

## ***GENERALIZED DEVELOPMENT PLAN NARRATIVE***

***Rezoning File No: R18-0004***

***September 21, 2018***

*Applicant Name:* 11.684 Acres Ladysmith Rd., L.L.C

*Applicant Address:* 3705 Favero Rd.

Richmond, VA 23233

*Project Name:* "Jefferson Davis Highway Property"

*Tax Parcel no.:* 35-A-102

Project Background: The Applicant and Owner, 11.684 Acres Ladysmith Rd., L.L.C, a Virginia limited liability company, (hereinafter "Applicant"), is seeking rezoning of the below referenced property, which is the subject of this rezoning application, containing approximately 4.79 acres (hereinafter the "Property"), from Residential 2 (R-2) to Commercial 3 (C-3). The Property is identified as Tax Map Parcel 35 (A) 102.

Property Location: The property fronts on the Western side of Jefferson Davis Hwy (US-1) and is situated within, but is not part of, the Cosner's Corner West commercial development project. Spotsylvania County's comprehensive plan and future land use maps designate the property's highest and best use to be commercial. All adjacent properties are zoned either Commercial 3 (C-3) or Planned Development Housing (PDH). This parcel is one of the sole remaining properties located in this portion of the Jefferson Davis Highway corridor that has not been commercially rezoned or developed.

### Property Details:

- (i) Flood Plain and RPA - The property is currently vacant and contains areas within the 100-year floodplain and approximately 2.43 acres within the Resource Protection Area. The Generalized Development Plan (hereinafter the "GDP") proposes encroachment into the 100-foot RPA buffer area but no encroachment into the 50-foot seaward buffer area or the 100-year flood plain. Any encroachment into the RPA buffer area will be specifically addressed during the development stage through the submittal of applicable site plans and permits.
- (ii) Traffic Impact – (Refer to attached GDP Narrative Aerial) (a) The impact of prospective commercial traffic generated by the development of this site will be minimal. This Property was incorporated into development plans when road improvements were completed as part of the development of surrounding commercial properties. A continuous right turn lane along the front of this property was previously constructed on US1 and the property contains an existing commercial entrance from Jefferson Davis Highway that currently serves the adjacent multi-tenant commercial center identified as Tax Map Parcel 35-17-D2 (El Patron Restaurant). This existing commercial entrance, as shown on the GDP, will serve future development of the property and will be the only point of direct

ingress/egress to Jefferson Davis Highway (US 1). (b) The applicant/owner also procured an existing 30' inter-parcel easement agreement (hereinafter "Easement Agreement") with the Silver Companies. This easement agreement allows the developer use of the existing Cosner's Corner West service road, which directly abuts the property, and extends vehicular travel to the 4-way signalized intersection of US 1 and Mills Drive adjacent to the WaWa and Rite-Aid corner parcels. As part of the easement agreement the owner shall pay the Silver Companies, the Cosner's Corner developer, a pro-rata share of previously completed road and infrastructure improvements that were proffered conditions of the Cosner's Corner commercial development. Road improvements and potential points of ingress/egress related to the property were previously studied in prior traffic analysis as a part of the Cosner's Corner Commercial development.

- (iii) Utilities – The aforementioned easement agreement provides direct availability to water and sewer infrastructure previously constructed by the developer of the Cosner's Corner West development project. The potential points of connection have been shown on the GDP.
- (iv) StormWater Management – The GDP depicts a preliminary SWM / BMP facility location. The final SWM / BMP location and design plans will be compatible with the actual development of the property and shall meet the standard for stormwater quality and quantity control along with Virginia runoff reduction requirements.
- (v) Impact on Surrounding Properties – All surrounding properties, other than parcels 35M-10-B2 and 35M-8-B1 were previously rezoned and developed for commercial use. Parcels 35M-10-B2 and 35M-8-B1, zoned PDH, are contiguous to the property along its western boundary, and serve as open space in the Virginia Heritage development of Lee's Park. Largely in a Resource Protection Area these parcels are unsuitable for future residential development. Along the entirety of the subject property's western boundary is a naturally occurring 150' deep Resource Protection Area (RPA) which serves as a sufficient buffer to these parcels.
- (vi) Developmental Conformance - The property falls within the County's Highway Corridor Overlay district (HCOD) and shall be developed, improved and used in such a manner that improvements provide harmonious and appealing appearance and function in a fashion that will be compatible and complimentary with surrounding properties.
- (vii) Economic Impact – The highest and best use for this property is commercial development. Commercial development of this property will result in increased Real Estate and Sales Tax revenue for Spotsylvania County, as well as the potential for jobs creation.