

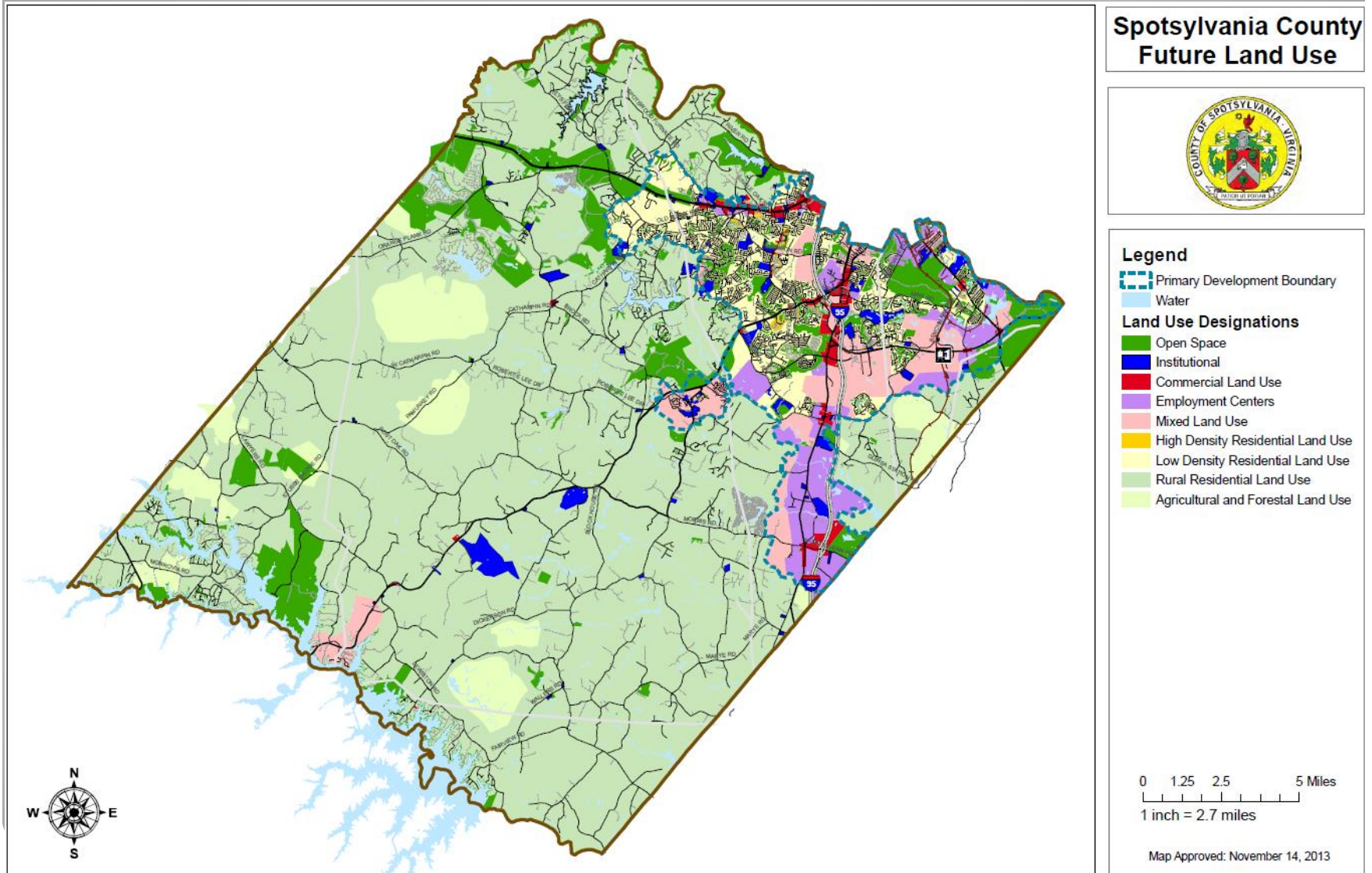


Planning Commission 8/15/2018

Comprehensive Plan Work Session:

**Future Land Use &
The Primary Development Boundary**

The current FLU map was adopted in 2013 and amendments are being considered by the County in this review cycle



The Future Land Use Map is a component of the Comprehensive Plan provides a long range vision of the County's future development.

In every Rezoning or Special Use case, a determination is made regarding whether or not the proposed zoning designation or special use is compatible with the Future Land Use (FLU) designation of a property.

Future Land Use Designations are organized below based on their estimated density, from highest to lowest:

Mixed Use: Areas intended to provide retail, employment, entertainment, and housing opportunities. Focuses on the form of development within those areas (denser, well connected, pedestrian friendly).

High Density Residential: Areas intended to provide denser housing development greater than four units an acre.

Employment Center: Areas for industrial and office uses. Industrial or office parks, industrial uses, office uses, and “supportive” commercial development.

Institutional: Areas for County facilities, schools, parks, golf courses, churches, hospitals.

Commercial: Areas for retail and office uses.

Low Density Residential: Single family housing at an overall density up to 4 units per acre.

Rural: Farms, forestland, large lot residential, and cluster development at a maximum of 1 unit per 2 acres.

Agricultural/Forestal: Agricultural or forestal lands.

Open Space: Areas owned by the County, Commonwealth, Federal owners, or areas intended to be preserved in perpetuity.

FLU	Acres	Portion
Mixed	11263	4.33%
HDR	486	0.19%
Emp. Ctr.	8463	3.25%
Inst.	3936	1.51%
Comm.	2547	0.98%
LDR	15867	6.10%
Rural	174599	67.14%
Ag.	15027	5.78%
Open	27016	10.39%
Water	831	0.32%
Sum:	260034	100.00%

