



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

Rezoning # R16-0009 (RO16-0009)  
(Lee Hill Voting District)

**Board of Supervisors**  
**September 11, 2018**

Planning Commission  
Recommendation: Approval with the proffer statement dated June 4, 2018

Staff Recommendation: Approval with the proffer statement dated June 4, 2018

Project: R16-0009 (RO16-0009) Palmers Creek

Owner/Applicant: Palmers Creek, LLC and Massaponax Land Company, L.L.C.

Request: The applicant requests a rezoning of approximately 25.13 acres from Commercial 3 (C-3) and Rural (RU) to Mixed Use 5 (MU-5) with proffers to allow for a maximum of 400 multi-family units and a maximum of 40,000 square feet of commercial uses known as Palmers Creek.

Tax Map Parcel(s): 49-A-112, 49-A-114 and 49-A-114A(portion)

Location: The property is located on the west side of Jefferson Davis Highway (Route 1) approximately one mile south of the Spotsylvania Parkway (Route 628) and Jefferson Davis Highway (Route 1) intersection.

Zoning Overlay: Highway Corridor Overlay District

Future Land Use  
Designation: Mixed Use

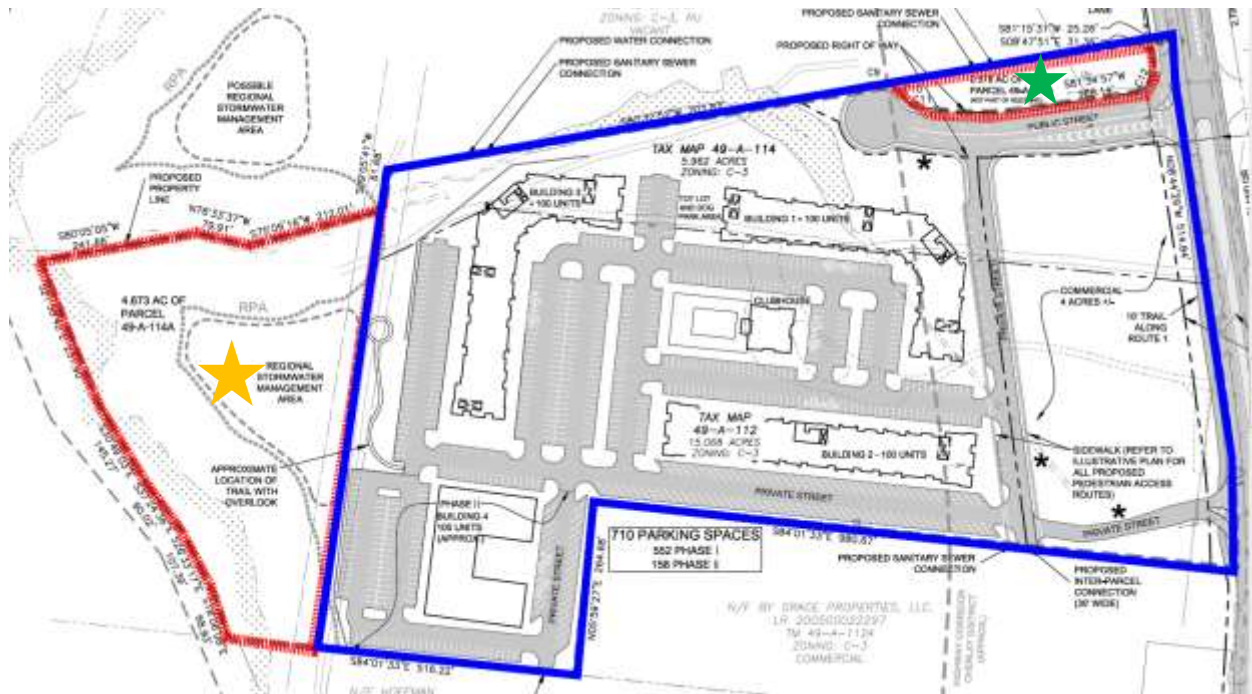
Historic Resources: None identified

Date Application Deemed  
Complete: November 30, 2016

Community Meeting: A community meeting was held on December 15, 2016 to discuss the proposed rezoning. Approximately seven (7) citizens were in attendance excluding the applicant's representatives. No concerns were raised related to the proposals. General questions related to design and economic impacts to the County.



The property is located on the west side of Jefferson Davis Highway (Route 1) approximately one mile south of the Spotsylvania Parkway (Route 628) and Jefferson Davis Highway (Route 1) intersection. The property subject to the rezoning request totals approximately 25 acres is comprised of two separate tax parcels and includes a small land swap (via a proposed boundary line adjustment) with an adjacent property to the west and north. Approximately 21 acres of the property is currently zoned Commercial 3 which was rezoned from Agriculture in 1981 and approximately four (4) acres is currently zoned Rural (RU). The 4 acre Rural zoned area is the portion of property which will be land swapped with the adjacent property owner to the north. The land swap will set the stage for future development the north with the proposed development. Please see the image below demonstrating the proposed boundary line adjustment and zoning. The blue line is the 21 acres of C-3 zoned property. The area outlined in red with the green star will be boundary line adjusted with the property to the north and retain the C-3 zoning. The area outlined in red with the orange star will be boundary line adjusted with the subject property and is included in the area to be rezoned Mixed Use 5 (MU-5). As-is, the property may develop as permitted under the C-3 zoning district with a number of office/commercial uses, but may not develop with any residential uses.



