



# R18-0007 Regency Crossing Jean Masten Kelly and Joyce A. Taylor/ B-Farms Development, LLC Courtland District

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Board of Supervisors Public Hearing  
November 15, 2018  
Kimberly Pomatto, Planner III

# Request:

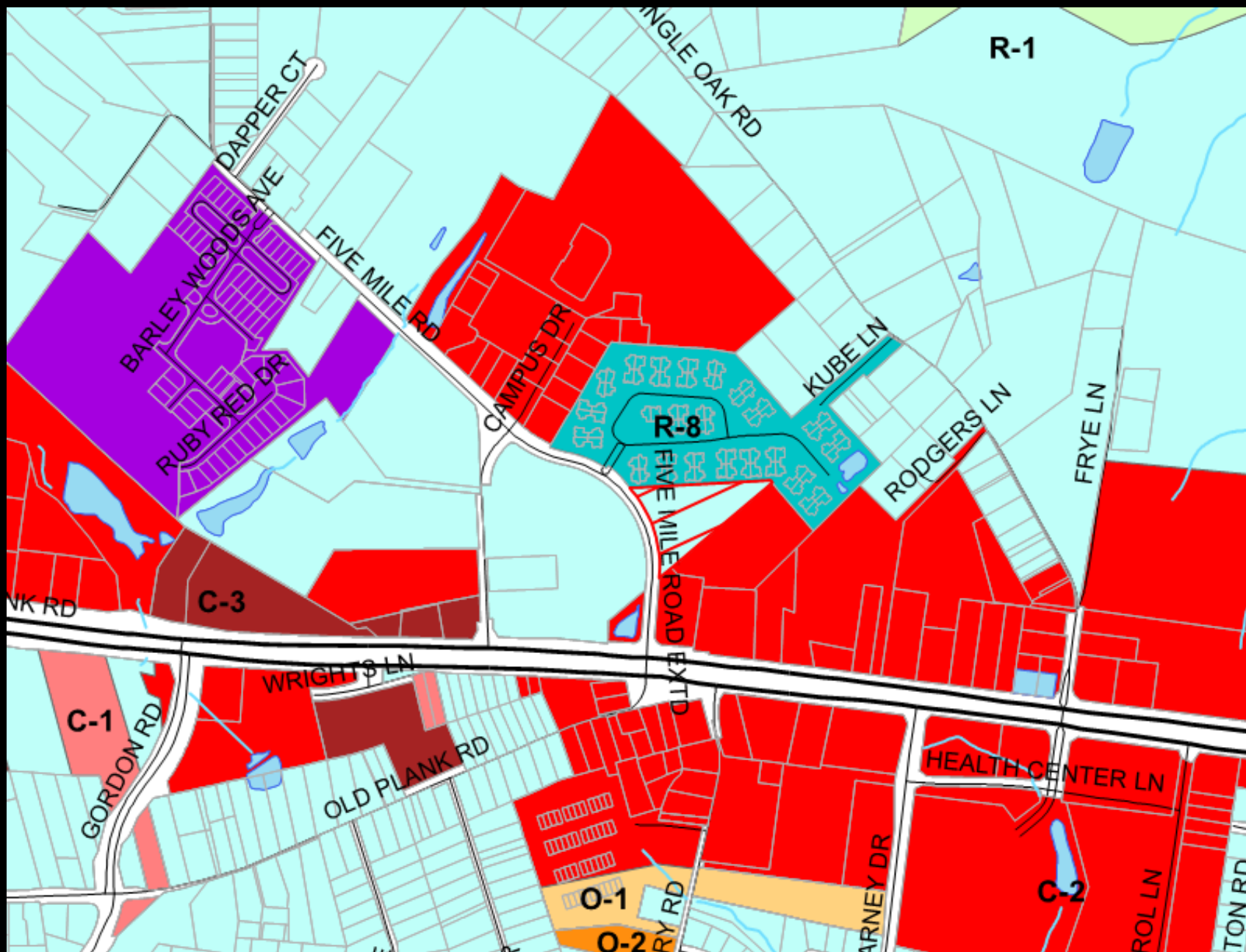
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- Rezone approximately 2.69 acres from Residential 1 (R-1) to Residential 8 (R-8) with proffers to allow for a maximum of 21 single-family attached units known as Regency Crossing Townhomes
- The property is located on the east side of Five Mile Road Extended approximately 550 feet north of the Plank Road
- With the current zoning, the property may develop one (1) single family detached unit