Countywide FLU Composition

Spotsylvania County Future Land Use



Legend

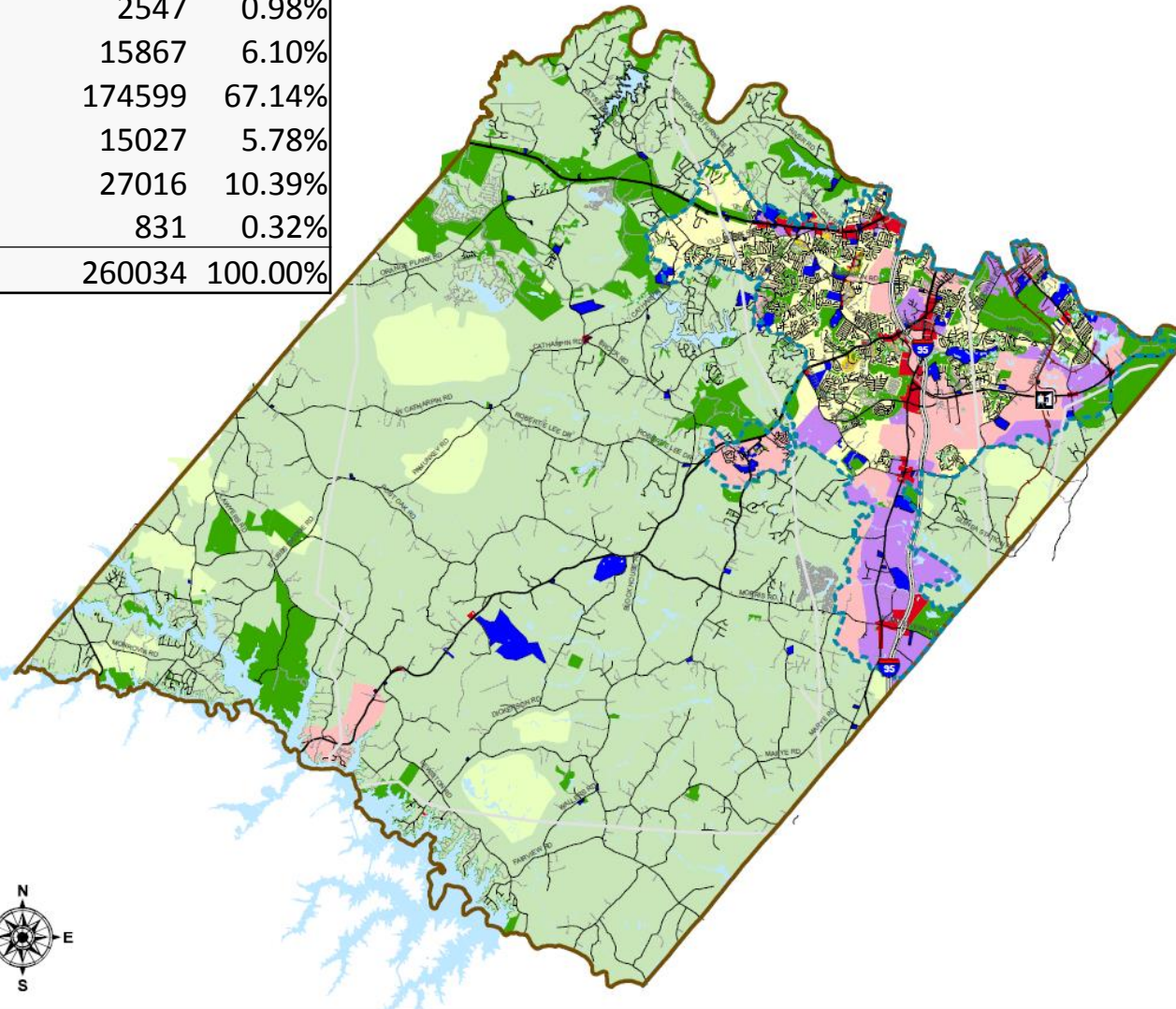
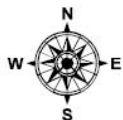
- Primary Development Boundary
- Water

Land Use Designations

- Open Space
- Institutional
- Commercial Land Use
- Employment Centers
- Mixed Land Use
- High Density Residential Land Use
- Low Density Residential Land Use
- Rural Residential Land Use
- Agricultural and Forestal Land Use

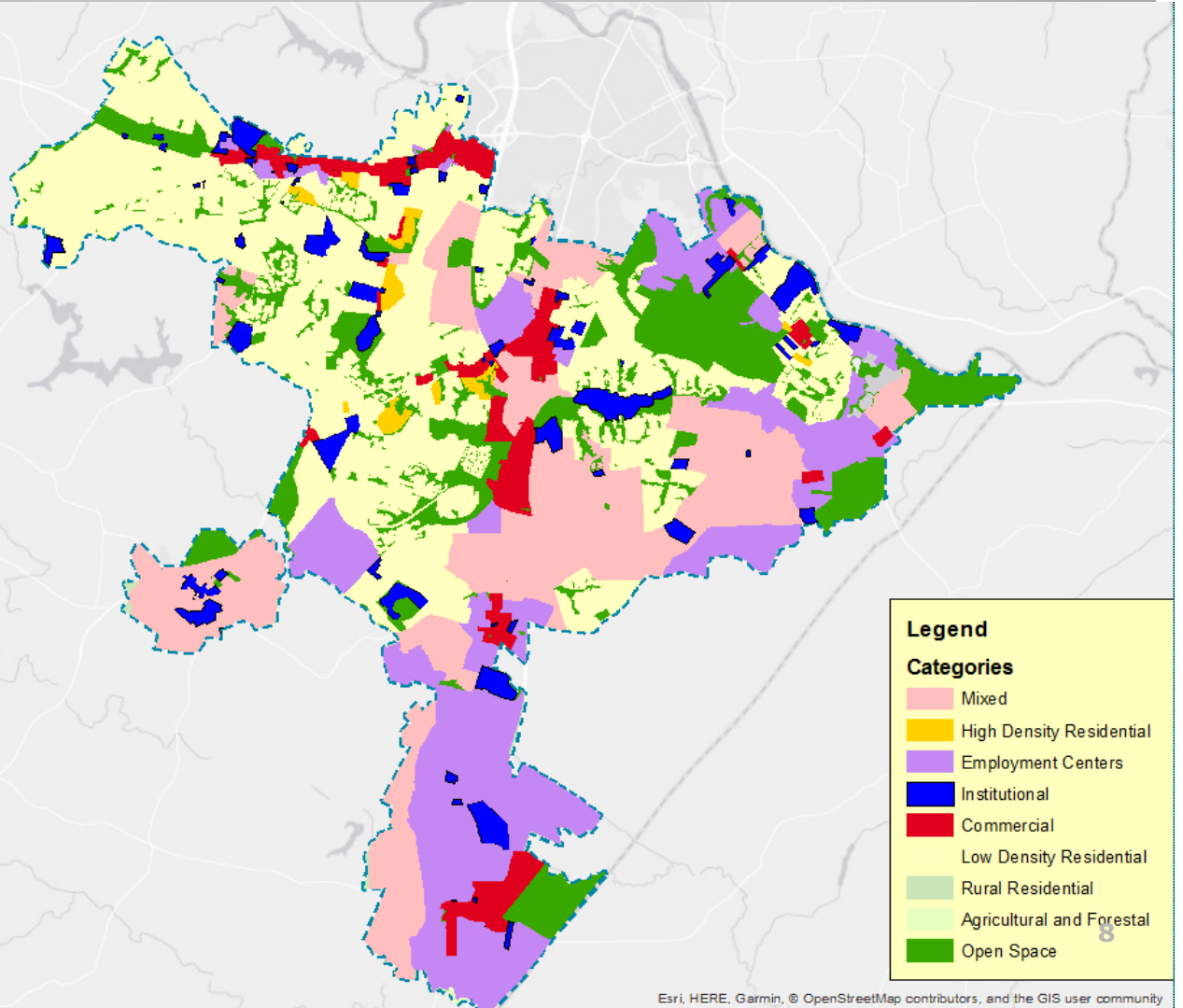
0 1.25 2.5 5 Miles
1 inch = 2.7 miles

Map Approved: November 14, 2013



FLU	Acres	Portion
Mixed	9706	21.00%
HDR	470	1.02%
Emp. Ctr.	8364	18.10%
Inst.	2211	4.78%
Comm.	2373	5.13%
LDR	15840	34.27%
Rural	85	0.18%
Ag.	13	0.03%
Open	7024	15.20%
Water	134	0.29%
Sum:	46221	100.00%

PDB FLU Composition



What remains developable in the PDB?