The applicant's request is to rezone approximately 25 acres from Commercial 3 (C-3) and Rural (RU) to Mixed Use 5 (MU-5) to allow for 400 multifamily residential units and up to 40,000 square feet of commercial uses. The Mixed Use 5 sub-district is the highest intensity mixed use sub-district which allows for retail, office and residential uses in a variety of building types. The



proposal is located within the Primary Development Boundary and will be served by public water and sewer. Land within the boundary is intended to develop with higher residential densities and more intensive non- residential uses than outside of the boundary. The project location has a Mixed Use land designation as per the Future Land Use Element of the Comprehensive Plan. The Mixed Use designation encompasses a variety of uses, including traditional neighborhoods, higher density residential, non-traditional residential, commercial uses light industrial and educational facilities. The applicant's proposal considering proposed use and density is consistent with the Mixed Use land use designation envisioned for this area.

- A. Generalized Development Plan (GDP)** –The proposed development will include two access points from Jefferson Davis Highway located on the northern and southern end of the project. The northern entrance will be a public road and will serve as the main entrance to the development and ultimately provide access to the adjacent property to the north for future development. The frontage of the property, approximately four (4) acres, will be developed for commercial use. The proposed buildings will be one-story and constructed in conformance with the elevations provided by the applicant.



A private access road will extend from the main entrance to the southern property line to accommodate a future vehicular connection as property develops to the south. The access road runs between the commercial development in the front and the multifamily residential development on the rear portion of the property. The multifamily residential units will be contained within four (4) buildings between four (4) and five (5) stories in height. The five (5) story building will be constructed on the furthest rear portion of the property where the property slopes down. The four (4) story buildings will be located central on the property along with the community's clubhouse and pool. The visual impact and scale of the four

(4) and five (5) story buildings will appear consistent due to the slope. The multifamily buildings and clubhouse will be constructed in conformance with the elevations provided by the applicant.



Consistent with Mixed Use development standards, sidewalks are provided along the internal streets providing pedestrian connections between the residential and commercial components of the development. In lieu of a sidewalk along the property's Jefferson Davis Highway frontage, the developer will provide a 10' shared used asphalt trail which will accommodate both pedestrians and bikes. The sidewalk and trail infrastructure throughout the site will provide future connectivity offsite to nearby mixed use development areas and a planned commuter lot north of the property near Commonwealth Drive which is scheduled to be open the summer of 2021. The trail will accommodate pedestrians and bikes and is consistent with the existing bike and pedestrian infrastructure in the area. Also identified on the GDP are three potential locations for a bus shelter. The construction and proposed locations of the bus shelter are proffered by the applicant and meet the design requirements of the Fredericksburg Regional Transit. Therefore the bus shelter will be in place and ready to serve if/when the FRED route is extended to the development. In the



the MU-5 District. The commercial building(s) will be a maximum of one (1) story in height and shall be in conformance with architectural rendering provided, entitled, “Palmers Creek Retail Facility”. Additionally all signage on the commercial buildings shall be located in a coordinated sign band directly above the first floor level.

*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 proposed architectural commitments go above and beyond the architectural design standards for commercial development within the Highway Corridor Overlay District and will set an enhanced standard for future development along the corridor. Staff notes, the applicant has not provided a commitment to a minimum square footage amount of commercial space nor have they committed to phasing the residential units with the commercial space.*

- iii. Residential Uses** – The applicant commits to limit the number of multi-family units to a maximum of 400. Of the 400 units only 140 units may include 3 bedrooms. The residential portion of the project shall be developed in two phases. Buildings 1, 2 and 3 shall be 4 stories in height and developed as part of phase 1. Building 4 shall be 5 stories in height and developed as part of phase 2. Further the residential buildings shall be constructed in conformance with architectural renderings provided entitled, “Palmers Creek Apartments”.

*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 additional limitation to restrict the number of 3 bedroom apartments provides the County a level of confidence with respect to realistic impacts to capital facilities. While capital facility impacts are typically calculated on average household size by unit type, a higher bedroom count in reality could have the potential in increase impacts. The project narrative has provided estimated rental rates that can be expected for the different unit sizes with a range of \$1,050 to \$1,400/ mo. These rates are consistent with the forecasted rental rates of greatest demand by volume between 2017- 2032 recently identified by the Fredericksburg Association of Realtors June, 2017 Housing Study. Please see section III.B.3 Public Facilities for detailed analysis.*

- iv. Transportation** – The applicant agrees to dedicate right of way along Jefferson Davis Highway (Route 1) as shown the GDP. Access to the development shall be provided by two (2) access points from Jefferson Davis Highway (Route 1) on the northern and southern end of the project. Interparcel connections are provided to both the north and south as shown on the GDP and the applicant shall provide all necessary right of way and/or easements to accommodate said connections.

*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 proposed language specifically addresses Comprehensive Plan policies related to the provision of vehicular and pedestrian connections to adjoining developments at appropriate locations*

- v. **Multi-Modal Transportation** – The applicant agrees to construct a bus shelter in one of the three locations identified on the GDP and have completed prior to the issuance of an occupancy permit for a residential building.

*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 construction and proposed locations of the bus shelter meet the design requirements of the Fredericksburg Regional Transit. Therefore the bus shelter will be in place and ready to serve if/when the FRED route is extended to the development. In the meantime, the bus shelter may potentially serve the development for school bus passengers.*

- vi. **Pedestrian Connectivity** – The applicant agrees to provide a 5’ wide paved trail in the general area of the stormwater management area, connecting to the internal sidewalks of the development. Additionally, the applicant agrees to provide a 10’ wide paved shared use path along the property’s Jefferson Davis Highway frontage.