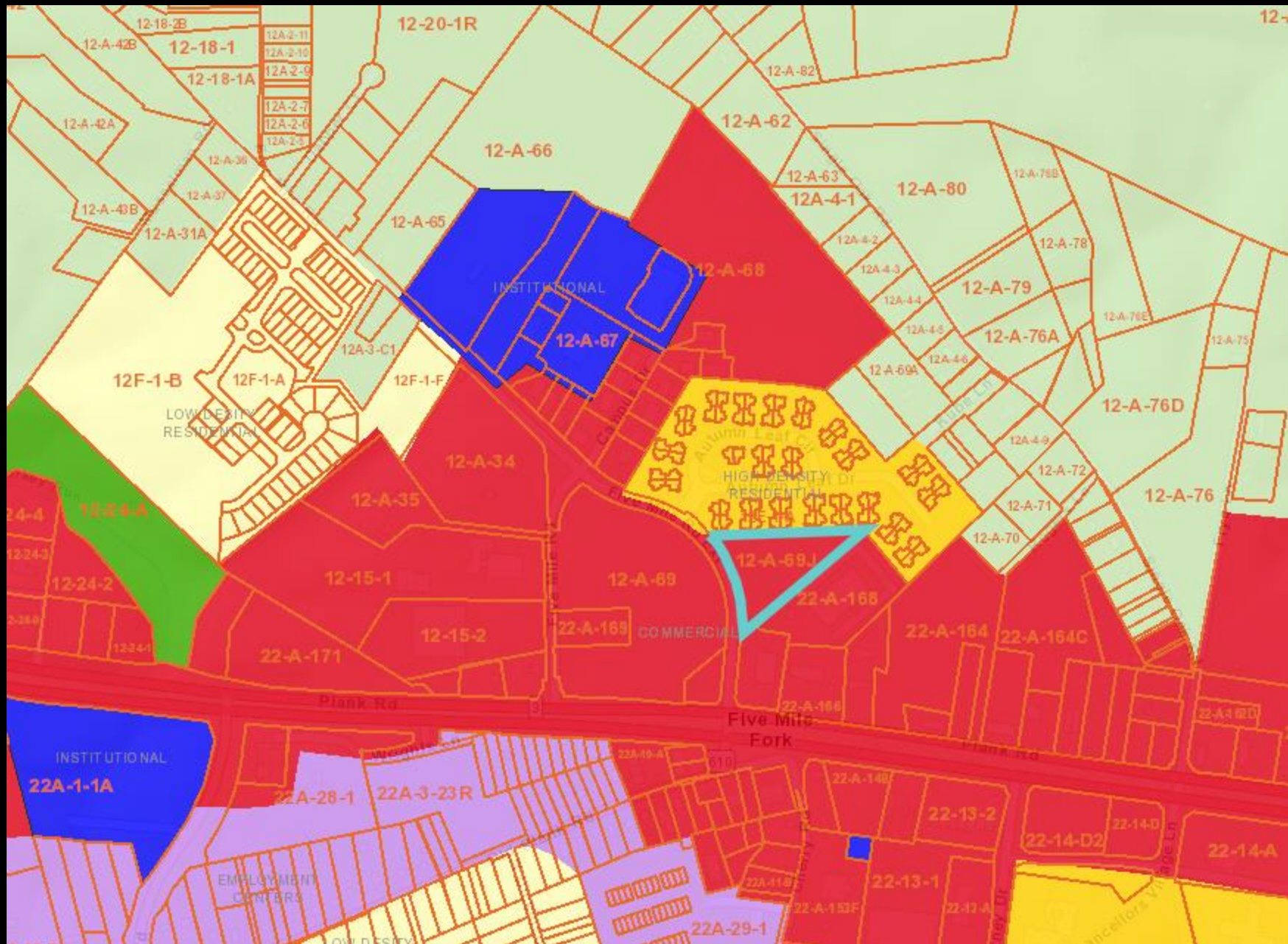
# Recommendations:

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- The Planning Commission held a public hearing on October 3, 2018 and voted 5-1 to recommend approval with the proffer statement dated August 6, 2018.
- Staff recommends the Board adopt ordinance, RO18-0007, approving the rezoning with the proffer statement dated August 6, 2018.



