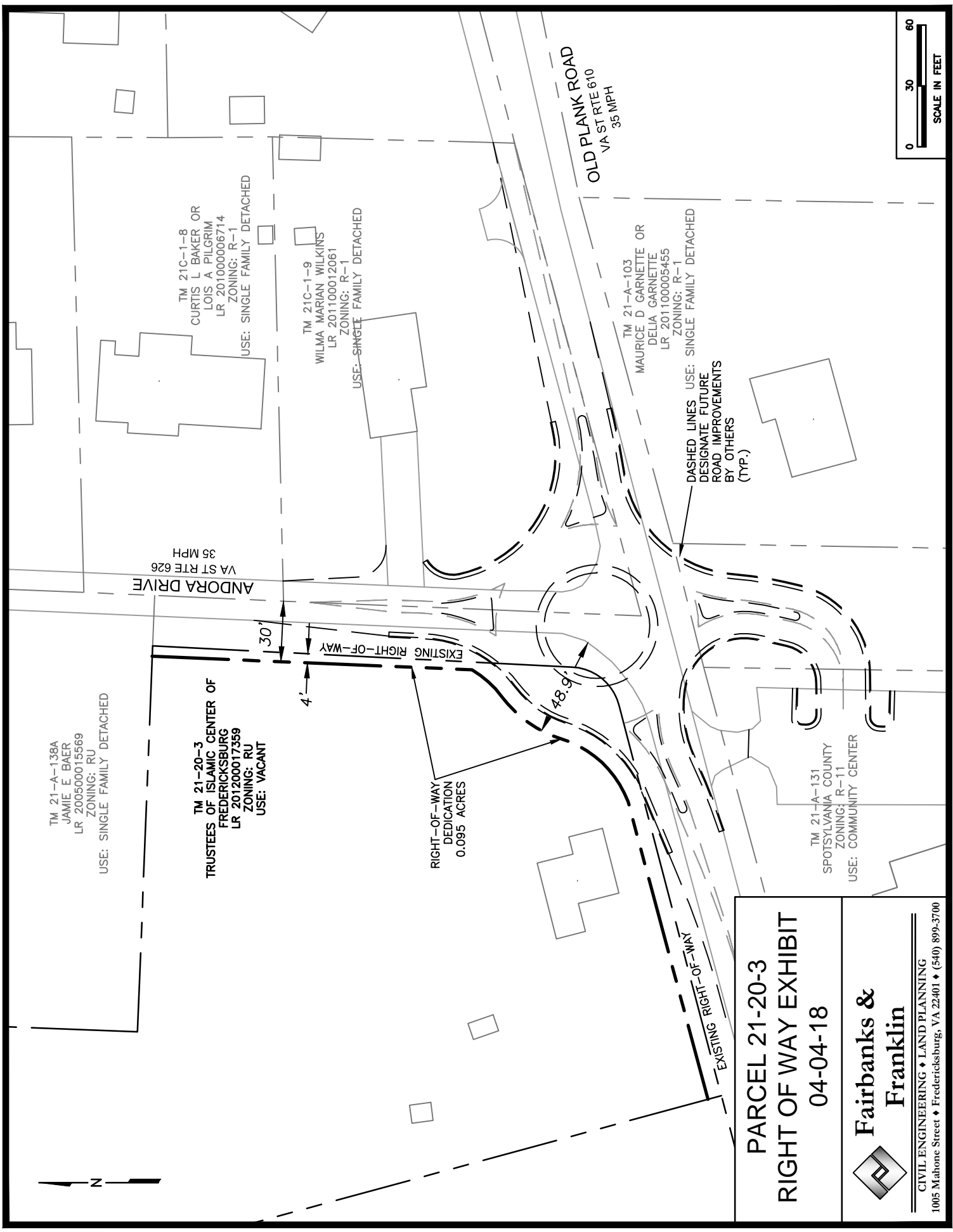
Access to individual lots within the proposed development shall be made through the construction of two public streets. No lots will front on either Old Plank Road or Andora Drive. The Applicant has obtained an SSAR Exception from VDOT to not connect the proposed development roadways to the adjacent Teeside Drive (See Appendix B).

The intersection of Andora Drive and Old Plank Road is a major choke point for Spotsylvania County residents. Motorists encounter significant delays at this intersection during the morning and evening peak hours. The Applicant has worked with VDOT and Spotsylvania County to develop a traffic circle concept (Exhibit C) that will improve the operational capacity of this intersection. This concept has been discussed at the County Board of Supervisors and is a candidate for inclusion in the County's transportation CIP. As part of this application, the Owner will proffer to donate the portion of the Property required for the construction of the traffic circle to public use at no cost to the County.