*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 provision of pedestrian connections as identified addresses Comprehensive Plan goals and policies, specifically the provision of onsite transportation alternatives, recreational options and the integration of quality open spaces within a development.*

- vii. **Landscaping** – The applicant agrees to provide an enhanced streetscape with landscaping as identified on the GDP and specified within the proffers. Planting beds shall be provided between sidewalks and buildings, between building entrances, patios and parking areas all as generally shown on the GDP.

*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 proposed language provides for an enhanced landscaping package within the development which is above and beyond that which is required by Code.*

- viii. **Open Space** – The applicant agrees to preserve a minimum of five (5) acres of 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.*

- ix. **Cash Proffers and Escalation/De-Escalation Clause** – The applicant has committed to pay a total cash contribution of \$40,404 (\$101.01 per unit) in order to mitigate the project’s impact on Public Safety and Parks and Recreation. Additionally, the cash



proffer will be adjusted annually to reflect any increase or decrease for the preceding year in the Consumer Price Index.

*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 Palmers Creek project will generate additional demands on Public Safety. A Fire Training & Logistics Center is 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 Palmers Creek project, staff calculated the County’s population inclusive of the projected project population in order to determine the per capita costs associated with the Fire Training & Logistics Center project. The applicant has proffered to contribute \$31.80 per capita for public safety which is reasonable and legally acceptable based on staff’s analysis.*

*Additionally, the Palmers Creek project 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 and the Livingston Community Center. In order to determine the impact of the Palmers Creek project on Parks and Recreation that is specifically attributable to the new residential development, staff calculated the County’s population inclusive of the projected 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 \$35.98 per capita for Parks and Recreation which is reasonable and legally acceptable based on staff’s analysis.*

### **III. Staff Analysis**

- A. Transportation Analysis** – Route 1 in the vicinity of the proposed development carries approximately 21,300 vehicles-per-day. At build-out the Palmers Creek Development is expected to generate 2,271 Vehicles Per Day (VPD) with the commercial component generating the majority of trips. The traffic signals on Route 1 are coordinated and operate on a cycle length of 130 seconds in both the AM and PM peak periods. Some individual left turn movements fail but the overall level-of-service (LoS) for the signals operate at “C” or “D”.

In July, 2017 VDOT instituted a policy to determine more suitable design alternatives. This led to the development of the Junction Screening Tool (VJuST) to provide

innovative intersection and interchange configurations. The goal is to improve mobility and reduce congestion for all modes of transportation. A direct result is a new, more stringent criteria for installing traffic signals on primary arterials. Rather than simply meeting the warrants for a traffic signal, the applicant must now demonstrate that none of the design alternatives to a traffic signal are appropriate in order to justify the installation of a traffic signal.

The applicant's engineer Ramey Kemp & Associates was able to demonstrate in the traffic impact analysis that some of the criteria for a traffic signal were met at the North Driveway. However, if another traffic signal was installed between Spotsylvania Parkway and Massaponax Church Road delay for motorists along the entire Route 1 corridor would increase. Using the screen tool VJuST, the consultant provided an alternative to a traffic signal. The proposed design would eliminate northbound left turns into the North Driveway and out of the South Driveway.

With this design (modified continuous Green-T intersection) the corridor level-of-service would remain unchanged. All of the through movements on Route 1 and the North and South Driveways, will operate within a range of LoS B-D. The exception is the eastbound left turn from the North Driveway. The left turn from the site would be a two-phase maneuver. Motorists would have to wait for a gap in the southbound traffic, then proceed to the slotted turn/acceleration lane and merge with the northbound traffic. Delay for the northbound left turn would be significantly reduced to approximately 80 seconds in the AM and 114 seconds in the PM peak hours. This movement would remain a LoS F similar to other left turns along Route 1 at signalized intersections.

The following table includes the crash data in the vicinity of Palmers Creek in a 3 ½ year period. Based on a threshold of 1,000,000 vehicle-miles of travel this calculates to a crash rate of 1.80.

8900-9000 block Jefferson Davis Highway				
2015-June 2018				
*****TYPES*****				
Property Damage	Personal Injury	Hit & Run	Fatalities	Total Crashes
21	10	4	0	<b>35</b>

Source: Spotsylvania County Sheriff's Office

**B. Comprehensive Plan** – Please find below a summary of the Palmers Creek 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 Palmers Creek proposal is within an area of the County designated for Mixed Use development which encompasses a variety of uses, including traditional neighborhoods, higher density residential, non-traditional residential, commercial uses light industrial and educational facilities. The applicant's proposal considering proposed use and density is consistent with the Mixed Use land use designation envisioned for this area. The proposal also lies within the Primary

Development Boundary which is intended to develop with higher residential densities and more intensive non- residential uses.

- ii. Transportation** – At build-out the Palmers Creek Development is expected to generate 2,271 Vehicles Per Day (VPD) and will not degrade the existing level of service on Jefferson Davis Highway (Route 1). All of the through movements on Route 1 and the North and South access points for the development, will operate within a range of LoS B-D.

