



County of Spotsylvania

Department of Planning

Staff Report

Rezoning # R18-0009 (RO18-0009)
(Livingston Voting District)

Planning Commission

June 5, 2019

Staff Recommendation:	Approval with proffers last revised May 10, 2019
Project:	R18-0009 (RO18-0009) SRSF Law Building
Owner/Applicant:	SRSF Investments, LLC
Request:	The applicant requests a rezoning of approximately 1.8 acres from Rural (RU) to Mixed Use 4 (MU-4) with proffers to allow the development of a law office with a residential use on the property with alternative development standards.
Tax Map Parcel(s):	47-A-148
Location:	The property is located on the north side of Courthouse Road Business (B.R. 208) approximately 1,300 feet west Courthouse Commons Blvd. (Rt.1486) and approximately 1,300 feet east of the intersection of Courthouse Road Business and Brock Road (Rt. 613). The property is located within the Primary Development Boundary. The property is identified as Mixed Use on the Future Land Use Map of the Comprehensive Plan.
Zoning Overlay:	None
Future Land Use Designation:	Mixed Use
Historic Resources:	None
Date Application Deemed Complete:	June 18, 2018
Community Meeting:	Since there are no residential uses adjacent, the applicant did not hold a community meeting.

Figure 1: Zoning Map

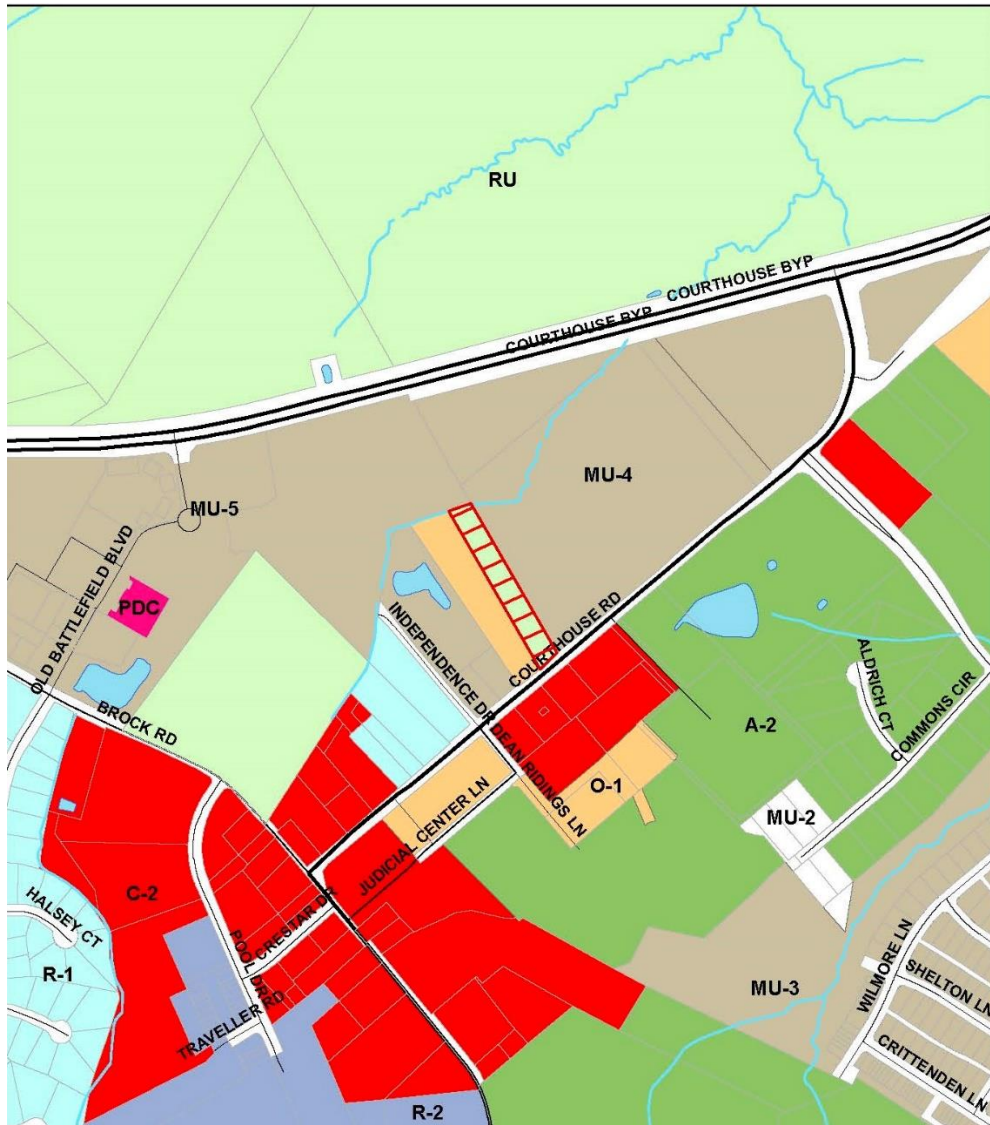


Figure 2: Aerial Map (2017)