Methodology

Start with all parcels in the PDB & then remove:

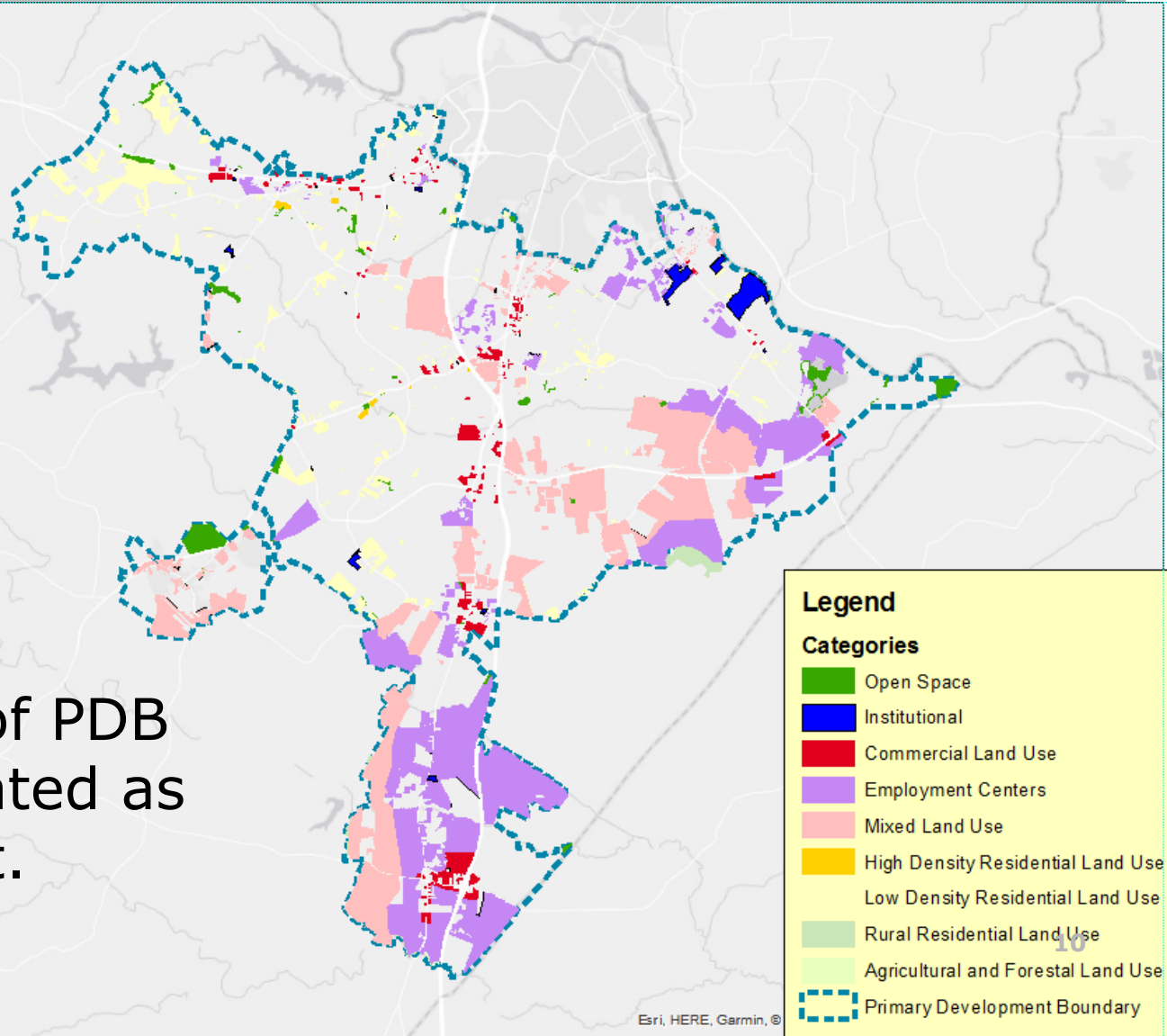
- Improved parcels
- Parcels approved by rezoning or site plan
- Parcels owned by County, Commonwealth, USA
- Parcels in conservation easements
- Parcels in HOA open/common space

= Parcels which are developable, without significant improvements, and currently without County approved plans

FLU	Acres	Portion
Mixed	4,944	36.83%
HDR	41	0.30%
Emp. Ctr.	5,373	40.02%
Inst.	265	1.98%
Comm.	588	4.38%
LDR	1,472	10.97%
Rural	144	1.07%
Ag.	5	0.04%
Open	459	3.42%
Water	134	1.00%
Sum:	13,426	100.00%

PDB – Vacant and Private

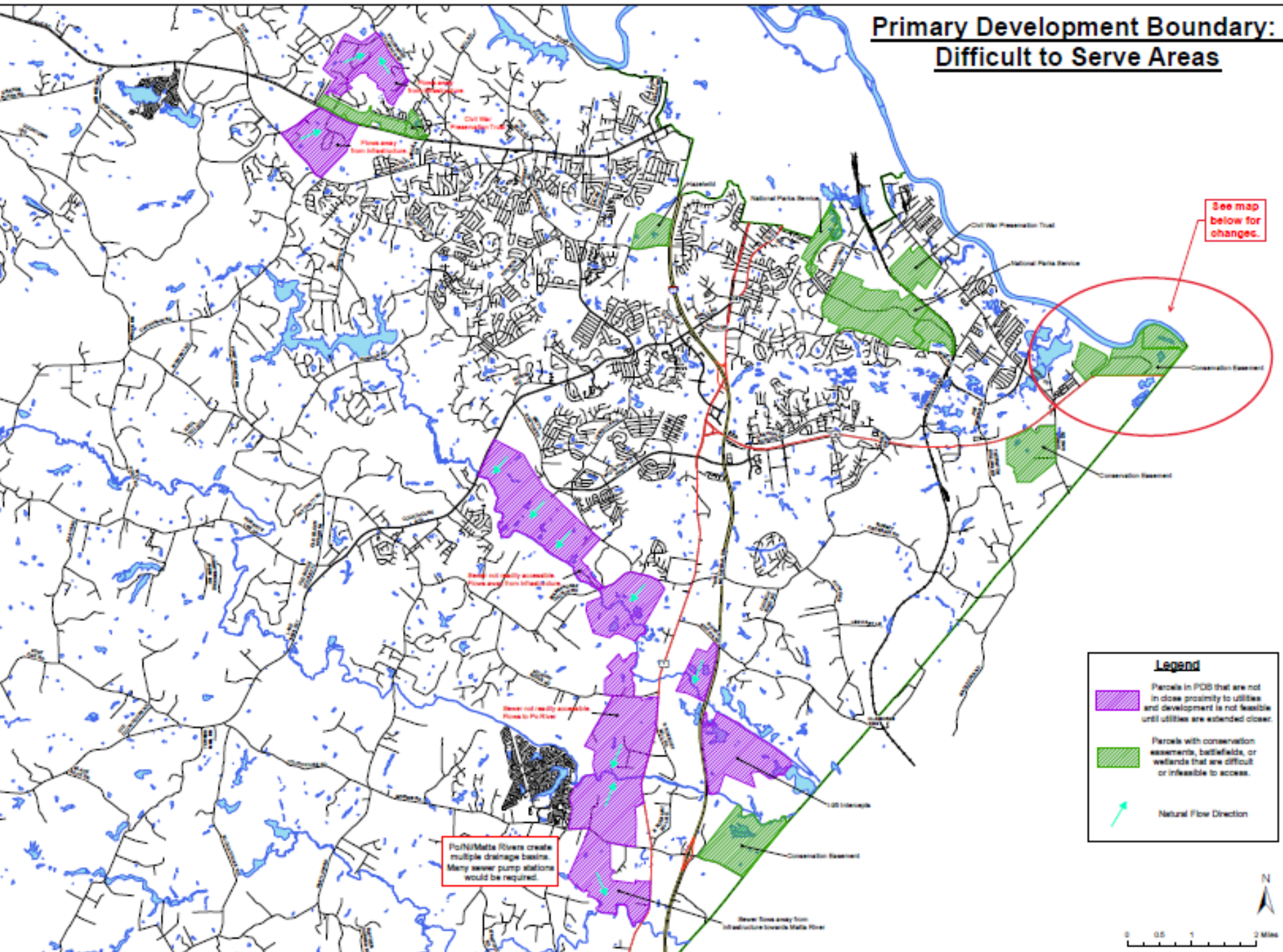
1/3rd of PDB
estimated as
vacant.