### **iii. Public Facilities**

- 1. Public Schools** – The Palmers Creek development is estimated to generate a total of approximately 73 students (38 elementary, 15 middle and 20 high school students). This development is districted for Parkside Elementary, Spotsylvania Middle and Massaponax High Schools. Based on student enrollment as of 10/1/2017 both Spotsylvania Middle School (-2) and Massaponax High School (-197) are over capacity. While a capacity need exists, no new high schools or middle schools are proposed in the CIP which would create a direct benefit to this development. Therefore, consistent with Code of Virginia, Sec. 15.2-2303.4, the applicant has not provided a cash contribution to offset the impact of their development on public schools.
- 2. Fire, Rescue, and Emergency Services** – The Palmers Creek development is projected to generate 21 calls annually and will be served by F&R Station 8, which is located four and a half (4.5) miles from the project. F&R Station 8 maximum call capacity is 2,500 and the FY2017 call volume was 1,035; therefore, F&R Station 8 has existing capacity to accommodate the proposed development. 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. 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 Palmers Creek development is approximately 4.5 miles away from the Lee Hill 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 Palmers Creek development is located within the Primary Development Boundary and will be served by public water and sewer with existing connections in close proximity to the site.
- 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 Palmers Creek development is an approximate 15 minute drive (8.5 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 Palmers Creek 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 Palmers Creek development is not expected to have any negative impacts on significant natural, historic, and cultural resources. As noted on the GDP, there are no known historic buildings or features, places of burial onsite. Staff confirmed the information utilizing the Virginia Department of Historic



Resources Virginia Cultural Resource Information System (V-CRIS) and note no historic resources about the site; either architectural or archaeological.

- v. **Natural Resources** – The project avoids onsite streams and wetlands onsite and preserves more than double the open space required by the Mixed Use ordinance. Staff confirmed no significant resources are noted as having the potential to be on site based on the Virginia Department of Conservation and Recreation’s Natural Heritage Data Explorer (NHDE) predictive model. The U.S. Fish and Wildlife Service Information for Planning and Consultation identify potential impacts to the Northern Long-eared bat in this area however no critical habitats are noted at this location. Staff notes no Predicted habitat for Tier I or Tier II species, bald eagle nests in proximity to the project location after consulting the Virginia Fish and Wildlife Information Service.

#### **IV. Findings**

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

- A. The proposal is generally consistent with the Mixed Use land designation goals and policies as identified in the Comprehensive Plan and provides the density and intensity of development which is intended for land within the Primary Development Boundary.
- B. The development creates multiple opportunities for interparcel connections with adjacent properties. The proposed northern access is designed as a public road which will also provide access to the adjacent property to the north with future development.
- C. 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.
- D. Both the County’s and the applicant’s fiscal impact analysis predict the development will generate positive revenue for the County at full build out.

##### **Against:**

- A. The property is currently zoned to allow commercial development. The proposal allows for residential uses on the property and reduces the commercial potential with no commitment to a minimum commercial square footage amount or phasing.
- B. The Palmers Creek development will generate additional students and further impact capacity at Spotsylvania Middle School and Massaponax High School which are currently over capacity.

## V. Conclusions & Recommendations

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 June 4, 2018.

### Planning Commission Public Hearing Update:

*The Planning Commission held a public hearing for the Palmers Creek rezoning on July 18, 2018. The Planning Commission asked several questions related to the intersection improvements, traffic and school capacity. Several citizens spoke during the public hearing raising concerns related to excessive growth in the County, traffic safety and the existing school capacity issues. Two Planning Commission members were not present at the meeting and Ms. Carter recused herself from the vote. Mr. Newhouse made a motion to approve the rezoning subject to the proffered conditions, seconded by Mr. Thompson, and the Planning Commission's vote was 2-2. Following the meeting, the County Attorney's Office explained the case could not be forwarded to the Board of Supervisors without a recommendation. Therefore, the case went before the Planning Commission for a vote only on July 15, 2018. A VDOT representative was present to answer questions and provide additional information on the proposed modified continuous green t-intersection for the project. Following discussion, Mr. Newhouse made a motion to approve with proffers, seconded by Ms. Maddox, and the Planning Commission voted 5-1, with Mr. Smith voting no, to recommend approval of the request with the proffer statement.*

Spotsylvania County Government

# Appendix A

Comprehensive 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. The Primary Development Boundary defines the area within which public water and sewer utilities will be provided. The Primary Development Boundary is shown on the Future Land Use Map of the Comprehensive Plan. Land within the boundary is 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. The Palmer's Creek proposal is consistent with the intent of the Primary Development Boundary. The project location has a mixed land use designation as per the Future Land Use Element of the Comprehensive Plan. The mixed land use designation encompasses a variety of uses, including traditional neighborhoods; higher density residential; non-traditional residential; commercial uses; light industrial; educational facilities; recreation facilities, and compatible public and other civic facilities. Proposed is a 400 unit multi-family residential project with up to 40,000 sq. ft. commercial space fronting the Route 1 corridor. The rezoning request, considering proposed use and density is CONSISTENT with the mixed use land use designation envisioned for the area.

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 inevitably will help support commerce demand for goods and services, supporting business and employment. Project supports future property management and maintenance staff and provides up to 40,000 sq. ft. commercial space for commercial establishments offering employment opportunities.

**Guiding Principles and Policies B. Spotsylvania County is fiscally sustainable. 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.** The applicant provided fiscal impact analysis suggests this project will offset its costs to the County after build out. Both the multi-family residential (\$272,948.30 positive) and commercial components



(\$154,518.10 positive) of the projects are expected to be fiscally positive- tax base beneficial, as per applicant provided fiscal impact analysis. The County model also projects the project will result in a positive fiscal benefit to the County with a more conservative methodology. The County fiscal impact analysis expects a positive annual fiscal impact of \$59,025 at build out.