I. The Site

The property is located on the north side of Courthouse Road Business (B.R. 208) approximately 1,300 feet west of Courthouse Commons Blvd.(Rt. 1486) and approximately 1,300 feet east of the intersection of Courthouse Road Business and Brock Road (Rt. 613). Currently on the property are two occupied residential structures. Adjacent to the subject parcel to the west is the Younger Law Office, directly across the street is the Spotsylvania Animal Hospital and the adjacent property to the east is associated with future development phases for Spotsylvania Courthouse Village. The Spotsylvania Courthouse Village surrounds the subject parcel and the Younger Law Office, which is zoned Office 1 (O-1), from Dean Ridings Lane to Courthouse Commons Boulevard with the Mixed Use 4 Zoning classification. On the south side of Courthouse Road Business from Dean Ridings Lane to the entrance of the Confederate Cemetery all of the parcels are zoned Commercial 2 (C-2) and include a mix of office and retail uses.

II. Project Proposal

The applicant is the owner of the subject parcel and is making the request to rezone the property from Rural (RU) to Mixed Use 4 (MU-4) to allow the conversion of a residential structure to a law office while retaining the residential use in the second structure. The MU-4 zoning classification does permit commercial and residential uses on a single parcel. The proposed development is similar to the existing and future commercial development pattern of the immediate area. The applicant has submitted a proffer statement that commits to development in accordance with the Generalized Development Plan, to dedicate right-of-way along Courthouse Road and provide an interparcel connection in conjunction with future development on the adjacent parcel that is in the Spotsylvania Courthouse Village. In accordance with the provisions of the Mixed Use Zoning classification the applicant is also proposing alternative development standards to the bulk requirements that will allow the property to be developed with a more intense use while maintaining existing structures and the character of the property. The alternative bulk standards include allowing a slightly larger lot width than permitted, the lot is 110.05 feet in width and the allowed width in the MU district is 110 feet. The applicant is also proposing an alternative standard to the lot size. The lot is 79,902 square feet and the district maximum is 21,780 square feet. Also proposed is an alternative standard to the primary build-to zone requirement. The district maximum is 45 feet and the existing house is setback 152 feet. The applicant intends to add an additional 830 square feet of office space onto the rear of the existing building proposed to be converted to an office building.

- A. Generalized Development Plan (GDP)** – The applicant’s Generalized Development Plan shows the potential for the parcel to be developed with two structures, an office building fronting on Courthouse Road and a detached house behind the office building. The GDP includes a modified Street Buffer A and the proposed location of a business sign. As noted in the proffer statement the GDP shows the approximate location of a future interparcel connection to the east that will ultimately connect with the Spotsylvania Courthouse Village project when that portion of the project developed. The expected traffic and current traffic counts do not warrant the installation of additional improvements along the frontage of the parcel and the GDP shows the entrance being improved with a standard low volume commercial entrance.
- B. Fiscal Impact Analysis** – The parcel currently has two structures being used as residences. If approved, the change to a Mixed Use zoning classification will have an immediate positive fiscal impact with the increased land value.
- C. Proffer Statement Summary** – The applicant has provided a proffer statement dated May 10, 2019 for the Planning Commission and Board of Supervisors’ consideration. Staff evaluated the proffers according to the parameters established in VA Code Section 15.2-2303.4, consistency with Comprehensive Plan Levels of Service and identified projects within the County’s FY 2019 – FY 2023 Capital Improvements Plan (CIP). Below is an itemized list of the submitted proffers including a summary and staff’s analysis in italics.

- 1) **General Development** – The applicant commits to develop the property in conformance with the Generalized Development Plan (GDP) dated June 19, 2018. Minor modifications may be made in order to address engineering/design requirements to fulfill Federal, State, and local requirements.

Staff is supportive of the language as proposed as this is an “onsite proffer” which addresses the impacts within the boundaries of the property to be developed.

- 2) **Alternative Development Standards** – The applicant commits the property shall be developed in accordance with the requirements of the Mixed Use 4 (MU-4) district except for the alternative standards identified in the proffer statement. The alternative standards are to the lot width, lot area, the build-to zone for detached residential structures and an allowance for 90-degree parking.