Difficult to Serve Areas

Public Water and Sewer

Primary Development Boundary: Difficult to Serve Areas



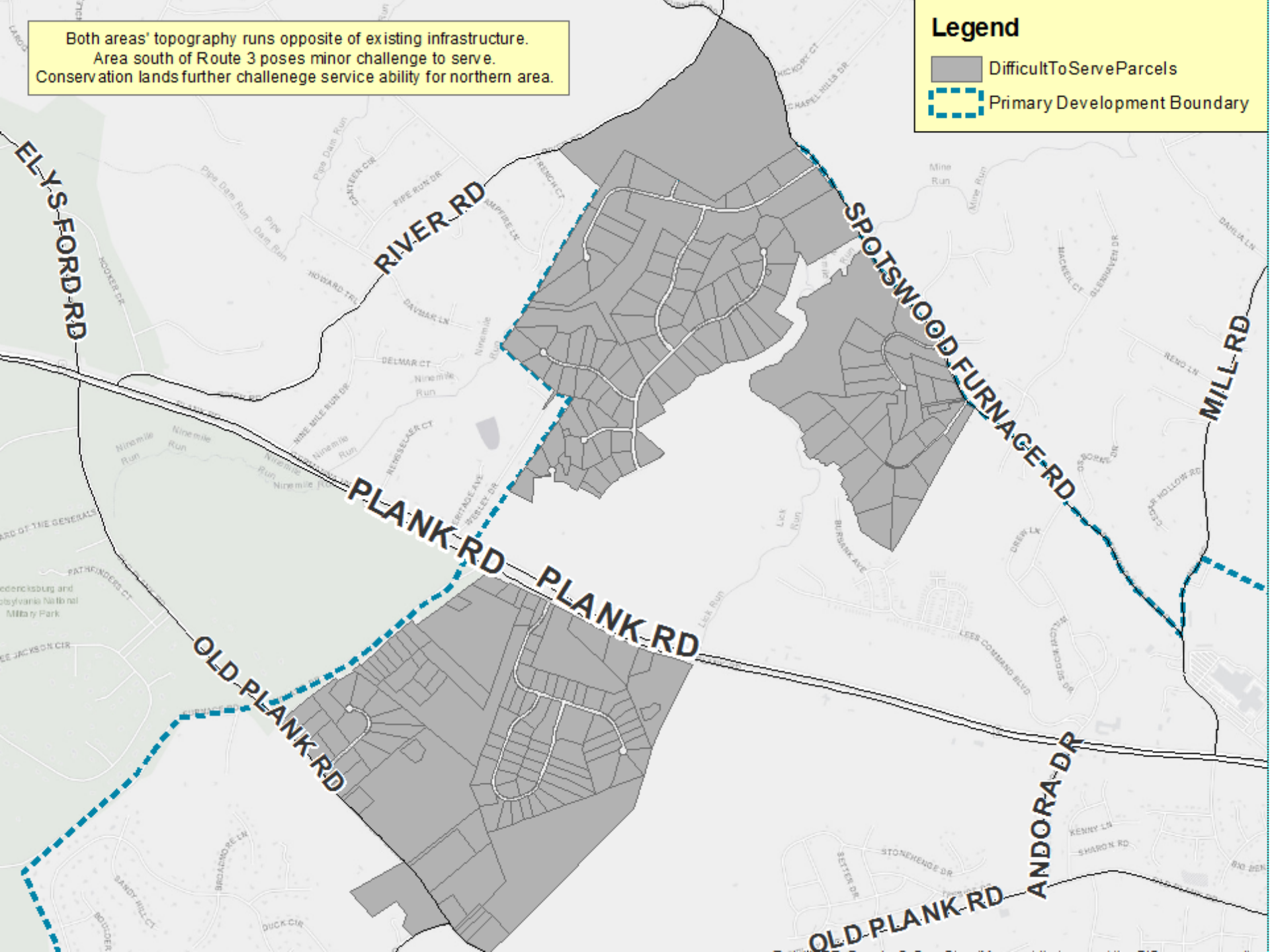
Approaches

- Consider shrinking PDB north of Rt. 3
- Create Transition Areas in which growth is expected in the longer term (10-20 years)

Both areas' topography runs opposite of existing infrastructure.
Area south of Route 3 poses minor challenge to serve.
Conservation lands further challenge service ability for northern area.