**Guiding Principles and Policies 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.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.** The project provides a bus shelter with appropriate amenities consistent with FRED Service design ideals and creates the opportunity for the site to be served by the regional public bus system. Sidewalks are required for this project as per Spotsylvania County Zoning Ordinance Sec. 23-6.28.7(a). As depicted on the Generalized Development Plan, sidewalk infrastructure will be developed along internal roads providing an interconnected pedestrian friendly network about the project area with convenient connections to planned commercial development along project frontage and access to a shared use path along Route 1. Considerate of the larger mixed use area surrounding this site, existing bike/ped infrastructure in the area, and prospect of a new park and ride lot just to the north whose design includes a shared use path along the Route 1 frontage, this project is supportive of, and complementary to providing bike/ped and transit options as an alternative mode of transportation. The applicant has favorably agreed to construct a shared use path in lieu of a sidewalk along the Route 1 corridor.

**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.** This site is not expected to have any negative impacts on significant natural, historic, and cultural resources. As noted in applicant GDP, there are no known historic buildings or features, places of burial onsite. Staff checked the site using the Virginia Department of Historic Resources Virginia Cultural Resource Information System (V-CRIS) and note no historic resources about the site, either architectural or archaeological. A parcel nearby to the north has been identified with a resource potentially eligible for the National Register of Historic Places associated with Martin Manor (DHR ID 088-0041). This site is also documented in the County's Handbook of Historic Sites in Spotsylvania County, Virginia (1987) as Western View- Martin's Manor. This project will not impact that offsite historic structure. Considering significant natural resources staff checked the Virginia Department of Conservation and Recreation's Natural Heritage Data Explorer (NHDE). No significant resources were noted as having potential onsite based on the NHDE predictive model. The U.S. Fish and Wildlife Service Information for Planning and Consultation identify potential impacts to the Northern Long-eared bat in this area however no critical habitats are noted at this location. Staff notes no Predicted habitat for Tier I or Tier II species, bald eagle nests in proximity to the project location after consulting the Virginia Fish and Wildlife Information Service.

**Guiding Principles and Policies C. Spotsylvania County is a family friendly community. 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. Guiding Principles and Policies C.2. The County should support mixed use communities with varied housing types, civic buildings, shops, and active and passive recreation opportunities.** The Proposal complements goals to provide a mix of units in support of growing a diverse housing stock to accommodate housing needs for all stages of life and affordability. Proposed conditions as per applicant GDP identify a mix of 1, 2, and 3 bedroom units. With a residential and commercial component with density this project is expected to positively contribute to the mixed use land use designation considering the larger mixed use vision for the area. Both active and passive recreational opportunities are included within this development proposal for enjoyment of future residents there. In all, 20% open space has been proposed. Active and passive recreational opportunities include: outdoor pool, clubhouse, fitness center, tot lot, pedestrian walkways and trails.

**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).** This rezoning request is not expected to negatively impact any sensitive environmental resources. Project development will be subject to regulatory protections concerning environmental quality. Resource protection areas will be properly preserved. 20% of the site is open space as per the Generalized Development Plan proposed conditions. This area is double that of the minimum required open space for multi-family/ apartment and general buildings (commercial) that require 10% open space. The project GDP graphic notes tree preservation efforts along the north and western sides of the project area, including but not limited to forested wetlands and RPA.

Land Use:

**Future Land Use Map Designation.** This project is consistent with the intent of the Primary Development Boundary and Mixed Use land use designation.

**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.** 20% of the site is open space as per the Generalized Development Plan proposed conditions. This area is double that of the minimum required open space for multi-family/ apartment and general buildings (commercial) that require 10% open space. The project GDP graphic notes tree preservation efforts along the north and western sides of the project area, including but not limited to forested wetlands and RPA.

**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.** Project proposal has a multi-modal design character complementary to design and accessibility goals. The project includes the development of a FRED friendly bus stop to serve residents. Additionally, sidewalk and trailway infrastructure throughout the site helps navigation onsite and future connectivity offsite provides opportunities to access additional mixed use development areas nearby and a planned commuter lot near Commonwealth Drive expected in the near future. The applicant narrative specifically speaks to the project allowing for a variety of mobility choices and that buildings will be fully compliant with the Americans with Disabilities Act and meet the needs of the handicap and senior citizen population.

**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.** This project is located within an area transitioning from lower density, lower intensity rural, semi-rural commercial to a more urbanized mixed use character consistent with the Comprehensive Plan mixed use land use designation. A number of large scale mixed use friendly projects have been approved in the larger area within the last 3-5 years including Heritage Woods, Alexander's Crossing, Jackson Village and as these projects build the character of the surroundings will change over time. Properties adjacent to the north and west area generally well buffered from this project with protected sensitive environmental features, open space and tree preservation areas. Parcels adjacent to the south are commercially zoned or in commercial use at this time.

**Mixed Land Use Policies 1. Mixed land use developments should display characteristics that provide a unique sense of place (examples could include: design guidelines, architectural features, or common color palette, among others).** The commercial component of the project fronting the Route 1 corridor will be subject to enhanced design standards required of the Highway Corridor Overlay District that already establishes some degree of assurance that the project will be visually appealing. To further elaborate upon the type of development proposed, the applicant has proffered construction materials to be employed in building façade construction, and design elevations that graphically depict the intended design style. Though not subject to the HCOD standards, similar design commitments have been made for the multi-family/ apartment portion of the project, including design elevations and materials.

