

Owner: Fredericksburg Christian Educational Services, Inc.

Applicant: Fredericksburg Christian Educational Services, Inc.

Date: March 8, 2018 (Revised June 25, 2018)

GDP: General Development Plans; FREDERICKSBURG CHRISTIAN SCHOOL CAMPUS
EXPANSION;
Prepared By: Webb and Associates; Attached Hereto As Exhibit A (The GDP)

Property: 9400 Thornton Rolling Road; Spotsylvania County Tax Parcels 37-A-47 & 37-A-47A;
Consisting of 75.2493 Acres

Overview:

The Applicant is seeking a Special Use Permit to allow for the addition of a new 220' x220' (48,400 square foot) Elementary School Building to be added to the existing school campus. In addition, the Applicant is also seeking to move the existing impacted ballfields and additional ballfields to the back portion of the school's property. Associated parking will be added for both the elementary school and ballfields as shown on the GDP. The facility is and will be used to support the greater Spotsylvania area for alternative schooling opportunities.

The Property is located in the Northeast corner of Spotsylvania County in an area slated for new development. Adjoining neighbors include to the south, the Marshall-Gardner Property Division that consist of five residential parcels directly adjacent to the subject Property off of Patriot Lane; to the west, is Crossroads Associates LLC property zoned I-1, MU-5 & RU that is approved for mix-use development; to the north, is Michael A. Jones & S. Craig Jones property zoned RU and is also seeking rezoning to be a mixed-use development; and across Thornton Rolling Road to the east are three parcels of land under Open Space Easements and one residential parcel all zoned RU.

The Property is currently Zoned RU with a Special Use Permit SP05-06, approved by the Board of Supervisors on June 14, 2005 and the Applicant is seeking a Special Use Permit Amendment based on discussions with County Planning Staff. The Property is currently being utilized for private educational services for grades 6-12 along with associated ballfields and parking. The proposed Special Use Permit is to relocate the elementary school currently located in the City of Fredericksburg to the Property expanding the private educational services to grades Pre-K-12.

Impact Statement

1. Land Use

- a. Proposed Use – The Property currently being used as a private educational services for grades 6-12 with associated ballfields and parking. The proposal is to add an Elementary School standalone building of 220'x220' (48,400 sq.ft.) and associated playground, ballfields and parking to bring the campus to Pre-K-12 capability. The existing baseball and soccer fields are being removed from the north side the current school building for the proposed elementary school building and its associated parking lot and playground. The baseball and soccer fields are being moved to the back portion of the property with an addition of three more ballfields to help with the accommodation of afterschool practices and games.
- b. Floor Area Ratio – The existing and proposed buildings give a FAR of 0.04.
- c. Protection of Neighboring Properties – This parcel is surrounded by residential housing on large lots to the south, a proposed mix-use project to the west, vacant land to the north, but also planning for mix-use development and one resident on a large parcel to the east surrounded by land in Open Space Easement. As approved with SUP05-06, the proposed special use permit is also including to maintain the 50' undisturbed buffer around the entire boundary except for the driveway entrances and as required for utility lines also dating back to CP92-22. There is a reduction along the roadway needed however due to the dedication of right-of-way for the extents of the State Route No. 609 roadway and the 10' wide bike path for the East Coast Greenway.
- d. Height of Structures – The proposed Elementary School Building will be within the zoning requirement not to exceed 35 feet.
- e. Special Amenities – There is to be built a 10' wide East Coast Greenway Bike Path along the whole frontage of the parcel with two crossings at the existing school entrances. A playground is being built for the elementary school along with additional ballfields that can be subject for use by the community under an agreement.
- f. Phasing – This project will be built out in two or more mobilizations. The First Phase will be the building of the elementary school and its associated parking and playground. During that construction, the off-site work will also occur, which entails repaving State Route 609 and adding the 10' wide East Coast Greenway Bike Path. The Second Phase will consist of the building of the ballfields and associated parking in the back portion of the property. This may be done with more than one mobilization depending upon the need of ballfields at the time.

2. Cultural Resources

- a. Historic – There are no known historically significant features present on said property.
- b. Cemeteries – There are no known places of burial on said property.
- c. Historic Resources – Based on review of the Comprehensive Plan and information from the Virginia Department of Historic Resources and the United States Department of the Interior, the said property does not have any cultural resources. Additionally, the said property is not located in the County's Historic Overlay District.

3. Fire and Rescue

- a. Improvements – An access road is being built to encompass the entire campus buildings giving emergency vehicles the ability to approach the buildings in any direction.
- b. Public Facilities - There is one new fire hydrant and fire department connections being proposed for the proposed Elementary School Building.

- 4. Schools – Expanding the Private Educational Services from 6-12 to Pre-K-12 giving the greater Spotsylvania area more options for schooling in a proposed high density portion of the county. While offering an alternative to public schools in the Spotsylvania community, it also helps alleviate the crowding of the public schools in this area slated for high density housing in the near future.
- 5. Parks and Open Space – As a part of this application, five new ballfields are being proposed along with two existing ballfields. This totals one-softball field, two-baseball fields and four rectangle multiple use fields.
- 6. Water / Sewer – This project is served by public water and sanitary sewer. There is no need for any offsite improvements with this application as service lines on-site are adequate for the additional use.
- 7. Environment – There will need to be wetland impacts for a road crossing the perennial stream through the RPA shown on the GDP. No other impacts are anticipated for development of the site.
- 8. Housing – No impacts identified, No residential uses are proposed as a part of this application.

9. Transportation

- a. Trip Generation – The subject property has two points of entry. The northernmost entrance is mainly for entering the Property and marked with one way arrows to discourage any outgoing traffic as the site distance isn't as much as the southernmost entrance. The southernmost entrance is used mainly for exiting the Property to help with on-site traffic flow. The proposed additional trips anticipated have been derived by the accompanying Turn Lane Analysis document showing a projected 2,301 vehicles per day. This of course is a worst case scenario not utilizing the bus system that the Applicant has in place transporting students from Culpeper, Stafford and King George Counties as well as within Spotsylvania County locations. This along with families having multiple students at the campus both reduce the above mentioned vehicles per day to and from the Property.
- b. Right-of-Way Dedications – Thornton Rolling Road – State Route 609 is currently a prescriptive right-of-way. Under this application, the Applicant is proposing a minimum of a 40' right-of-way dedication from the centerline of the road along the road frontage. At the southern entrance a 50' right-of-way dedication is given and at the northern entrance a 48' right-of-way dedication is being given. The proposed dedication will put the monument sign in nonconformance with the zoning regulations only being 3" from the edge of the new right-of-way. In order to dedicate this area, the monument sign needs to be grandfathered and allowed to stay in place.
- c. Improvements – The two entrances along with existing tapers and right turn lanes are adequate for the additional use being added in this application. In addition, the internal traffic pattern is being altered with the addition of the perimeter road around the buildings allowing all traffic to get on-site and out of the turn lanes for afternoon pickups. The road conditions of State Route 609 are not in good repair with many pothole patches and cracking. Under this application, the Applicant is proposing to overlay Thornton Rolling Road with 1.5" of SM9.5A Asphalt from the edge of the southernmost entrance taper of Patriot Lane which is south of the subject site area being the entrance to the adjacent subdivision to the connection of the proposed improvements of the intersection project at U.S. Route-17 – Mills Drive.