There are currently no County Transportation Capital Improvement projects proposed within a 5-mile radius of the Property.

Exhibit C

Old Plank Road & Andora Drive Intersection Concept



TM 21-A-138A
JAMIE E BAER
LR 200500015569
ZONING: RU
USE: SINGLE FAMILY DETACHED

TM 21-20-3
TRUSTEES OF ISLAMIC CENTER OF
FREDERICKSBURG
LR 201200017359
ZONING: RU
USE: VACANT

TM 21C-1-8
CURTIS L BAKER OR
LOIS A PILGRIM
LR 201000006714
ZONING: R-1
USE: SINGLE FAMILY DETACHED

TM 21C-1-9
WILMA MARIAN WILKINS
LR 201100012061
ZONING: R-1
USE: SINGLE FAMILY DETACHED

RIGHT-OF-WAY
DEDICATION
0.095 ACRES

EXISTING RIGHT-OF-WAY

OLD PLANK ROAD
VA ST RTE 610
35 MPH

TM 21-A-103
MAURICE D GARNETTE OR
DELIA GARNETTE
LR 201100005455
ZONING: R-1
USE: SINGLE FAMILY DETACHED

DASHED LINES USE: DESIGNATE FUTURE
ROAD IMPROVEMENTS
BY OTHERS
(TYP.)

TM 21-A-131
SPOTSYLVANIA COUNTY
ZONING: R-11
USE: COMMUNITY CENTER

PARCEL 21-20-3
RIGHT OF WAY EXHIBIT
04-04-18



**Fairbanks &
Franklin**

CIVIL ENGINEERING ♦ LAND PLANNING
1005 Mahone Street ♦ Fredericksburg, VA 22401 ♦ (540) 899-3700

Fire & Rescue

The Property is served by Fire Station 5, which is located approximately 1.7 miles to the northwest along Route 3. Using the County's call per capita calculations, a total of 6 fire and rescue calls are anticipated from this new development annually. As shown in Table 2., Fire Station 5 is currently operating below the capacity of this facility. There is one current County Fire & Rescue CIP Project that will serve the proposed development; a proposed Fire Logistics & Training Center (\$2,000,000). As calculated in Appendix A, the per capita cost of these improvements is \$15.03, or **\$46.02 per proposed single-family unit**.

Utilities

The Project will connect to an existing 8" sewer line that runs through the Property, and 6" water lines within the Old Plank Road and Andora Drive right-of-ways. No offsite upgrades to public utilities are anticipated.

Parks & Recreation

The development is projected to generate a net of 46 new County residents that will place additional demand on the County's existing parks and recreational facilities.

The County's Parks & Recreation Capital Improvement Plan proposes \$6,743,052 in expenditures to improve County parks and recreation facilities through 2022 as listed in Appendix A. The per capita cost of these improvements is \$37.63, or **\$115.23 per proposed single-family unit**.

Stormwater Management

Stormwater management will be achieved through the use of best management practices located regionally, on individual lots, and/or at drainage outfalls. All outfall locations will be analyzed to ensure the receiving channels are adequate and that the upstream stormwater management facilities detain the peak post development runoff to pre-development levels in accordance with applicable state and county requirements.

Schools

Using Spotsylvania County student generation rates, the proposed development is projected to generate an additional 4 elementary school students (Wilderness Elementary), 2 middle school students (Chancellor Middle), and 3 high school students (Riverbend High School) over the existing zoning.

Of these schools, only Chancellor Middle School is currently over-capacity according to the County's Capital Improvement Plan. Therefore, based upon school attendance and projected student demands from the proposed project, only the additional middle school

demand of the proposed project will exceed current Spotsylvania County school capacity (2 students).

There are currently no School CIP projected proposed by the County for any of the schools that will be impacted by the proposed development.

Table 3.

	Ashleigh Ridge (16 Net New)	Public Facility Impacted	Current Calls/ Enrollment	Total Capacity	Capacity Shortfall
Projected Population	49				
Estimated Number of Fire & Rescue Calls	6	F&R Station 5	1,183	2,500	0
Elementary School Students	4	Wilderness Elementary	719	936	0
Middle School Students	2	Chancellor Middle	861	857	4
High School Students	3	Riverbend High School	1,981	1,995	0

Capital Improvement Impact Analysis

The projected capital improvement cost of each of the impacts listed above has been summarized in Appendix A. Using data provided by Spotsylvania County, the projected CIP impact of the proposed development on County facilities is **\$2,580.02** or **\$161.25 per proposed single-family unit**.

