



R16-0009 Palmers Creek

Palmers Creek, LLC and Massaponax Land Company, L.L.C.

Lee Hill District

Board of Supervisors Public Hearing

September 11, 2018

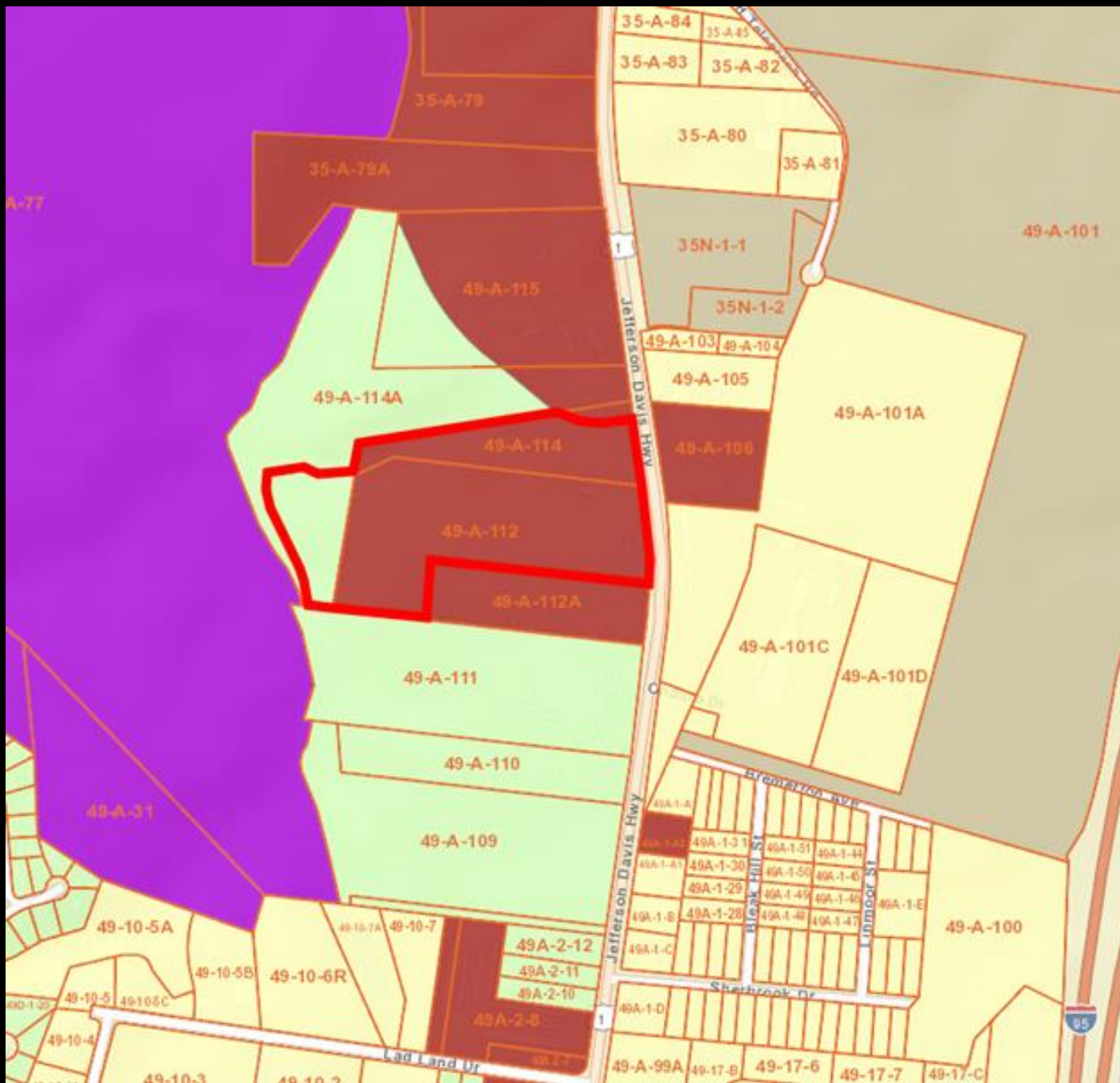
Kimberly Pomatto, Planner III

Request:

- 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
- The property is located on the west side of Jefferson Davis Highway approximately one mile south of the Spotsylvania Parkway and Jefferson Davis Highway intersection
- With the current zoning, the property may develop with a number of office/commercial uses

Recommendations:

- The Planning Commission held a public hearing on August 15, 2018 and voted 5-1 to recommend approval with the proffer statement
- Staff recommends approval with the proffer statement