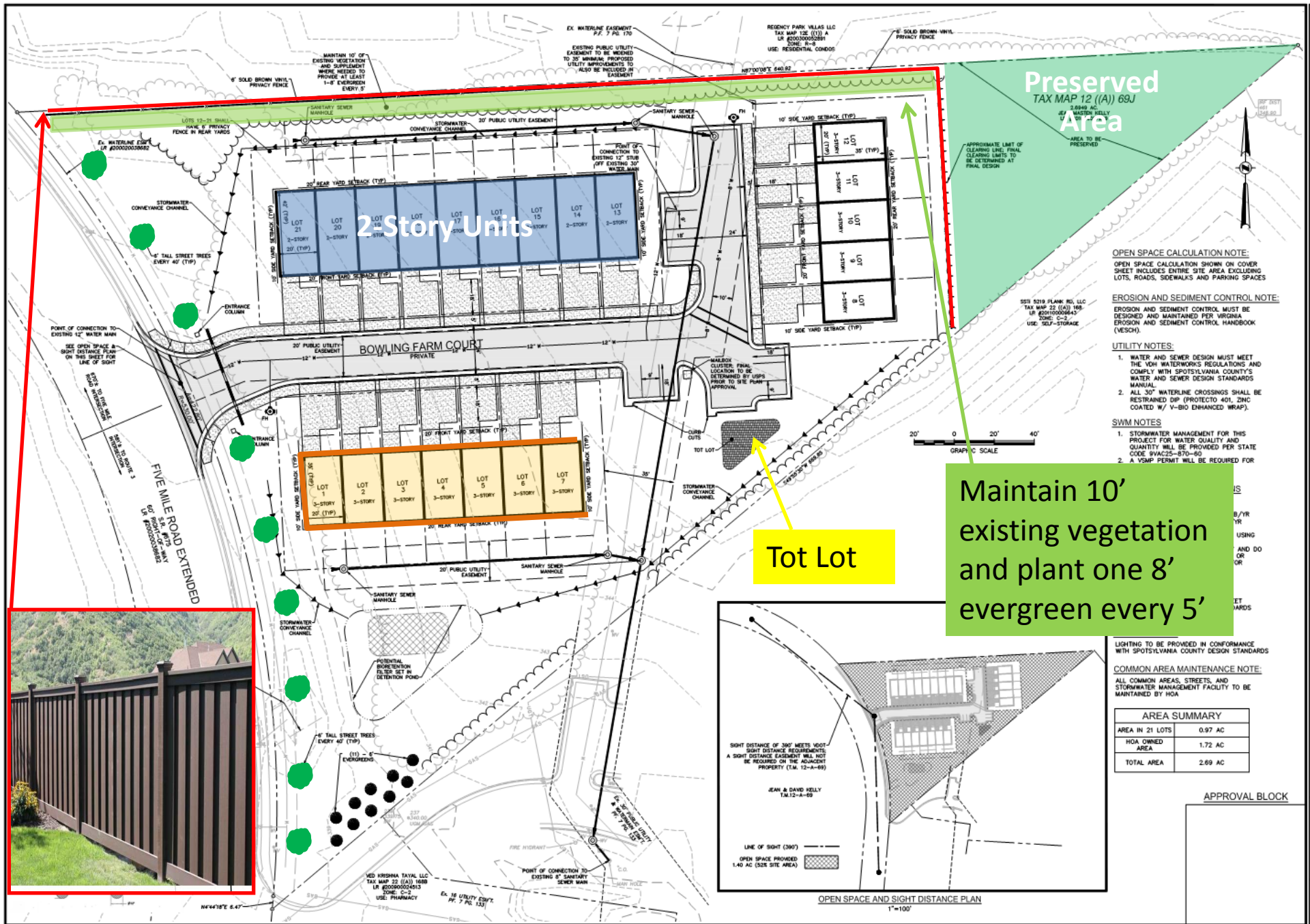












Preserved  
TAX MAP 12 (A) 69J  
2.69 AC  
AREA TO BE  
PRESERVED

2Story Units

Tot Lot

Maintain 10'  
existing vegetation  
and plant one 8'  
evergreen every 5'

OPEN SPACE CALCULATION NOTE:  
OPEN SPACE CALCULATION SHOWN ON COVER  
SHEET INCLUDES ENTIRE SITE AREA EXCLUDING  
LOTS, ROADS, SIDEWALKS AND PARKING SPACES

EROSION AND SEDIMENT CONTROL NOTE:  
EROSION AND SEDIMENT CONTROL MUST BE  
DESIGNED AND MAINTAINED PER VIRGINIA  
EROSION AND SEDIMENT CONTROL HANDBOOK  
(VESH).