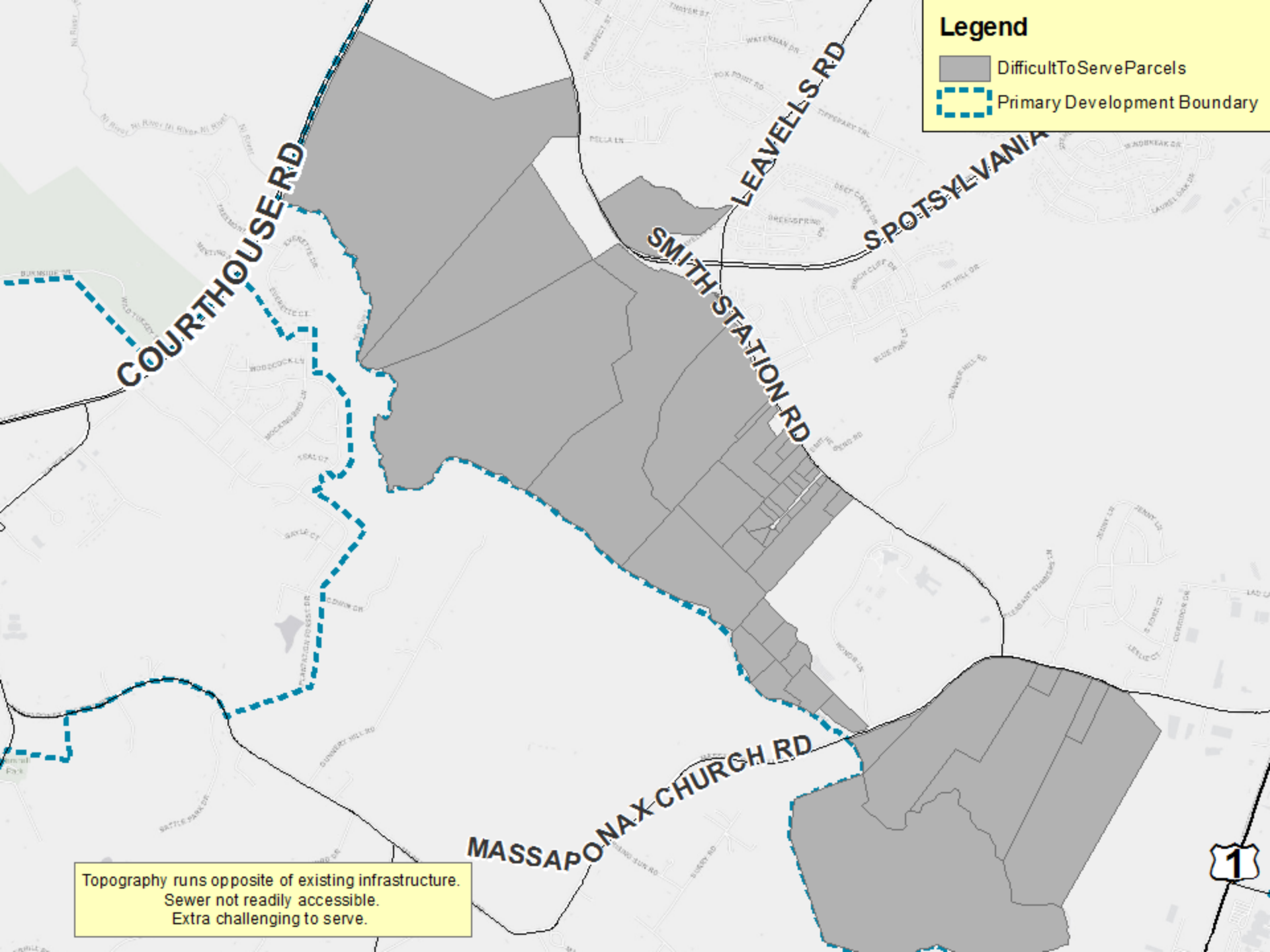
Legend

- DifficultToServeParcels
- ▭ Primary Development Boundary

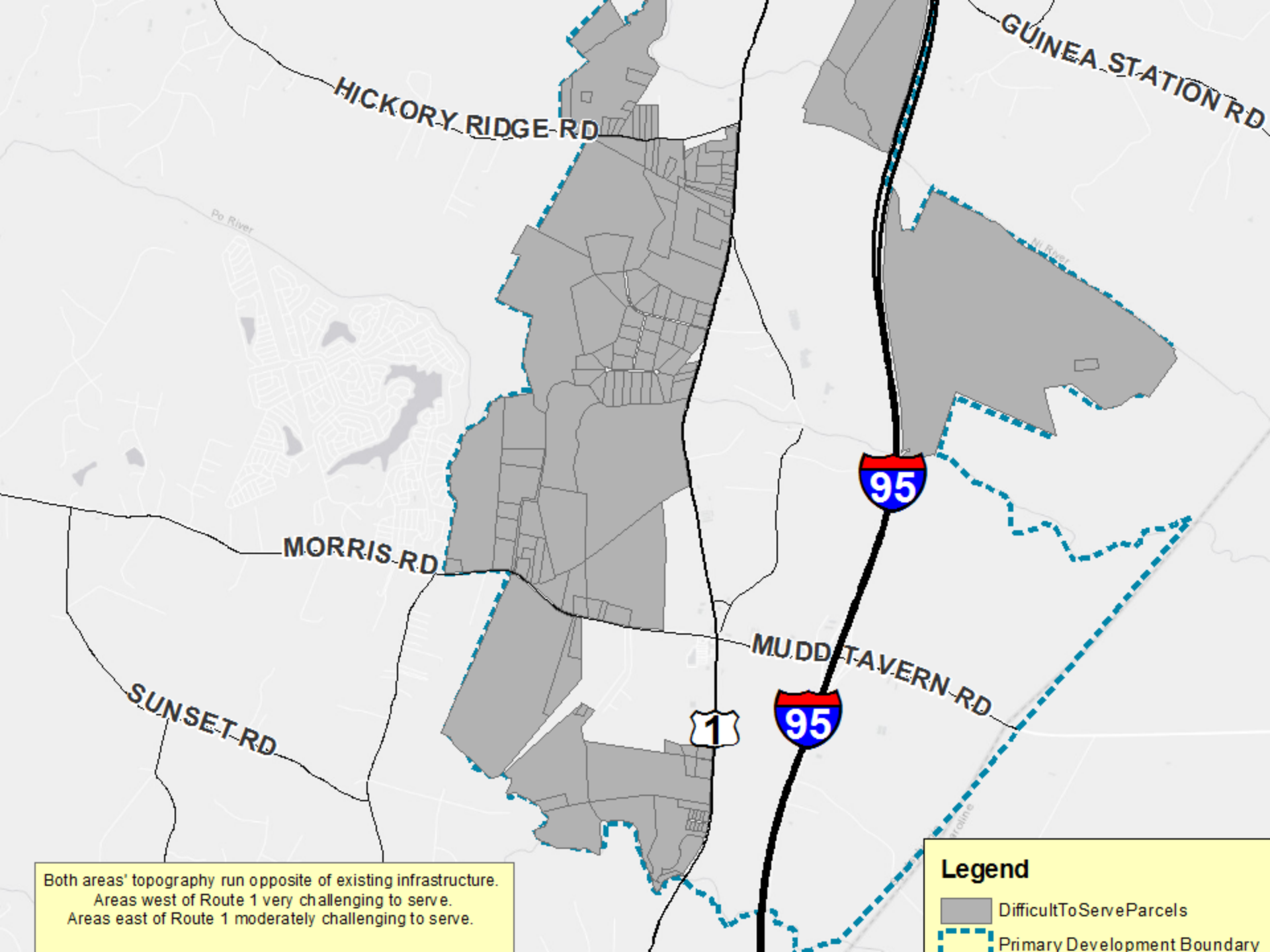


Legend

- DifficultToServeParcels
- Primary Development Boundary

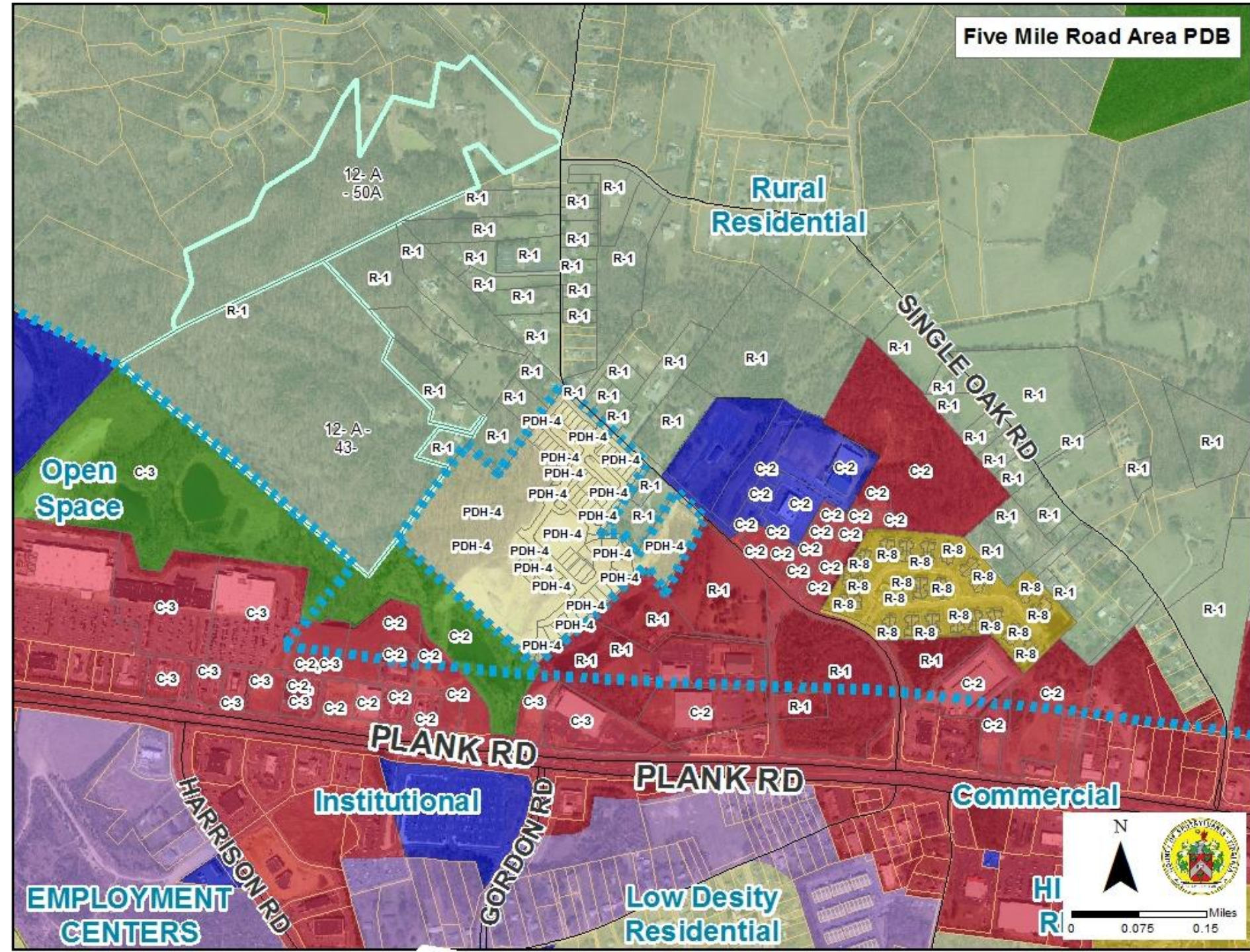


Topography runs opposite of existing infrastructure.
Sewer not readily accessible.
Extra challenging to serve.



Requested Expansions of PDB

Public Water and Sewer