Fiscal Impact Analysis

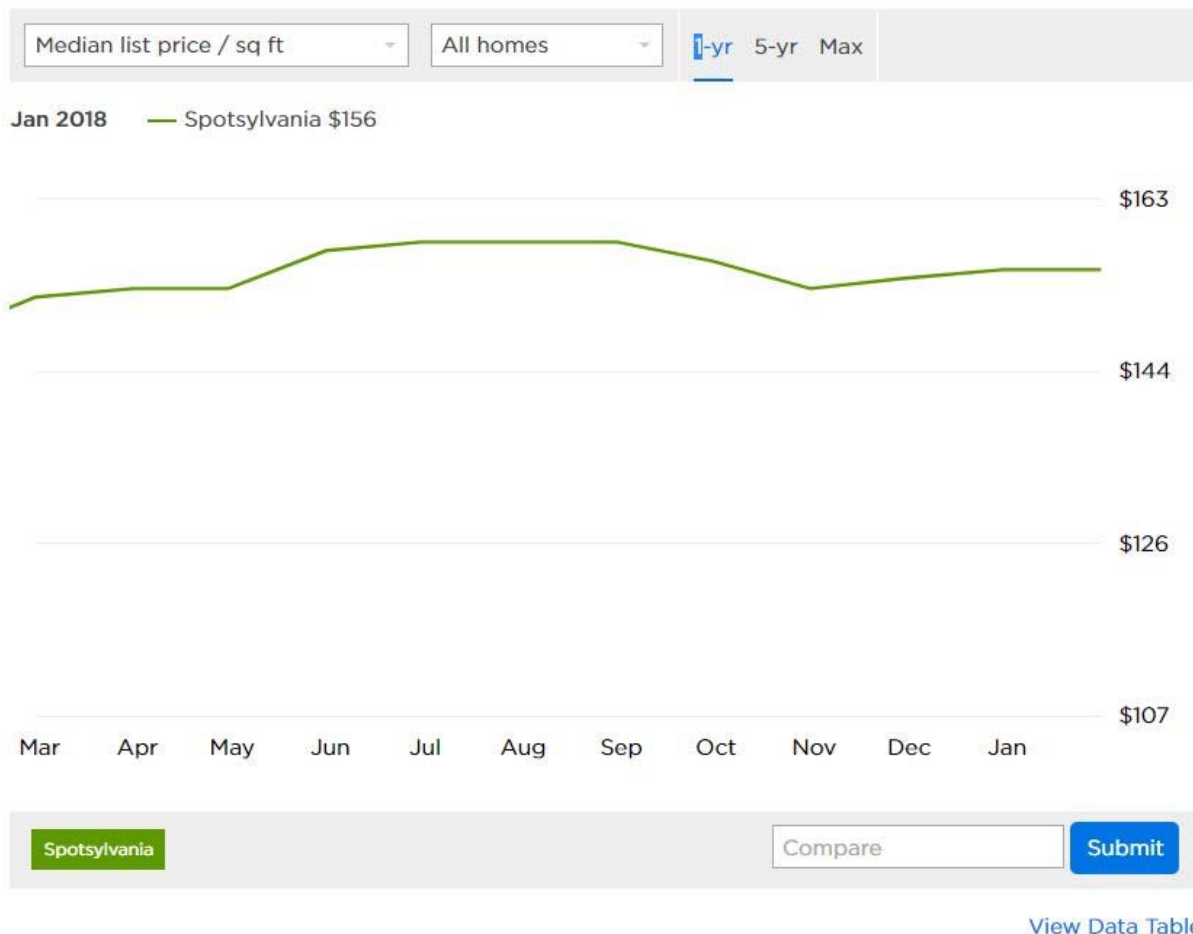
Project-Generated Tax Revenues

Based on County averages, the construction of the proposed development will add 58 new residents to Spotsylvania County. Each of these residents will contribute new County tax revenues that will offset additional County expenses. The following is a brief explanation of each revenue source considered in Appendix A:

Real Property Tax Revenues

Real Estate Taxes

After studying assessed values of comparable residential product in the vicinity of the Property and median County real estate listing prices per s.f. (\$156), the Applicant conservatively anticipates County real estate assessments of approximately \$145/s.f. for the proposed residential product.