**Mixed Land Use Policies 2. Appropriate transitions in scale of building and/ or buffering should be provided from mixed land use developments to adjoining existing developments.** This project is located within an area transitioning from lower density, lower intensity rural, semi-rural commercial to a more urbanized mixed use character consistent with the Comprehensive Plan mixed use land use designation. A number of large scale mixed use friendly projects have been approved in the larger area within the last 3-5 years including Heritage Woods, Alexander's Crossing, Jackson Village and as these projects build the character of the surroundings will change over time. Properties adjacent to the north and west area generally well buffered from this project with protected sensitive environmental features, open space and tree preservation areas. Parcels adjacent to the south are commercially zoned or in commercial use at this time. Any required transitional buffering would result from County design

standards located in the Design Standards Manual concerning transitions between higher intensity and lower intensity uses. Additional buffering does not appear to be warranted given the areas land use designation, open space and tree preservation preserved, and adjacent uses and zoning.

**Mixed Land Use Policies 3. Vehicular and pedestrian connections should be made to adjoining developments at appropriate locations, including at existing interparcel access points.** Road stub interparcel connection ability has been established at two points to adjoining parcels to the south and at one point to the north. These connections are appropriate considering the development proposal, land use designation, environmental features. The project provides a bus shelter with appropriate amenities consistent with FRED Service design ideals and creates the opportunity for the site to be served by the regional public bus system. Sidewalks are required for this project as per Spotsylvania County Zoning Ordinance Sec. 23-6.28.7(a). As depicted on the Generalized Development Plan, sidewalk infrastructure will be developed along internal roads providing an interconnected pedestrian friendly network about the project area with convenient connections to planned commercial development along project frontage and access to a shared use path along Route 1. Considerate of the larger mixed use area surrounding this site, existing bike/ped infrastructure in the area, and prospect of a new park and ride lot just to the north whose design includes a shared use path along the Route 1 frontage, this project is supportive of, and complementary to providing bike/ped and transit options as an alternative mode of transportation. The applicant has favorably agreed to construct a shared use path in lieu of a sidewalk along the Route 1 corridor.

**Mixed Land Use Policies 4. A grid pattern of connected streets should be supported by the County. Cul-de-sacs should be discouraged and only employed in rare instances.** Internal street network is appropriate given site constraints, development proposal, land use designation, environmental features. One cul-de-sac has been show. This may be a temporary situation as the cul-de-sac is meant as a future interparcel connection point to be employed with additional development to the north should it be proposed.

**Mixed Land Use Policies 5. The County should support public open space and pedestrian accommodations integrated throughout the development.** Provided open space will exceed that required by the MU-5 zoning district for the building types proposed (10% required, 20% proposed). Sidewalks are required for this project as per Spotsylvania County Zoning Ordinance Sec. 23-6.28.7(a). As depicted on the Generalized Development Plan, sidewalk infrastructure will be developed along internal roads providing an interconnected pedestrian friendly network about the project area with convenient connections to planned commercial development along project frontage and access to a shared use path along Route 1. A recreational path has also been proposed within the rear open space area as an amenity for passive recreational activities. Considerate of the larger mixed use area surrounding this site, existing bike/ped infrastructure in the area, and prospect of a new park and ride lot just to the north whose design includes a shared use path along the Route 1 frontage, this project is supportive of, and complementary to providing bike/ped and transit options as an alternative mode of transportation. The applicant has favorably agreed to construct a shared use path in lieu of a sidewalk along the Route 1 corridor.



**Mixed Land Use Policies 9. The County should support a diverse housing mix with a range of housing sizes and types that meet the needs of citizens throughout all stages of life and income levels.** Proposal complements goals to provide a mix of units in support a diverse housing mix with a range of housing sizes and types that meet the needs of citizens throughout all stages of life and income levels.

**Mixed Land Use Policies 10. Promote the construction of market rate affordable housing.** The project narrative states residential units will be available that meet market rate for the community and a variety of unit sizes ranging from 1 to 3 bedroom units will be available. The project narrative has provided estimated rental rates that can be expected for the different unit sizes with a range of \$1,050 to \$1,400/mo. These rates are consistent with the forecasted rental rates of greatest demand by volume between 2017- 2032 recently identified by the Fredericksburg Association of Realtors June, 2017 Housing Study.

**Mixed Land Use Policies 11. Quality open spaces should be integrated into development and may include passive and active areas, pavilions, walking paths, gardens, forested areas, and lakes, among other features.** Both active and passive recreational opportunities are included within this development proposal for enjoyment of future residents there. In all, 20% open space has been proposed. Active and passive recreational opportunities include: forested areas, outdoor pool, clubhouse, fitness center, tot lot, pedestrian walkways and trails.

#### **Transportation:**

**Transportation Policy 1, Strategy 1. Achieve no less than a "D" Peak Hour Level of Service on the VDOT Primary Street System. Transportation Policy #2. Ensure that new development does not degrade Levels of Service and mitigates its impact on the transportation network.** Project related design improvements meant to address potential impacts upon the Route 1 corridor have resulted in mitigation of impacts that are expected to result in no negative impacts to the existing level of service even though the project is expected to generate an additional 2,271 vehicles per day. The corridor level of service will remain unchanged.

**Transportation Policy 2, Strategy 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.** The project provides a bus shelter with appropriate amenities consistent with FRED Service design ideals and creates the opportunity for the site to be served by the regional public bus system. Sidewalks are required for this project as per Spotsylvania County Zoning Ordinance Sec. 23-6.28.7(a). As depicted on the Generalized Development Plan, sidewalk infrastructure will be developed along internal roads providing an interconnected pedestrian friendly network about the project area with convenient connections to planned commercial development along project frontage and access to a shared use path along Route 1. Considerate of the larger mixed use area surrounding this site, existing bike/ped infrastructure in the area, and prospect of a new park and ride lot just to the north whose design includes a shared use path along the Route 1 frontage, this project is supportive of, and complementary

to providing bike/ped and transit options as an alternative mode of transportation. The applicant has favorably agreed to construct a shared use path in lieu of a sidewalk along the Route 1 corridor.