Staff is supportive of the language as proposed as this is an “onsite proffer” which addresses the impacts within the boundaries of the property to be developed. The alternative standards allow the property to be developed with the MU zoning classification and maintain the character of the neighborhood with limited impacts.

- 3) **Transportation** – The applicant commits to the dedication of right-of-way along Courthouse Road and to provide an interparcel connection to the adjacent MU zoned parcel with the location to be determined when the adjacent parcel develops.

Staff is supportive of the language as proposed as this is an “onsite proffer” which addresses the impacts within the boundaries of the property to be developed. The proffered connection is consistent with access management goals and creates an opportunity for cohesive development along Courthouse Road.

III. Staff Analysis

- A. **Transportation Analysis** – The office and residential uses are low volume traffic generators expected to generate an additional 31 trips per day. The Level of Service along Courthouse Road/Business 208 will not be degraded due to this development and the development comports with access management goals by proffering a future interparcel connection.

- B. **Comprehensive Plan** – Below is a summary of the project impact on each component of the Comprehensive Plan. A complete Comprehensive Plan Analysis can be found in Appendix A.

- 1) **Land Use** – Overall this project is expected to result in minimal impact to County public facilities and not have any negative impact on adjoining properties. This project will “breathe new life” and activity into the building and restoration of the existing structure is beneficial. The rezoning is consistent with the mixed use land use designation envisioned for the area.

- 2) **Transportation** – The office and residential uses are low volume traffic generators expected to generate an additional 31 trips per day. The Level of Service along Courthouse Road/Business 208 will not be degraded due to this development and the development comports with access management goals by proffering a future interparcel connection.
- 3) **Public Facilities -**
- a) **Fire, Rescue, and Emergency Services (FREM)** – The first response station Company 1 is approximately 3 tenths of a mile from the parcel.
 - b) **Sheriff** – For purposes of the Public Facilities Plan, the Level of Service indicator is to maintain a 1: 1,500 ratio of Deputies per capita. The County’s current ratio is 1:1,138 of Deputies per capita which exceeds the Level of Service standard. Consistent with the Code of Virginia, Sec. 15.2-2303.4, the applicant has not offered any proffer to offset the impact of their development on the Sheriff’s Office nor is a facility planned.
 - c) **Water and Sewer Facilities** – The proposed development is located within the Primary Development Boundary and will be served by public water and sewer.
- 4) **Historic Resources** – The proposed development is not expected to have any negative impacts on significant natural, historic, and cultural resources. The circa 1884 home fronting Courthouse Road will remain and office conversion will not result in any significant change as it relates to the historic character established in the area. This particular parcel was surveyed as part of the Courthouse Sidewalks Project Cultural Resources Survey under DHR ID 088-5405. Architectural resources onsite were determined likely not National Register of Historic Places (NRHP) eligible due to low historic integrity due to significant alterations over time having diminished architectural integrity. Perhaps of local interest, the proposed project helps maintain the existing character of the immediate area, maintaining a structure that has been located there and visible along Courthouse Road Business since 1884.
- 5) **Natural Resources** – The project is not expected to negatively impact threatened or endangered species.

IV. Findings

In Favor:

- A. This parcel is the lone parcel in this section of Courthouse Road/ Business 208 without a commercial or office zoning classification.
- B. The project is an adaptive reuse of a structure that will preserve some of the historic character along Courthouse Road.

- C. The proposal is consistent with the intent of the Primary Development Boundary and will enhance the opportunity for the County to receive increased revenues.
- D. The proposal will have limited impacts on public facilities and is consistent with existing development patterns of the area.
- E. The proposal will not decrease the Levels of Service on the transportation network.

Against:

None

V. Conclusions & Recommendations

The project is consistent with the Comprehensive Plan and will allow an adaptive reuse of a structure that will preserve some of the historic character along Courthouse Road. The retention of a residential use supports the goal of the MU district by keeping residents in the neighborhood to provide support for the commercial uses. Approving the MU zoning request with the alternative development standards will allow the parcel to be developed in a manner that is consistent with the current development to the west and south. Alternative standards will also help preserve the existing character of the site. If approved, all of the zoning classifications along this section of Courthouse Road will be either commercial or office and the GDP is designed to accommodate future MU development. Based on the findings in favor, Staff recommends approval of R18-0009 with proffers.

