



Board of Supervisors 10/9/18

**Special Use Application
Franklin's Crossing
SUP18-0007**

Lee Hill Voting District

**Patrick Carlton White
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Request: Special Use Permit authorization to allow a 125 bed, 3 story Assisted Living Facility (ALF) in a Residential 2 (R-2) zoning district.

The subject parcel (TM# 25-A-14C) is approximately 10 acres in size and is not currently addressed.

Location: The property is located at the end of River Meadows Way, approximately .6 miles northeast of the intersection of Tidewater Trail and River Meadows Way.

Staff recommends denial.

The property is located along the Rappahannock River. The River Meadows neighborhood lies to the SE. The neighborhood of Tidewater Village abuts to the NW. The River Heights Mobile Home Park lies to the SW. The subject property and all neighboring properties are zoned R-2.

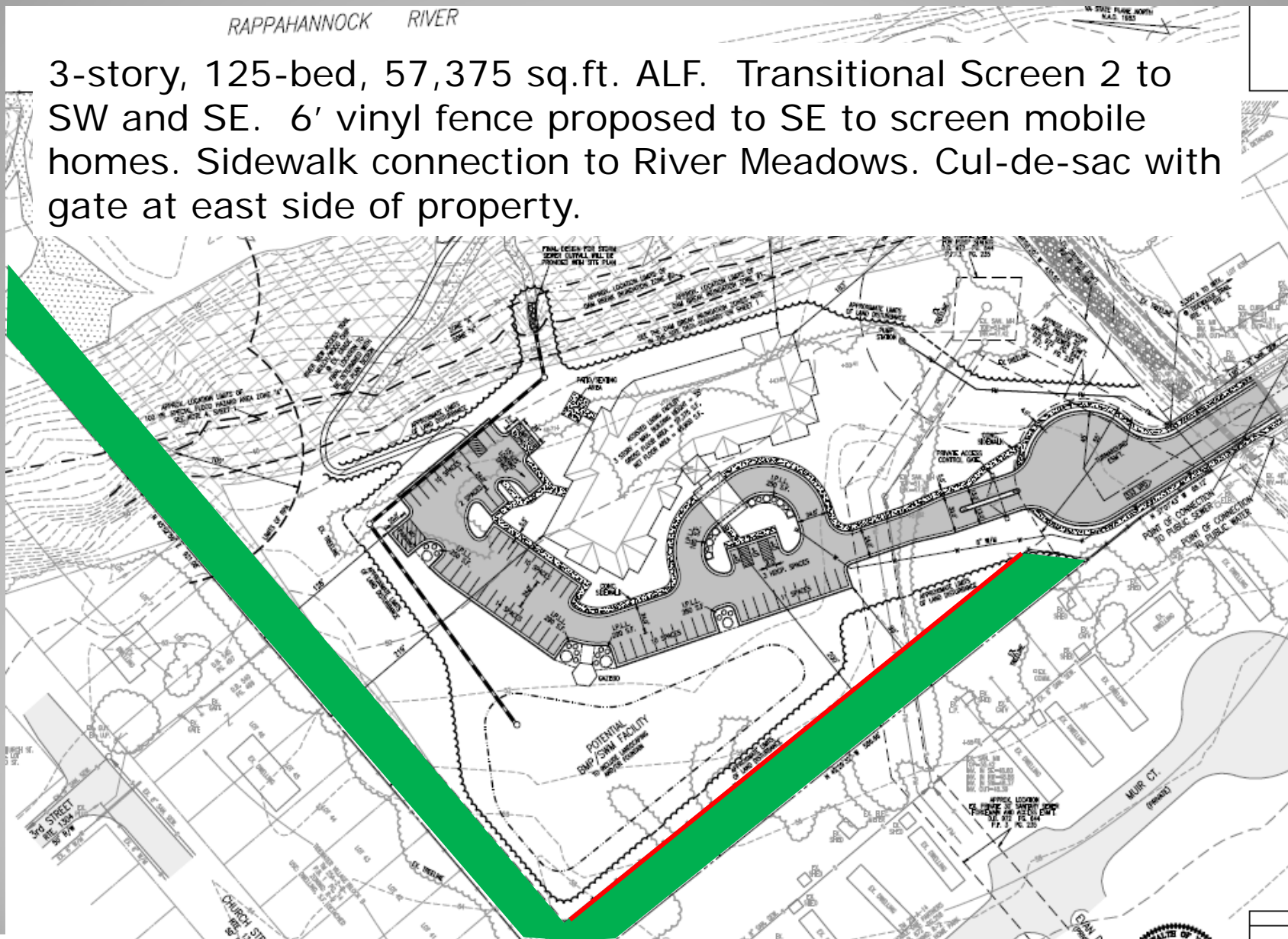


The subject property and all adjacent properties have a Mixed Use FLU designation with the exception of Open Space designations which are mapped over existing HOA property.

The subject property is accessed via River Meadows Way, which runs through a neighboring subdivision before connecting to Tidewater Trail.



3-story, 125-bed, 57,375 sq.ft. ALF. Transitional Screen 2 to SW and SE. 6' vinyl fence proposed to SE to screen mobile homes. Sidewalk connection to River Meadows. Cul-de-sac with gate at east side of property.





30 Year Architectural Shingles- black in color
Standing seam metal roof- green in color
Brick Veneer- red in color
Vinyl Windows- white in color
Vinyl siding- gray in color
Gutters and downspouts- white in color

Special Use Standards of Review:

Staff's evaluation of the Special Use Standards of review found no critical concerns except for Standards 4, 6, and 7.

- An estimated 239 calls for emergency service are expected from the proposal (19.9 a month).
- Dispatched calls will likely come from FS 5 (estimated response time: 8 min.)
- They must travel 1.2 miles round-trip through River Meadows Way to reach the rear of the neighborhood. River Meadows Way serves 120 existing households.
- Increased speeds of responders will introduce safety concerns related to these vehicles possibly conflicting with existing, established neighborhood or vehicles traveling within.

Findings in Favor:

- The proposal would provide additional housing for aging residents of the County who require assistance in their everyday lives, pursuant to Comprehensive Plan goals. These residents also have negligible impacts on most of the County's public infrastructure, including roads, schools, and parks.
- The facility would generate jobs and improve the County's non-residential tax base.
- The facility is interconnected via sidewalks pursuant to Mixed Use FLU goals.
- Over 50% of the site would remain open, providing green space for ALF residents, and the retention of mature trees.
- The applicant has proposed to conduct a traffic calming study which may allow for traffic calming measures to be installed, if warranted.

Findings Against:

- The proposal does not meet three of the eight criteria necessary to recommend approval. Facilities such as this generate regular ambulance trips which would have no other regular route to the proposed facility than through the River Meadows neighborhood.
- Community Meeting attendees had expressed that the River Meadows neighborhood already faces traffic problems which the proposed facility will exacerbate. Although the applicant proposes to conduct a traffic calming analysis, there is no certainty that traffic calming will be warranted per VDOT standards. Furthermore, if those traffic calming measures were warranted, the provision of those improvements may further challenge the ability for FREM responders to transport patients along River Meadows Way.

Based on staff's analysis and findings against noted above, staff recommends denial.

Should the Board find that the application meets the 8 Standards of Review for Special Use Permits then staff recommends that the Board adopt the Resolution of Approval.



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