#### **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, Strategy 2. Support the preservation of resources with local, state, or national significance.** This site is not expected to have any negative impacts on significant natural, historic, and cultural resources. As noted in applicant GDP, there are no known historic buildings or features, places of burial onsite. Staff checked the site using the Virginia Department of Historic Resources Virginia Cultural Resource Information System (V-CRIS) and note no historic resources about the site; either architectural or archaeological. A parcel nearby to the north has been identified with a resource potentially eligible for the National Register of Historic Places associated with Martin Manor (DHR ID 088-0041). This site is also documented in the County's Handbook of Historic Sites in Spotsylvania County, Virginia (1987) as Western View- Martin's Manor. This project will not impact that offsite historic structure. This project is not detrimental to historic resources of local, state, or national significance.

#### **Natural Resources:**

**Natural Resources Policy 1. Balance the protection of environmental resources and natural wildlife habitats with development. Natural Resources Policy 1, Strategy 1. The County should support the mitigation of impacts upon unique and/ or endangered resources including rare species and their habitats.** Considering significant natural resources staff checked the Virginia Department of Conservation and Recreation's Natural Heritage Data Explorer (NHDE). No significant resources were noted as having potential onsite based on the NHDE predictive model. The U.S. Fish and Wildlife Service Information for Planning and Consultation identify potential impacts to the Northern Long-eared bat in this area however no critical habitats are noted at this location. Staff notes no Predicted habitat for Tier I or Tier II species, bald eagle nests in proximity to the project location after consulting the Virginia Fish and Wildlife Information Service.

**Natural Resources Policy 1, Strategy 3. Encourage land development practices, which minimize impervious cover to promote groundwater recharge, and/ or tree preservation.** 20% of the site is open space as per the Generalized Development Plan proposed conditions. This area is double that of the minimum required open space for multi-family/ apartment and general buildings (commercial) that require 10% open space. The project GDP graphic notes tree preservation efforts along the north and western sides of the project area, including but not limited to forested wetlands and RPA.

R16-0009: Palmer's Creek

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	210	Brock Rd	Ni River	Riverbend	7		
Chancellor	RD		Estates of Chancellorsville*					56	0	0	0	170	14	7	10	23	Chancellor	Ni River	Riverbend	5		
Chancellor	RD		Estates of Elys Ford*					231	0	0	0	702	60	30	42	96	Chancellor	Ni River	Riverbend	5		
Chancellor	RD/PSD		Saw Hill*					43	0	0	0	131	11	6	8	18	Wilderness	Ni River	Riverbend	5		
Berkeley	RD	1/16/2008	Estates at Buckingham*					42	0	0	0	128	11	5	8	18	Berkeley	Post Oak	Spotsylvania	3		
Lee Hill	PSD	2/2/2011	Pelhams East*					1	0	0	0	3	0	0	0	0	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	25	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	12	Battlefield	Chancellor	Chancellor	4		
Salem	PSD	10/21/2015	Breckenridge Farms*					50	0	0	0	152	13	7	9	21	Courthouse	Freedom	Courtland	1		
Courtland	PSD	1/12/2016	Avalon Woods*					98	0	0	0	298	25	13	18	41	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	2		
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			47	0	0	0	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	0	795	447	0	168	1609	175	89	125	221	Parkside	Spotsylvania	Massaponax	4	
Livingston	RD	2/25/2003	Sunrise Bay		89	0	0	0	0	34	0	0	103	9	4	6	14	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	26	-	-	-	5	
Courtland	RD	12/14/2004	Glenhaven/River Glen		74	0	0	0	0	34	0	0	103	9	4	6	14	Chancellor	Chancellor	Riverbend	5	
Courtland	PSD	11/14/2006	Reserve at Cville (Crossing at Cville)		122	0	0	0	98	0	0	0	298	25	13	18	41	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	33	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	0	45	21	0	0	187	18	9	11	26	Spotswood	Battlefield	Chancellor	4
Livingston	PSD	4/12/2011	Keswick		150	90	240	184	150	90	240	184	1305	89	40	53	179	RE Lee	Spotsylvania	Spotsylvania	1	
Berkeley	PSD	10/11/2011	Ni Village		0	164	773	0	0	164	773	0	1547	123	51	63	212	Riverview	Spotsylvania	Massaponax	8	
Lee Hill	PSD	2/14/2012	Lakeside		0	100	0	0	0	26	0	0	63	8	3	4	9	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	0	10	0	0	30	3	1	2	4	Livingston	Post Oak	Spotsylvania	9	
Berkeley/Livingston	PSD	7/9/2013	Spotsylvania Ctse Village		395	205	900	50	358	198	834	50	2883	241	109	143	395	RE Lee	Spotsylvania	Spotsy/Courtla	1	
Berkeley	PSD	8/13/2013	Crossroads Station Apt		0	0	610	0	0	0	610	0	909	57	24	31	125	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	146	Cedar Forest	Thornburg	Massaponax	11	
Livingston	RD	9/24/2013	Fortune's Landing		49	0	0	0	0	45	0	0	0	137	12	6	8	19	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	27	-	-	-	6	
Lee Hill	PSD	1/28/2014	Heritage Woods		697	180	183	0	697	180	183	0	2825	252	122	163	387	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	37	Courtland	Spotsylvania	Courtland	1	
Battlefield	PSD	6/24/2014	Southpoint Landing		0	0	830	0	0	0	550	0	820	52	21	28	112	Parkside	Battlefield	Massaponax	4	
Chancellor	RD	9/9/2014	Legends of Chancellorsville		218	0	0	0	218	0	0	0	663	56	28	40	91	Brock Rd/Chan.	Ni River	Riverbend	5	
Lee Hill	PSD	12/9/2014	Wheatland		0	98	0	0	0	98	0	0	236	30	13	14	32	Lee Hill	Thornburg	Massaponax	11	
Chancellor	PSD	12/9/2014	Thorburn Estates		59	0	0	0	59	0	0	0	179	15	8	11	25	Wilderness	Freedom	Riverbend	10	
Lee Hill	PSD	6/23/2015	Jackson Village		0	596	1289	385	0	596	1289	385	3931	304	126	152	539	Parkside	Spotsylvania	Massaponax	4	
Courtland	PSD	11/12/2015	Retreat at Cville		0	0	0	192	0	0	0	192	286	0	0	0	39	-	-	-	5	
Berkeley	PSD	12/8/2015	Alexander's Crossing		518	971	888	230	518	971	888	230	5581	515	227	281	765	Riverview	Thornburg	Massaponax	11	
Berkeley	RD/PSD	1/26/2016	Plantation Woods		132	0	0	0	132	0	0	0	401	34	17	24	55	Courtland	Spotsylvania	Massaponax	1	
Livingston	RD	5/24/2016	Goodwin Cove		35	0	0	0	35	0	0	0	106	9	5	6	15	Livingston	Post Oak	Spotsylvania	9	
Berkeley	PSD	3/14/2017	Cedar Forest		29	0	0	0	29	0	0	0	88	7	4	5	12	Cedar Forest	Thornburg	Massaponax	11	
Berkeley	PSD	3/14/2017	Summit Crossing Estates		70	0	0	0	70	0	0	0	213	18	9	13	29	Riverview	Thornburg	Massaponax	11	
Courtland	RD	9/12/2017	Barrington		39	0	0	0	39	0	0	0	119	10	5	7	16	Chancellor	Chancellor	Riverbend	5	
Battlefield	PSD	12/12/2017	Afton		29	0	0	0	29	0	0	0	88	7	4	5	12	Spotswood	Battlefield	Massaponax	4	
Battlefield	PSD	6/12/2018	Roseland		0	14	0	0	0	14	0	0	34	4	2	2	5	Spotswood	Battlefield	Massaponax	4	
*By-right subdivisions				TOTALS				4517	2584	5469	1473	30,303	2537	1164	1528	4149						
Total unbuilt residential units								14,043														