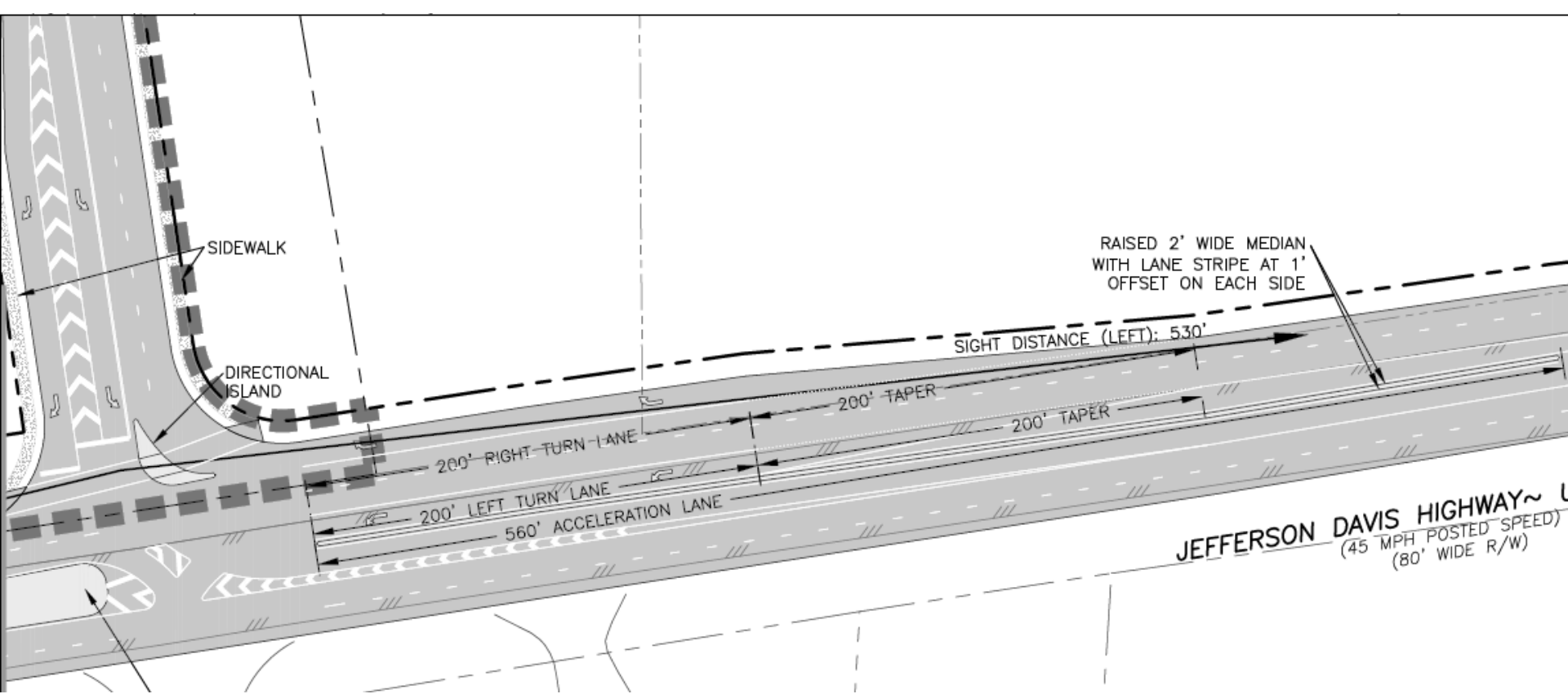


Transportation Analysis:

- Route 1 in the vicinity of the proposed development carries approximately 21,300 vehicles-per-day
- 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”
- 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