Source: Zillow, February 2018: <https://www.zillow.com/spotsylvania-va/home-values/>

With an average home size of 2,700 s.f., the total projected real estate tax revenue generated from the project at buildout would be **\$59,900/year**.

Table 4.

Real Estate Taxes

Average Home Size (Square Feet)	2,700
Assessed Value/s.f.	<u>\$145.00</u>
Average Assessed Value	\$391,500
Total Project	\$7,438,500
Current RE Tax per \$100 Value	\$0.85
Annual Real Estate Tax Revenue	\$63,227

Personal Property Taxes

Spotsylvania County's FY18 annual budget anticipates the receipt of \$38,881,080 in resident and business personal property tax revenues. Residential land and improvements represent approximately 80% of Spotsylvania County's assessed value. For the purpose of computing projected certain revenues for the proposed development, an 80/20 split between residential and commercial sources has been used in this analysis where specific information was unavailable. As computed in Appendix A, the County currently collects annual personal property tax revenues of approximately \$233 per County resident per year. This figure equates to \$714 per single-family unit, and **\$13,561 per year** from the proposed development.

Other Property Taxes

Spotsylvania County collects other real property tax revenues that do not apply to the proposed development and have not been used to compute potential revenues, including machinery taxes, penalties and interest revenues.

Other Local Tax Revenues

Sales Taxes

Spotsylvania County's annual budget estimates the collection of \$17,952,000 in sales tax revenue in FY 2018. For the purpose of projecting per capita sales tax revenues from County residents, a 70/30 split between resident and non-resident spending has been assumed, given the County's exposure to Interstate 95 and the presence of several regional shopping destinations. Using this assumption in Appendix A computations yields a projected annual sales tax revenue of approximately \$94.46 per resident per year. This figure equates to \$288 per single-family unit, and **\$5,479 per year** from the proposed development.

Consumer Utility Taxes

Spotsylvania County charges a utility tax on every residential and commercial purchaser of electric and natural gas service. The County's FY18 annual budget projects a total Consumer Tax Revenue of \$2,500,000. Assuming an 80/20 split between residential and commercial utility users, the County collects consumer utility tax revenues of approximately \$15.03 per

resident per year, which equates to \$46 per single-family unit and a total of **\$872 per year** from the proposed development.

Vehicle License Fees

Spotsylvania County collects \$3,000,000 in vehicle licensing fees annually. Again, assuming an 80/20 split between residential and commercial sources of revenue, the County realizes annual vehicle license fee revenue of \$18.04 per resident per year. This figure equates to \$55 per single-family unit, and **\$1,046 per year** from the proposed development.

Recordation Taxes

Spotsylvania County charges a fee for all transactions recorded in the Clerk of the Circuit Court, including deeds, mortgages, leases, contracts, and agreements. The County's FY 2018 anticipated recording tax is \$2,400,000. Assuming an 80/20 split of residential and commercial recordings, the County collects an estimated \$14.43 per year in residential related recording transactions per resident per year. This figure equates to \$44 per single-family unit, and **\$837 per year** from the proposed development.

Transient Occupancy Taxes

Spotsylvania County levies an additional 5.0% tax on the amount paid for hotel and motel rooms within the County. While the proposed development may generate and occasional demand for a hotel or motel stay, this amount would likely be minimal compared to other sources. Therefore, no transient tax revenues are assumed to be generated from the proposed development.

Meals Taxes

Spotsylvania County's FY 2018 budget estimates the collection of \$8,925,000 in meals tax revenue in FY 2018. For the purpose of projecting per capita meals tax revenues from County residents, a 70/30 split between resident and non-resident spending has been assumed, given the County's exposure to Interstate 95 and the presence of several regional dining destinations. Using this assumption in Appendix A computations yields a projected annual meals tax revenue of approximately \$46.96 per resident per year. This figure equates to \$143 per single-family unit, and **\$2,724 per year** from the proposed development.

Other Local Taxes

Spotsylvania County collects other local tax revenues that do not directly apply to the proposed development and have not been used to compute potential revenues, including business license taxes, rental taxes, and bank stock taxes.

Other Local Revenues

Spotsylvania County's collects license and permit fees, charges for services, penalties, and miscellaneous user fees that are used to fund County departments and services. While residents of the proposed development will contribute these revenues to Spotsylvania County,

they have been excluded from project generated revenues because they are used as credits on the expense side of this analysis to compute tax-supported County expenses.