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 6/12/2018

**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	0.14 calls per capita		



Fire & Rescue Station	Capacity	Current			Future		
		Annual Call Volume* (July 1, 2017 - June 30, 2018)	Volume vs Capacity	% Residential Calls	New Calls	Volume w/new	Volume w/new vs Capacity
1	2500	1847	653	61%	821	2668	-168
2	2500	826	1674	69%	4	830	1670
3	2500	565	1935	74%	18	583	1917
4	2500	4001	-1501	36%	1070	5071	-2571
5	2500	1256	1244	68%	385	1641	859
6	2500	3902	-1402	48%	69	3971	-1471
7	2500	945	1555	67%	235	1180	1320
8	2500	1195	1305	39%	342	1537	963
9	2500	534	1966	71%	41	575	1925
10	2500	1425	1075	83%	25	1450	1050
11	2500	1741	759	64%	1144	2885	-385
<b>Total</b>	<b>27500</b>	<b>18237</b>	<b>9263</b>	<b>62%</b>	<b>4154</b>	<b>22391</b>	<b>5109</b>

Population

133033

July 1, 2017 Census Estimate

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

Calls per capita 0.14

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		60	595		194
Harrison Road Elementary	792	936	144		0	792		144
Lee Hill Elementary	669	807	138		30	699		108
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		330	870		-285
Salem Elementary	646	815	169		25	671		144
Smith Station Elementary	678	986	308		0	678		308
Spotswood Elementary	551	641	90		44	595		46
Wilderness Elementary	719	936	217		39	758		178
<b>Countywide Elementary</b>	<b>10620</b>	<b>13233</b>	<b>2613</b>		<b>2542</b>	<b>13162</b>		<b>71</b>
Battlefield Middle	834	807	-27		41	875		-68
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		331	1046		-256
<b>Countywide Middle</b>	<b>5538</b>	<b>6031</b>	<b>493</b>		<b>1166</b>	<b>6704</b>		<b>-673</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		907	2934		-1104
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>1530</b>	<b>9186</b>		<b>-968</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

**R16-0009 Palmers Creek**

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Spotsylvania Population \* 133,033

Palmers Creek Population (1.49/unit)

# of Units 400

Projected Palmers Creek Population 596

596.00 (round </.49 down and >/.5 up & insert in B7)

**Total Population 133,629**

	Hard Cost	Per Capita
<b>Parks and Recreation</b>		
Marshall Center Auditorium Upgrades	\$304,000	<b>\$2.27</b>
Ni River Park	\$3,370,000	<b>\$25.22</b>
Belmont - Passive Park	\$420,000	<b>\$3.14</b>
Livingston Community Center	\$715,000	<b>\$5.35</b>
<b>Fire</b>		
Fire Training and Logistics Center	4,250,000	<b>\$31.80</b>

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**Total Impact Per Capita \$67.79**

<b>Palmers Creek Total Impact (596 people)</b>	<b>\$40,404.13</b>
<b>Palmers Creek Total Impact per Unit (400 Units)</b>	<b>\$101.01</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.**