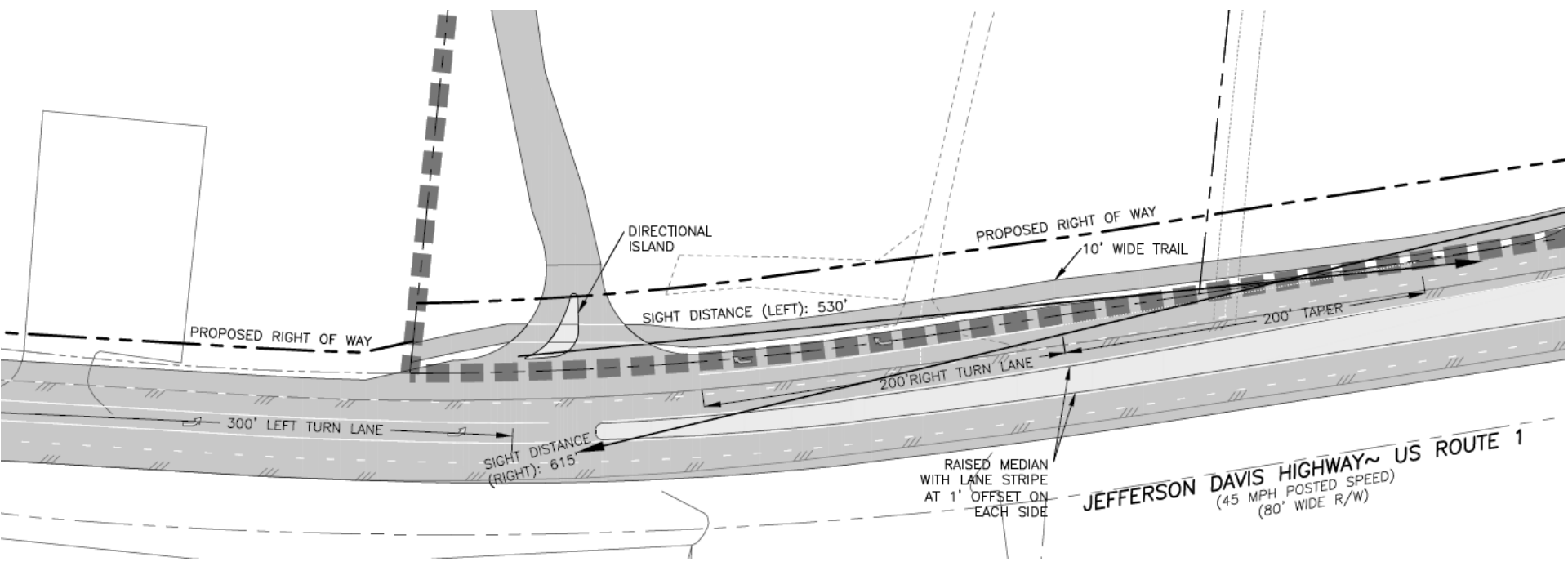
Transportation Analysis (cont.):

- VDOT has new criteria for traffic signals on primary arterials in order to improvement mobility and reduce congestion
- Rather than simply meeting warrants, an applicant must demonstrate that none of the design alternatives to a traffic signal are appropriate
- Palmers Creek traffic impact analysis demonstrated that some criteria for a traffic signal at the project's north entrance were met; however installation of a traffic signal would increase the delay for motorists along the entire Route 1 corridor
- Utilizing VDOT's design alternatives, the applicant has implemented a Modified Continuous Green-T intersection which limits left turn movements



Northern Entrance Design:

- Right In with right turn lane
- Right out
- Left out with acceleration lane
- No left turn in



Southern Entrance Design:

- Right in with right turn lane
- Right out
- Left in with left turn lane
- No left turn out

Transportation Analysis (cont.):

- With this design, the corridor's level of service will remain unchanged
- All of the through movements on Route 1, the north and south entrances will operate within a range of LoS B – D

Comprehensive Plan Analysis:

Consistent

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

Identified Impacts

- ✓ Public Facilities
 - ✓ Schools
 - ✓ Fire, Rescue & Emergency Services
 - ✓ Parks & Recreation

Fiscal Analysis (FIA):

- Applicant's Fiscal Impact Analysis (FIA) asserts the Palmers Creek mixed use development will generate a total of \$427,466 in revenue annually at full build out
- Staff conducted a separate analysis utilizing the County's model which projects the development will generate approximately \$59,025 annually at full build out
- While the two projections are different, they are both trending positively

Proffer Analysis:

- Development in conformance with the GDP
- Maximum 40,000 square feet of permitted MU-5 commercial space
- Commercial building(s) will be one-story with a coordinated sign band and in conformance with architectural rendering



Proffer Analysis (cont.):

- Residential units will be limited to a maximum of 400 multi-family units and of the 400 units only 140 units will include 3 bedrooms
- Residential component will be conformance with the architectural renderings provided and will be developed in two phases
- Phase I: Buildings 1, 2 and 3 which will be 4 stories
- Phase II: Building 4 which will be 5 stories



Proffer Analysis (cont.):

- Right of way dedication along Route 1
- Two points of access
- Interparcel connection to be provided to the north and south with necessary right of way and/or easements to accommodate connections for future development
- Construct a bus shelter prior to issuance of occupancy permit for a residential building
- Pedestrian connectivity with trails and internal sidewalks
- Streetscape



Proffer Analysis (cont.):

- Minimum of five acres of open space
- Cash proffers totaling \$40,404 (\$101/unit)

Key Findings:

In Favor

- The proposal is consistent with the Mixed Use land designation and provides the density and intensity of development intended for land within the Primary Development Boundary
- Development provides multiple interparcel connections to accommodate future development
- Applicant has proffered cash contributions in order to mitigate identified capital facility impacts
- The development is expected to generate positive revenue for the County at full build out

Key Findings:

Against

- 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
- The development will generate additional students and further impact capacity at Spotsylvania Middle School and Massaponax High School which are currently over capacity

Recommendation:

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