State Revenues

Spotsylvania County's FY 2018 budget projects the receipt of \$36,517,189 in State aid, including remitted communication sales taxes, grantor's taxes, and Personal Property Tax Relief Act funds.

Communications Sales Tax

The Commonwealth will remit an estimate \$4,500,000 in Communications Sales Tax revenues to Spotsylvania County in FY 2018, which is collected from customers of communications services at the rate of 5% the sales price of the service. Assuming an 80/20 residential to commercial split of taxpayers, the County collects an average tax of \$27.06 per County resident annually, which equates to a projected revenue of **\$1,570 per year** from the proposed development.

Grantor's Tax

The Commonwealth will remit an estimated \$420,000 in Grantor's Tax revenues to Spotsylvania County in FY 2018, which is collected from grantor's during circuit court transactions. Assuming an 80/20 residential to commercial split of taxpayers, the County collects an average tax of \$2.53 per County resident annually, which equates to a projected revenue of **\$146 per year** from the proposed development.

Personal Property Tax Relief Act Revenue

In 1998, the General Assembly passed the PPTRA which provided residents relief from automobile personal property taxes by funding a portion of the tax directly to local jurisdictions. Spotsylvania County's FY 2018 budget estimates a PPTRA income of \$14,500,000 which is proportionately based on the total value of vehicle within the County. The FY 2018 PPTRA is equal to \$109.00 per County resident, which would equate to a projected revenue of **\$6,322 per year** from the proposed development.

Other State Revenues

The Commonwealth provides additional funding to Spotsylvania County that do not directly apply to the proposed development, including social services and shared expenses, and have not been used to compute project generated revenues.

Federal Aid

The Federal government financial aid to Spotsylvania County that does not directly apply to the proposed development and have not been used to compute project generated revenues.

Project-Generated County Local Tax-Supported Expenditures

The estimated 58 new residents in the proposed development will require additional County expenditures in order to maintain current levels of County service. In total, the proposed development has been projected to require annual local tax supported expenditures of **\$4,882**

per unit. The following is a brief explanation of the methodology used in Appendix A to arrive at this figure.

County Expenditures Generally

Spotsylvania County's FY 2018 annual budget is \$248,637,706, which includes a \$124,075,315 education transfer to schools and \$124,526,391 for other departments/line items. Based upon information provided in the FY 2018 budget, \$221,064,842 of these expenditures are supported by local tax revenues, while the remaining \$27,569,864 comes from state and federal aid.

County services benefit both its residents and its business community. Therefore, the expenditures for these services need to be appropriately allocated. To determine the projected burden placed upon the County by new residential development, the proportionate share of each County expenditure attributable to residents has been computed in Appendix A and summarized in Table 5. Budget items that benefit residential and commercial uses, such as public safety, have been assigned an 80/20 split which aligns with Spotsylvania County's ratio of residential to commercial property values. Those that solely benefit the County's residential population, such as parks, recreation & cultural and transfer to schools, have been assigned 100% to resident-generated tax share. Using this methodology, **\$205,441,854** in FY 2018 expenses have been estimated to be resident-generated local tax supported County expenditures, which equates to **\$1,599.31 per County resident**.

As shown in Table 2, the proposed development is projected to generate 3.04 residents and 0.572 school children per unit, for a total of 49 new residents and 9 new school children for the proposed development. Applying the annual expenditures per resident and per student computed in Appendix A to the projected new population yields **new annual County tax supported costs of \$4,882 per unit, and \$92,760 for the proposed development**.

Net Fiscal Impact

As detailed in Appendix A and above, the proposed development is projected to generate **\$95,784** annually in Spotsylvania County tax revenues at an estimated annual cost of **\$92,760** in County tax-supported expenditures, resulting in a **net annual revenue surplus of \$3,024**.

With this surplus revenue, the projected capital improvement impact of **\$2,580.02** would be repaid **within 1 year of buildout** of the proposed development.

Table 5.