Institutional

PDH-3

Mixed

PDB Request TM 51-A-3A

RU

RU

RU

RU

**EMPLOYMENT
CENTERS**

RU

PDH-3

RU

RU

PDH-3

RU

51-A
-3A
RU

RU

RU

**Rural
Residential**

Agricultural

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**Open
Space**

SUMMIT-CROSSING RD

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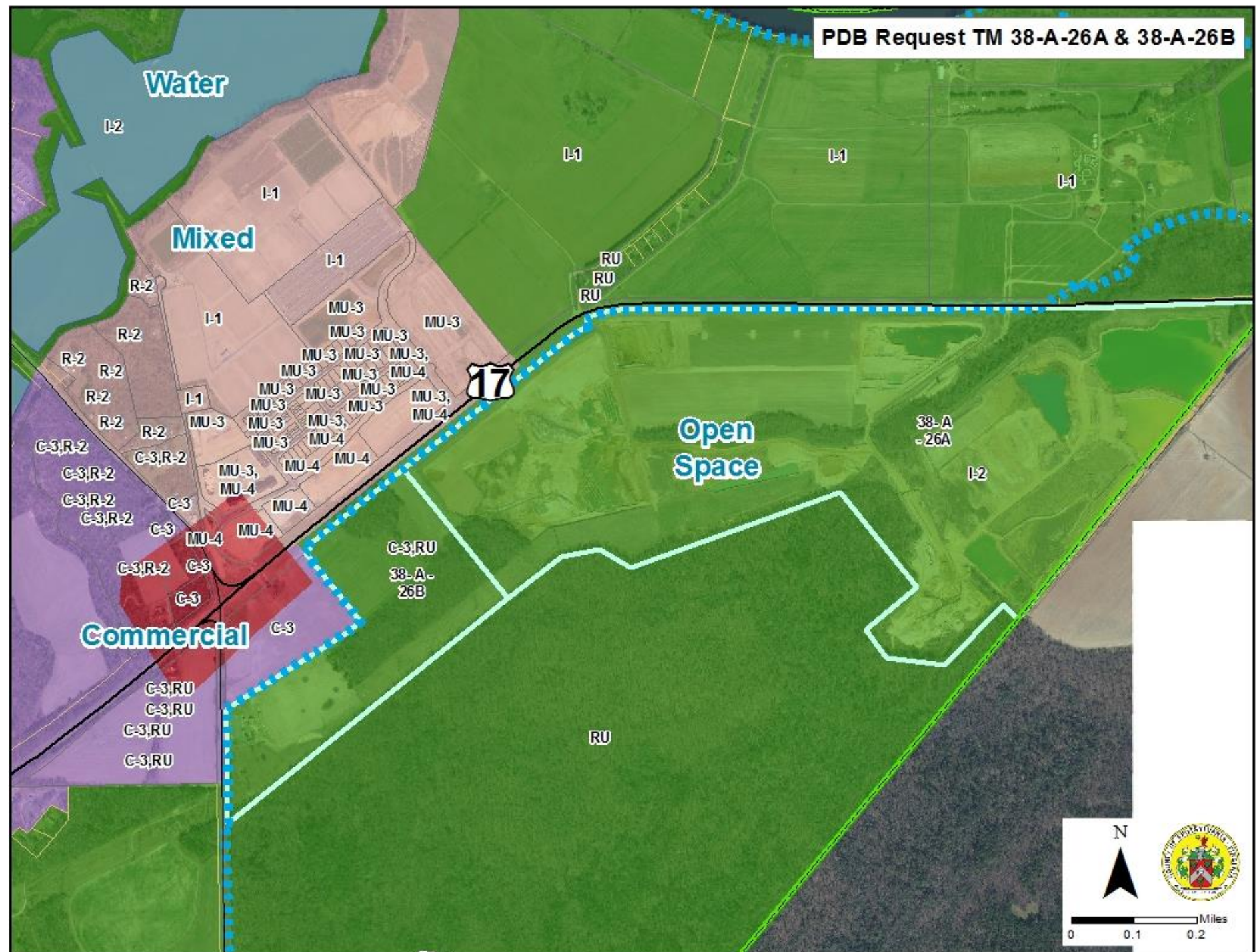
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N