UTILITY NOTES:  
1. WATER AND SEWER DESIGN MUST MEET  
THE VOF WATERWORKS REGULATIONS AND  
COMPLY WITH SPOTSYLVANIA COUNTY'S  
WATER AND SEWER DESIGN STANDARDS  
MANUAL.  
2. ALL 30" WATERLINE CROSSINGS SHALL BE  
RESTRAINED DIP (PROTECTO 401, ZINC  
COATED W/ V-BIO ENHANCED WRAP).

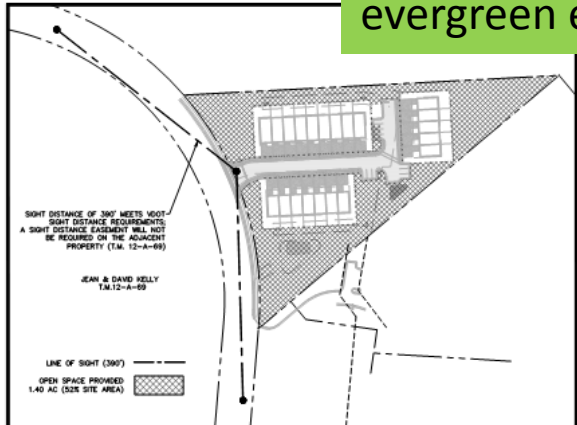
SWM NOTES  
1. STORMWATER MANAGEMENT FOR THIS  
PROJECT FOR WATER QUALITY AND  
QUANTITY WILL BE PROVIDED PER STATE  
CODE 9VAC25-870-60  
2. A VSWP PERMIT WILL BE REQUIRED FOR

LIGHTING TO BE PROVIDED IN CONFORMANCE  
WITH SPOTSYLVANIA COUNTY DESIGN STANDARDS

COMMON AREA MAINTENANCE NOTE:  
ALL COMMON AREAS, STREETS, AND  
STORMWATER MANAGEMENT FACILITY TO BE  
MAINTAINED BY HOA

AREA SUMMARY	
AREA IN 21 LOTS	0.97 AC
HOA OWNED AREA	1.72 AC
TOTAL AREA	2.69 AC

APPROVAL BLOCK



# Transportation Analysis:

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- One point of access on Five Mile Road Extended, which currently carries 1,233 average daily trips and operates at a Level of Service (LoS) B
- The development will generate approximately 122 additional daily trips with 11 additional peak hour trips, which is not significant enough to degrade the level of service
- Background traffic including Barley Woods and the Regency Park office development together will degrade the LoS to a C
  - A LoS C is consistent with County policy



# Comprehensive Plan Analysis:

## **Consistent**

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

## **Identified Impacts**

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

# Fiscal Analysis (FIA):

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- Regency Crossing will be a market rate project with an average sales price of \$300,000
- Applicant's FIA asserts Regency Crossing will generate \$25,374 annually at full build out
- Staff's analysis utilized an assumed assessed value of \$244,520 which projects a negative fiscal impact of \$33,836
- Solely residential projects that may be considered affordable often result in a projected negative fiscal impact considering projected tax generation versus service demand costs

# Proffer Analysis:

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- The property will be developed in conformance with the Generalized Development Plan
- The development will be limited to 21 single family attached units with no secondary uses allowed under the R-8 District
- A homeowners association will be established and a declaration of conditions and covenants will be recorded
  - HOA will be responsible for all common area, fencing, landscaping and amenities
  - Covenants shall limit the number and size of dogs permitted and prohibit dogs from being left outside while the unit is unoccupied



# Proffer Analysis (cont.):

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- 1.4 acres of open space preserved
- Tot lot will be provided
- Total cash contribution of \$3,238 (\$154.19 unit) to mitigate the project's impact on Public Safety and Parks and Recreation
- Architectural features from the front façade will be applied to the exterior side and rear walls of the units visible from Five Mile Road Extended – units on Lots 1 - 7

# Key Findings:

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## In Favor

- Consistent with the Comprehensive Plan, the surrounding high density residential development and the countywide housing diversification goals
- Limits impacts to the surrounding area with appropriate scaled buildings, landscaping, architectural features and fencing while providing more the double the required open space
- Applicant has proffered cash contributions in order to mitigate identified capital facility impacts

# Key Findings:

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## Against

- County's model projects a negative fiscal impact of \$33,836



# Recommendation:

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- 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