FY 2018 Local Tax-Supported Expenditures	FY 2018 County Total Budget	Tax Supported Expenses	% Attributable to Residents	Resident- Generated Tax Share	Per Capita Cost
Executive Services	\$5,014,724	\$5,014,724	80%	\$4,011,779	\$30.16
Administrative Services	\$13,451,416	\$11,100,163	80%	\$8,880,130	\$66.75
Voter Services	\$438,212	\$378,212	100%	\$378,212	\$2.84
Judicial					
Administration	\$4,182,973	\$2,138,921	80%	\$1,711,137	\$12.86
Public Safety	\$51,058,464	\$40,318,607	80%	\$32,254,886	\$242.46
Public Works	\$9,247,281	\$6,782,783	80%	\$5,426,226	\$40.79
Health & Welfare	\$19,621,211	\$10,574,635	100%	\$10,574,635	\$79.49
Parks, Recreation & Cultural	\$7,520,722	\$6,831,030	100%	\$6,831,030	\$51.35
Community Development	\$2,643,338	\$2,466,402	80%	\$1,973,122	\$14.83
Debt Service	\$10,293,341	\$10,293,341	80%	\$8,234,673	\$61.90
Tax Relief	<u>\$1,090,709</u>	<u>\$1,090,709</u>	<u>100%</u>	<u>\$1,090,709</u>	<u>\$8.20</u>
Subtotal Adopted Budget	\$124,562,391	\$96,989,527	84%	\$81,366,539	\$611.63
Education (Transfers to Schools)	\$124,075,315	\$124,075,315	100%	\$124,075,315	
Total Annual County Expenditures	\$248,637,706	\$221,064,842	93%	\$205,441,854	\$1,599.31

Appendix A
Fiscal Impact Analysis

Proposed Zoning Revenues and Public Facility Costs

General Information

2017 Population*	133,033
Population After Buildout	133,091
2017 School Enrollment*	23,539

* Source: Spotsylvania FY 2018 Budget

Real Estate Taxes

Average Home Size (Square Feet)	2,700
Assessed Value/s.f.	\$145.00
Average Assessed Value	\$391,500
Total Project	\$7,438,500
Tax per \$100 Value	\$0.85
Total Project Annual Real Estate Tax	\$63,227

Resident/Student Generation

	Total	New
# of units	19	16
Residents/unit**	3.04	3.04
Residents	58	49
School Children/unit**	0.572	0.572
School Children	11	9

** Figures taken from County of Spotsylvania Zoning Evaluation and Proffer Policy Guide

Spotsylvania County FY 2018 Budgeted General Fund Revenues	FY 2018 County Total Budget	Amount Relevant to Computation	% Attributable to Residential Development	County Resident Share	Per Capita	Per Pupil	Per Unit	Proposed Development
Property Taxes								
Real Property Taxes	\$121,461,775	\$115,711,484	80%	\$92,569,187,20	\$1,090.13		\$3,328	\$63,227
Personal Property Taxes	\$42,849,188	\$38,881,080	80%	\$31,104,864	\$233.81		\$714	\$13,561
Other Property Taxes, Penalties, Interest	\$3,518,978	\$0	0%	\$0	\$0.00		\$0	\$0
Subtotal Property Taxes	\$167,829,941	\$154,592,564	80%	\$123,674,051	\$1,323.94		\$4,041	\$76,788
Other Local Taxes								
Sales Taxes	\$17,952,000	\$17,952,000	70%	\$12,566,400	\$94.46		\$288	\$5,479
Consumer Utility Taxes	\$2,500,000	\$2,500,000	80%	\$2,000,000	\$15.03		\$46	\$872
Business License Taxes	\$4,219,000	\$4,219,000	0%	\$0	\$0.00		\$0	\$0
Local Vehicle License Fees	\$3,000,000	\$3,000,000	80%	\$2,400,000	\$18.04		\$55	\$1,046
Recordation Taxes	\$2,400,000	\$2,400,000	80%	\$1,920,000	\$14.43		\$44	\$837
Transient Occupancy Tax	\$1,300,000	\$1,300,000	0%	\$0	\$0.00		\$0	\$0
Meals Taxes	\$8,925,000	\$8,925,000	70%	\$6,247,500	\$46.96		\$143	\$2,724
Other Local Taxes	\$1,350,000	\$1,350,000	0%	\$0	\$0.00		\$0	\$0
Subtotal Other Local Taxes	\$41,646,000	\$41,646,000	60%	\$25,133,900	\$188.93		\$577	\$10,958
Licenses & Permits*	\$345,200	\$0	0%	\$0	\$0.00		\$0	\$0
Charges for Services*	\$3,985,944	\$0	0%	\$0	\$0.00		\$0	\$0
Other Local Revenue & Miscellaneous*	\$4,380,676	\$0	0%	\$0	\$0.00		\$0	\$0
State Revenue								
Non-Categorical State Aid								
Communications Sales Tax	\$4,500,000	\$4,500,000	80%	\$3,600,000	\$27.06		\$83	\$1,570
Grantor's Tax	\$420,000	\$420,000	80%	\$336,000	\$2.53		\$8	\$146
Personal Property Tax Relief Act	\$14,500,000	\$14,500,000	100%	\$14,500,000	\$109.00		\$333	\$6,322
Other Non-Categorical State Aid	\$536,422	\$0	0%	\$0	\$0.00		\$0	\$0
Shared Expenses	\$5,518,678	\$0	0%	\$0	\$0.00		\$0	\$0
Social Services	\$10,107,285	\$0	0%	\$0	\$0.00		\$0	\$0
Other Categorical State Aid	\$934,804	\$0	0%	\$0	\$0.00		\$0	\$0
Subtotal State Revenue	\$36,517,189	\$19,420,000	95%	\$18,436,000	\$138.58		\$423	\$8,038
Federal Aid	\$931,624	\$0	0%	\$0	\$0.00		\$0	\$0
Total Annual County Revenues	\$255,636,574	\$215,658,564	78%	\$167,243,951	\$1,651.45		\$5,041	\$95,784

