



Board of Supervisors 1/8/19

**Vote - 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.

Planning Commission recommended approval with conditions. *Please note the Planning Commission has not reviewed this alternative access proposal.*

- On October 9, 2018 the Board of Supervisors closed the public hearing and continued the subject case to the next scheduled meeting (October 23, 2018) to provide time for applicant communications with the community.
- A meeting was held with residents of River Meadows on October 17, 2018 to open dialog.
- On October 23, 2018, the applicant requested that this case be continued until January 8, 2019 in order to further the dialog.
- Another meeting was held with the community on October 24, 2018. A townhouse proposal was discussed, but not committed to by the applicant.

The property is located along the Rappahannock River. The River Meadows neighborhood lies to the SE. The Tidewater Village abuts to the NW. The River Heights Mobile Home Park lies to the SW.

Green path is now primary access.
Yellow is now only for emergencies.



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 and all neighboring properties are zoned R-2.



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 (20 a month).
- Dispatched calls will likely come from FS 5 (estimated response time: 8 min.)
- They must travel .98+- miles round-trip through River Heights Mobile Home Park to reach the rear of the neighborhood. The neighborhood contains approximately 190 homes.
- 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.

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 Heights neighborhood.
- Although the applicant has proposed to reroute all traffic to the new path via Church Street, Carrie Court, and Evan Drive this rerouting shifts the negative impacts from one neighborhood to another.

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 which includes three new conditions and removes one.

New conditions:

- The landowner or operator shall develop an emergency management and communications plan with County Fire, Rescue, and Emergency Management prior to Certificate of Occupancy.
- The landowner or operator shall have a trained emergency medical physician onsite 24 hours a day, 7 days a week.
- The facility will not provide memory care services.

Removed condition:

- Due to reduced impacts expected on River Meadows Way staff no longer recommends former condition 10, which required that the applicant preform a traffic calming study and fund potential improvements along River Meadows Way.



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