0 0.075 0.15 Miles

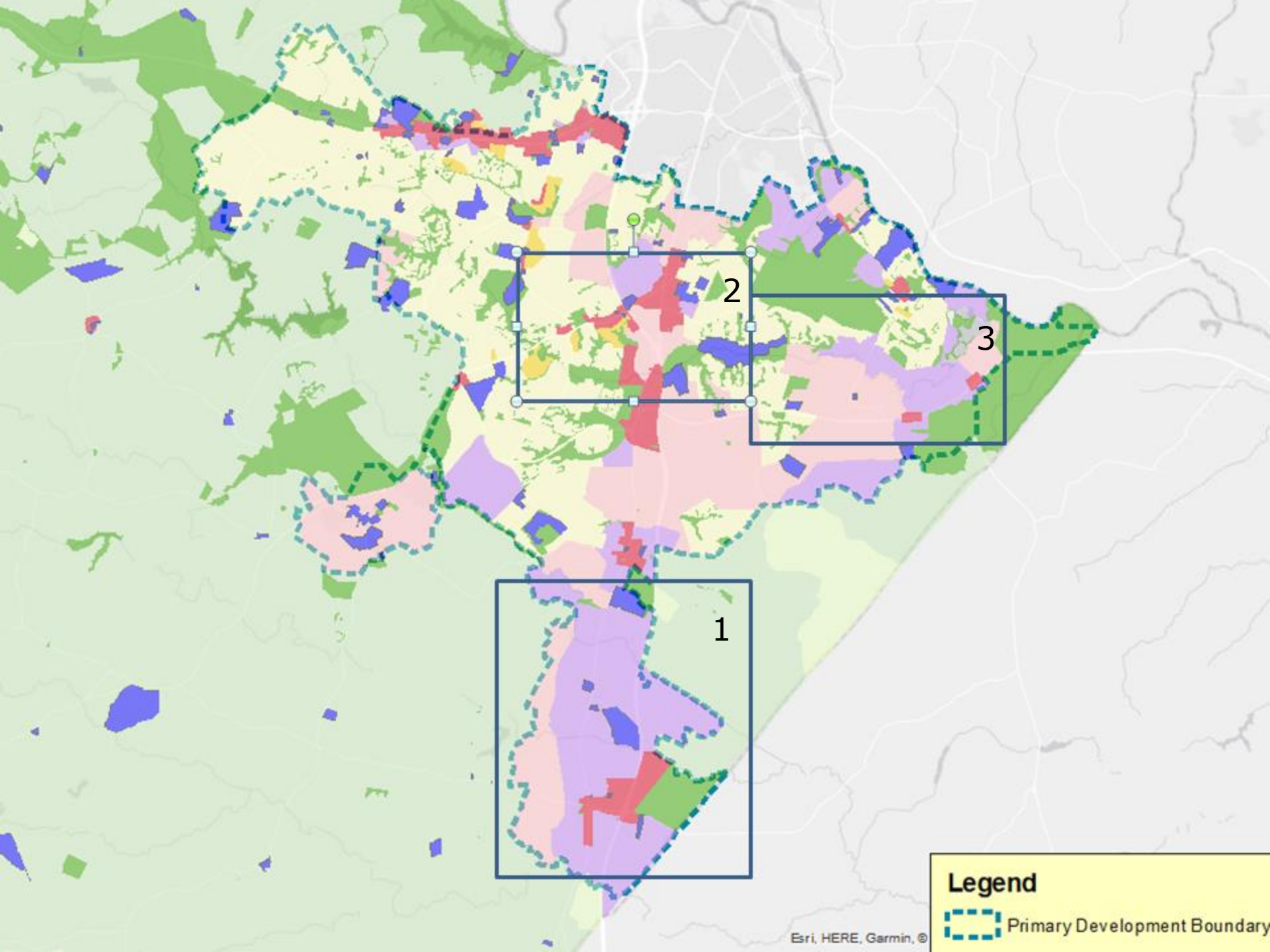


Staff Proposes:

- To establish a 'transitional PDB designation' and remap the areas difficult to serve with that new designation.
- To remove selected parcels north of Route 3 identified as very challenging to serve from the PDB.
- To evaluate and recommend property owner requested expansions of the PDB on a case-by-case basis within this Comprehensive Plan review window. If the expansion is possible, a recommend FLU change may accompany the expansion recommendation.