Appendix A

Spotsylvania County FY 2018 Local Tax-Supported Expenditures	FY 2018 County Total Budget	Tax Supported Expenses	% Attributable to Residents	Resident- Generated Tax Share	Per Capita Cost	Per Pupil Cost	Per Unit Cost	Per Development Cost
Executive Services	\$5,014,724	\$5,014,724	80%	\$4,011,779	\$30.16		\$92	\$1,749
Administrative Services	\$13,451,416	\$11,100,163	80%	\$8,880,130	\$66.75		\$204	\$3,872
Voter Services	\$438,212	\$378,212	100%	\$378,212	\$2.84		\$9	\$165
Judicial Administration	\$4,182,973	\$2,138,921	80%	\$1,711,137	\$12.86		\$39	\$746
Public Safety	\$51,058,464	\$40,318,607	80%	\$32,254,886	\$242.46		\$740	\$14,063
Public Works	\$9,247,281	\$6,782,783	80%	\$5,426,226	\$40.79		\$125	\$2,366
Health & Welfare	\$19,621,211	\$10,574,635	100%	\$10,574,635	\$79.49		\$243	\$4,610
Parks, Recreation & Cultural	\$7,520,722	\$6,831,030	100%	\$6,831,030	\$51.35		\$157	\$2,978
Community Development	\$2,643,338	\$2,466,402	80%	\$1,973,122	\$14.83		\$45	\$860
Debt Service	\$10,293,341	\$10,293,341	80%	\$8,234,673	\$61.90		\$189	\$3,590
Tax Relief	\$1,090,709	\$1,090,709	100%	\$1,090,709	\$8.20		\$25	\$476
Subtotal Adopted Budget	\$124,562,391	\$96,989,527	84%	\$81,366,539	\$611.63		\$1,867	\$35,474
Education (Transfers to Schools)	\$124,075,315	\$124,075,315	100%	\$124,075,315		\$5,271	\$3,015	\$57,286
Total Annual County Expenditures	\$248,637,706	\$221,064,842	93%	\$205,441,854	\$1,599.31	\$5,271	\$4,882	\$92,760
Net Annual County Cashflow					\$52.14		\$159	\$3,024

Capital Improvement Cost Analysis						
	Demand Over Capacity	CIP Cost	Per Unit	Per Capita	Per Student	Development
Units/Residents/Students			16	49	2	
Fire & Rescue Fire Logistics & Training Center Total Fire & Rescue	Multiple CIP Projects That May Serve Proposed Development	<u>\$2,000,000</u> \$2,000,000	(\$46.02)	(\$15.03)		(\$736.34)
Parks & Recreation Belmont Passive Park Livingston Community Center Marshall Center Auditorium Ni River Park Patriot Park Playground Total Parks & Recreation	Multiple CIP Projects That May Serve Proposed Development	<u>\$420,000</u> \$715,000 \$304,000 \$3,370,000 <u>\$198,700</u> \$5,007,700	\$9.66 \$16.45 \$7.00 \$77.55 <u>\$4.57</u> (\$115.23)	\$3.16 \$5.37 \$2.28 \$25.32 <u>\$1.49</u> (\$37.63)		(\$1,843.68)
Schools			(\$161.25)	(\$52.65)		\$0
* Applicant is proffering to acquire r/w on behalf of County in lieu of cash proffers. Should Applicant fail to acquire r/w within 12 months following rezoning, Applicant agrees to cash proffer amount.						
				Total CIP Impact		
				Annual Surplus		
				Projected Payback Period (yrs)		
				\$3,024		
				0.9		

Appendix B
Approved SSAR Exception



**SECONDARY STREET ACCEPTANCE REQUIREMENTS
EXCEPTION, WAIVER, MODIFICATION REQUEST FORM**

Submitted by: Chris Hornung, P.E.		Date: 10/26/17
Email Address: chornung@ymail.com		Phone: 540-785-3378
Address: 1201 Central Park Blvd, Fredericksburg, VA 22401		
Development or Subdivision Name: Ashleigh Ridge		
County: Spotsylvania	Connecting Route # : n/a Name: Teeside Drive – Not in system	
Description of Proposed Project: 18-unit single family residential development on Old Plank Road		

FOR VDOT USE ONLY

Date received by VDOT:	Initial review conducted by:
District Administrator's designee:	Is request required to be determined by D.A.? :
Deadline to finalize request decision:	Date developer & locality notified of decision:

NOTES:

- (i) Attach additional information as necessary describing the reasons for the exception, waiver, or modification request.
- (ii) Use the LD-440 Design Exception or the LD-448 Design Waiver forms for design related standards (e.g. design speed). See [IIM-LD-227.5](#) for additional instructions.

TYPE OF EXCEPTION, WAIVER OR MODIFICATION

1. ☒ **Stub out connection to an adjacent, existing VDOT maintained stub out** (Section 60, C, 1 in SSAR of regulation)

Name, route number, and location of existing stub out: Teeside Drive

Reason for request:

☐ Specify reason: See attached

☒ Attached documentation supporting reason for request.

SSAR Exception, Waiver, Modification Request Form (continued)

2. ☐ **Multiple Connections in Multiple Directions** (Section 60, C, 2 of regulation)
Number of connections and related directions being proposed:
Reason for request:
Why multiple connections in multiple directions can NOT be met.
☐ Specify reason: _____
☐ Attached documentation supporting reason for request.
3. ☐ **Additional Connections Standard** (Section 60, C, 3 of regulation)
Number of connections and related directions being proposed:
Reason for request:
Why the additional connections standard can NOT be met.
☐ Specify reason: _____
☐ Attached documentation supporting reason for request.
4. ☐ **Pedestrian Accommodation Requirements** (Section 120, I of regulation)
SSAR pedestrian accommodations required for this development:
Describe pedestrian accommodations being proposed for development:
Reason for request:
☐ A. **Why can the required pedestrian accommodations NOT be constructed.**
☐ Specify reason: _____
☐ Attached documentation supporting reason for request.
☐ B. **Is developer proposing to build equivalent pedestrian accommodations:**
If "yes," explain how the proposal is equivalent or better than the SSAR required facilities:

☐ Attached documentation supporting reason for request, including plans.

SSAR Exception, Waiver, Modification Request Form (continued)

5. ☐ **Public Service Requirement** (Section 60, B of regulation)

For which Public Service criteria does the developer seek the exception:

Reason for request:

Why is the Public Service exception being requested?

☐ Specify reason: _____

How does facility provide Public Service equivalent to the SSAR requirement?

☐ Provide specifics: _____

6. ☐ **Other SSAR Exception, Waiver or Modification Request** (insert information for each individual request being made which is not addressed in items #1 through #5 above)

Exception, waiver, or modification the developer is requesting:

Related section of the SSAR regulation:

Reason for request:

☐ **Why is this request being made?:**

☐ Specify reason: _____

☐ Attached documentation supporting reason for request.

August 2015

SSAR Exception, Waiver, Modification Request Form (continued)

Request Recommendation: Approve <input checked="" type="checkbox"/> Deny <input type="checkbox"/>	Date: 11/1/17
Person completing recommendation: DAVID L. BEALE, P.E. JDB	
Reasons for recommendation (required): Connecting to the existing stub provides little benefit and moves the internal intersection closer to the Old Plank Rd intersection which is not as safe as the proposed configuration.	

Request Action: Approved <input checked="" type="checkbox"/> Denied <input type="checkbox"/>	Date: 11/1/17
Action taken by District Administrator or Designee (name): M.C. [Signature]	
Reasons for action (required): As stated above.	