Focused Discussion Areas

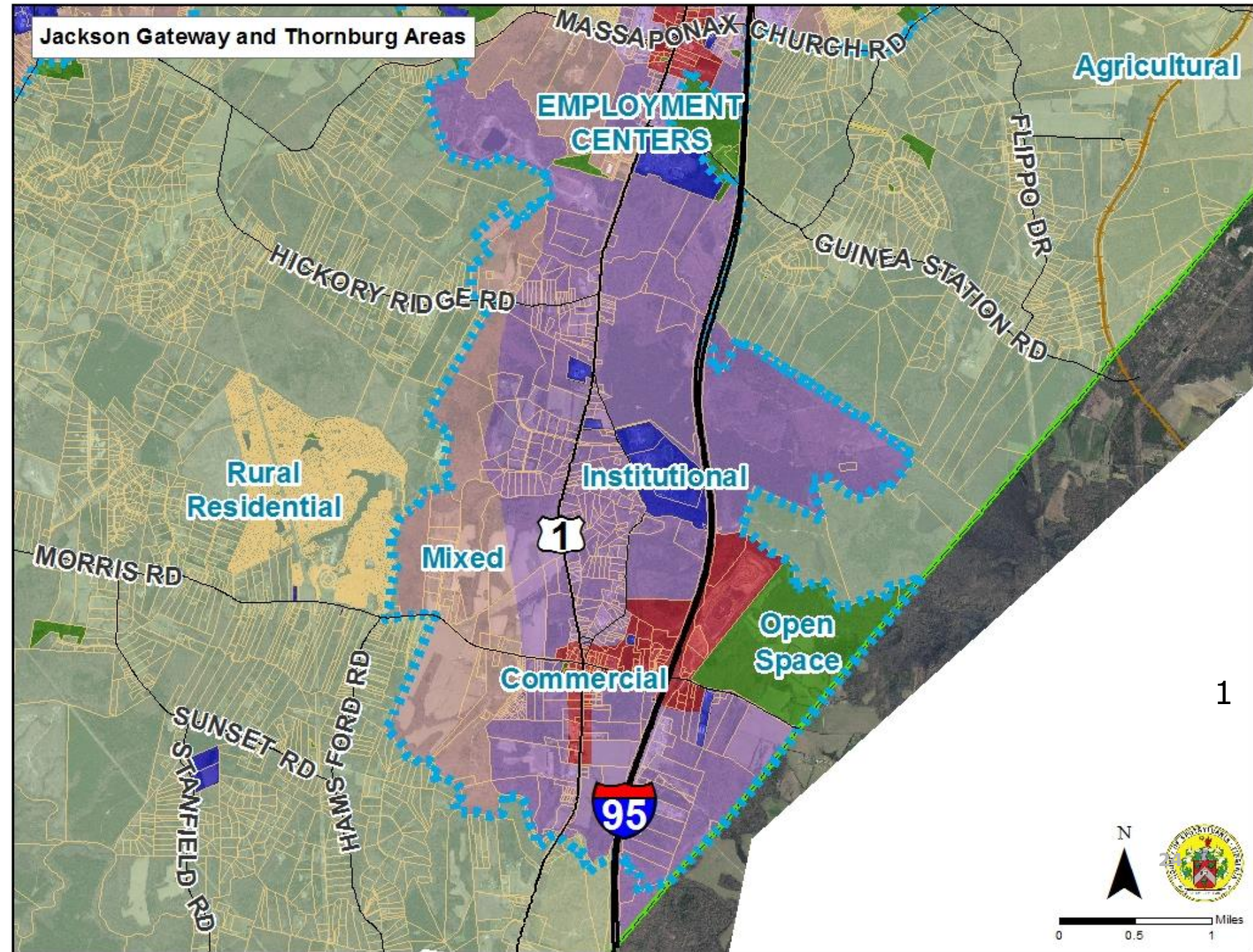
Future Land Use Designations

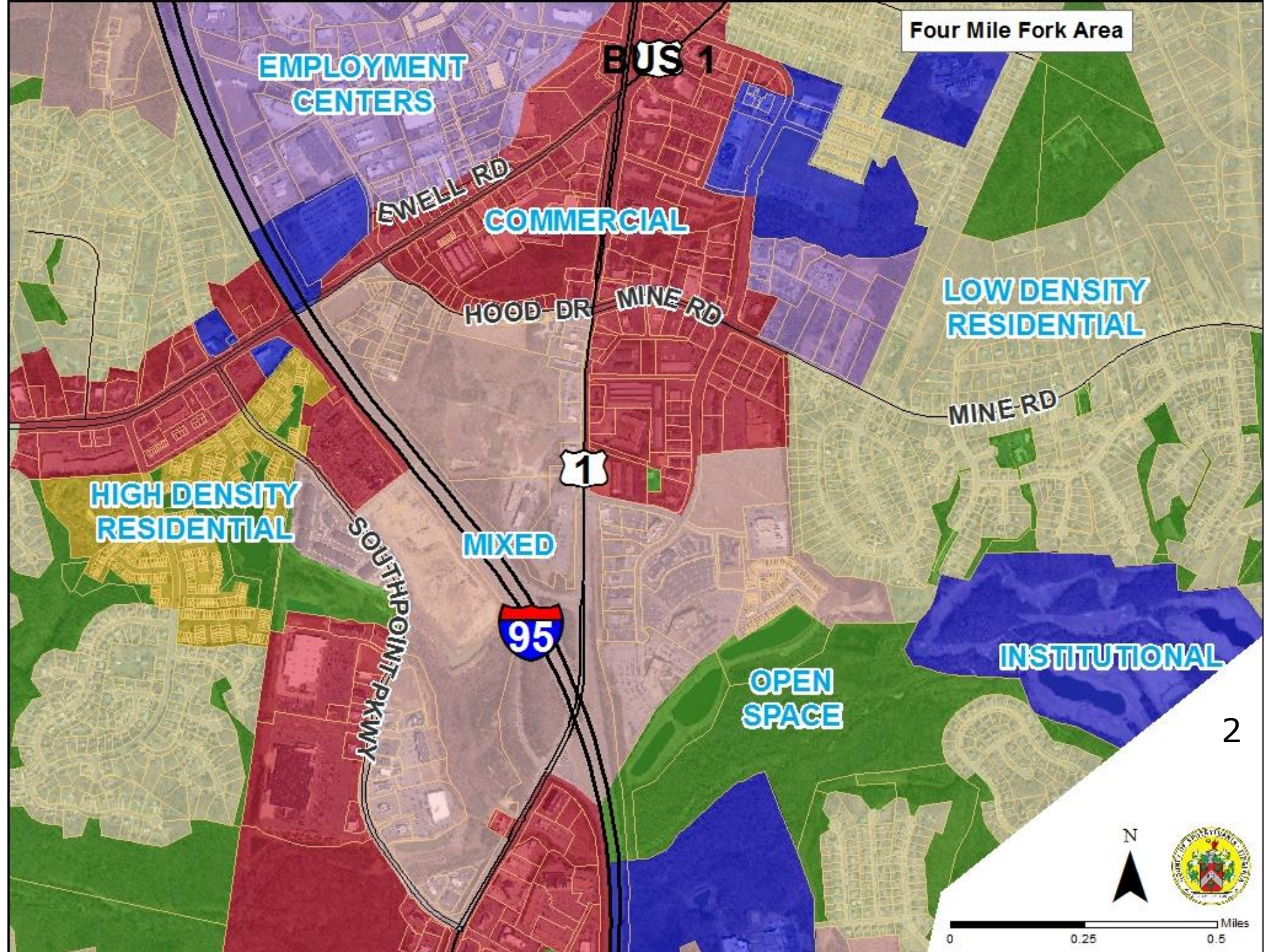


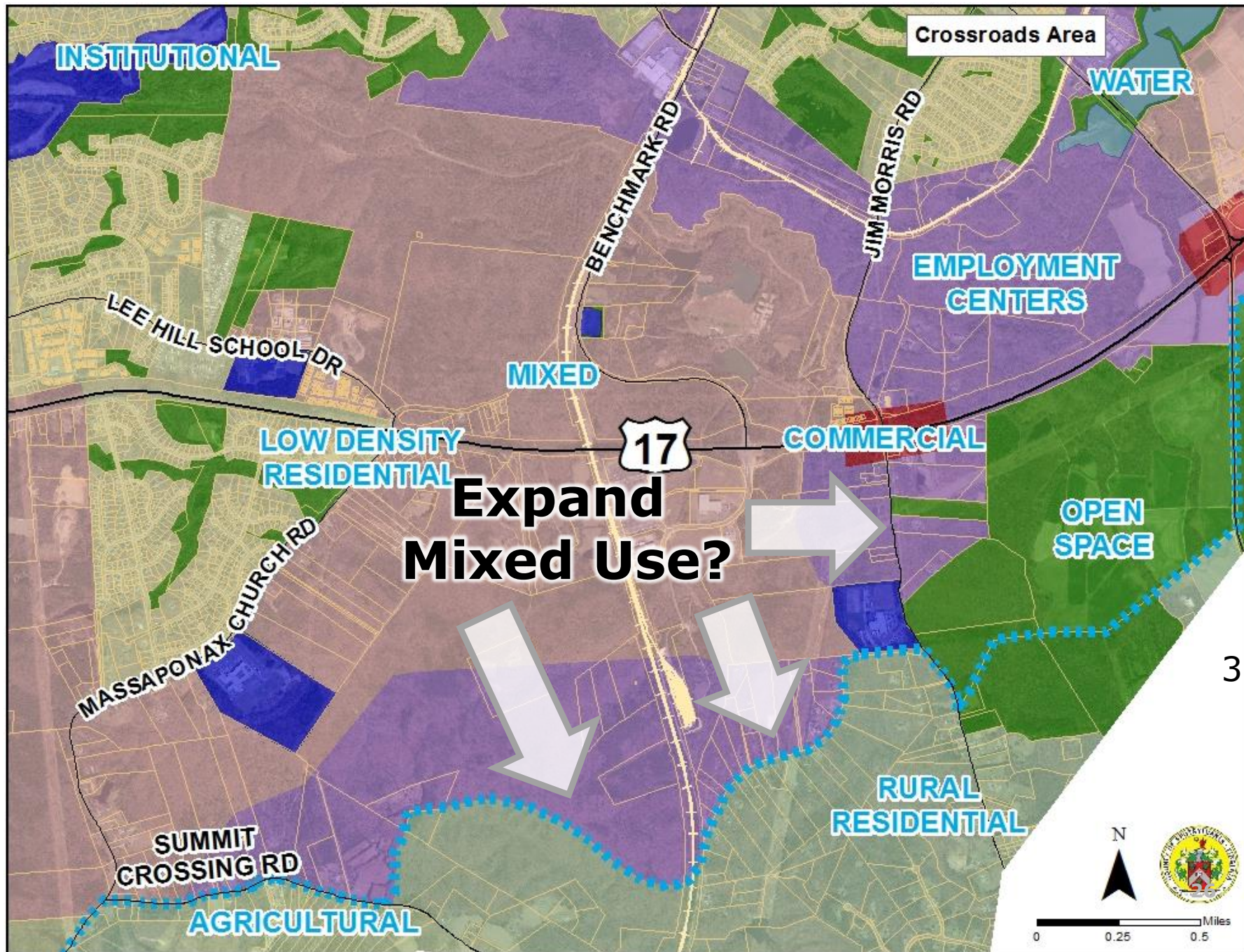
Legend

 Primary Development Boundary

Jackson Gateway and Thornburg Areas







Observations

- There are a significant number of undeveloped parcels in the PDB with Mixed Use and Employment Center designations (75%)
 - The Employment Center designation is broadly defined
 - Mixed Use lacks density limitations
 - Mixed Use designation offers support for a wide range of uses and development proposals; tends to be flexible
 - Mixed Use areas are diverse physically and geographically separated but tend to lack specific vision as to intended build out

Considerations

- To add more specificity to the Employment Center land use category by adding goals or policies that better guide the locations of commercial, office, and industrial uses
- To add new language describing how the Mixed Use areas are envisioned to develop:
- Density maximums or goals
 - The mixed use areas are created from the tapestry of uses within the district
 - Identification of core areas within mixed use districts to help direct development density and transitions
 - Other zoning districts than MU are compatible within these districts



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