Spotsylvania County Government

Appendix A

Comprehensive Plan Analysis

The Spotsylvania County Comprehensive Plan presents a long range land use vision for the County. The Comprehensive Plan sets forth principles, goals, policies, and implementation techniques that will guide the development activity within the County and promote, preserve, and protect the health, safety, and general welfare of its citizens. Specifically, the Plan provides data and analysis on land use, transportation, housing, natural and historic resources, and public facilities and utilities. The purpose of this document is not to regulate, but rather guide land use, transportation, and infrastructure decisions. This guidance seeks to ensure continued economic and community vitality while ensuring necessary policies and infrastructure are in place to provide for the continuation of quality services to Spotsylvania's residents and businesses.

The proposal is located within the Primary Development Boundary. The Primary Development Boundary defines the area within which public water and sewer utilities will be provided. The Primary Development Boundary is shown on the Future Land Use Map of the Comprehensive Plan. Land within the boundary is intended to develop with higher residential densities and more intensive non- residential uses than outside of the boundary. By maintaining a Primary Development Boundary, the County encourages the most efficient use of the land while preserving the rural character. The SRSF Law office and residential rezoning proposal is consistent with the intent of the Primary Development Boundary. The proposed rezoning would result in a change of zoning designation from Rural (Ru) and Mixed-Use-4 (MU-4) zoning consistent with much of the MU zoning designations nearby. The project location has a mixed use designation as per the Future Land Use Element of the Comprehensive Plan. As per the Comprehensive Plan Land Use Element, the mixed use land use designation *should serve as a place for Spotsylvania residents to live, work, shop, and play by providing for a variety of land uses in a compact, walkable community with a denser development pattern. The Mixed Land Use category encompasses a variety of uses, including traditional neighborhoods; higher density residential; non-traditional residential (garage apartments as well as residential units situated over commercial uses); commercial uses (retail and office); light industrial; educational facilities; recreation facilities, and compatible public and other civic facilities. The intensity of the development within the mixed-use category will vary depending upon location, surrounding uses and the availability of mass transit. Larger scale mixed use developments may be proposed under this category or developers may propose smaller projects that that are or will be integrated into a larger mixed use area. This should be accomplished by utilizing the principles described throughout this category description, with particular attention paid to the massing, street layout, building location on the lot, general aesthetic of the development, parking design and location, and pedestrian accessibility.* The proposed rezoning request is CONSISTENT with the mixed use land use designation envisioned for the area.

After conducting an analysis of applicable Comprehensive Plan Goals, staff has identified application strengths, deficiencies, and policy concerns worthy of consideration as outlined in the Comprehensive Plan policy analysis below:

Introduction and Vision:

Guiding Principles and Policies A. Spotsylvania County is a “business friendly” community and local job creation is a priority. Guiding Principles and Policies A.1. Encourage business investment in the County and promote the relocation of federal and state agencies to the County, providing more opportunities for Spotsylvania County residents to work in the County. Proposal is consistent with County business attraction and retention goals, local employment goals.

Guiding Principles and Policies B. Spotsylvania County is fiscally sustainable. Guiding Principles and Policies B.2. Development projects seeking increased residential density and/or non-residential intensity should address impacts that are specifically attributable to the proposed development. This project is not expected to result in additional demands for County services and results in the conversion of one residential structure to a commercial/ office use, considered less impactful to public facilities and more beneficial to commercial/ office tax base and business diversification goals. Staff notes the MU-4 zoning proposed includes undeveloped acreage that could be utilized in the future as by-right development of a higher intensity use should the rezoning be approved. Fiscal implications of any potential future development in that area are unknown. The project and corresponding generalized development plan at this time however is focused on existing structures.

Guiding Principles and Policies B.3. Development projects seeking increased residential density and/or non-residential intensity should address its impacts on the infrastructure of the county. Overall this project is expected to result in minimal impact to County infrastructure. To improve the site, consistent with County frontage improvement requirements, the entrance will be upgraded to meet Commercial entrance standards and sidewalks will be added along the frontage consistent with bike/ped friendly goals within the historic Courthouse area.

Guiding Principles and Policies B.3.a. The County should support alternative onsite transportation alternatives and recreational options such as transit, pedestrian and bicycle facilities that are able to, or will, connect to neighboring properties. To improve the site, consistent with County frontage improvement requirements, the entrance will be upgraded to meet Commercial entrance standards and sidewalks will be added along the frontage consistent with bike/ped friendly goals within the historic Courthouse area.

Guiding Principles and Policies B.4. Preserve significant natural, historic, and cultural resources of the County to ensure the continued allure of the County as a tourism destination. This site is not expected to have any negative impacts on significant natural, historic, and cultural resources. The circa 1884 home fronting Courthouse Road will remain and office conversion will not result in any significant change as it relates to the historic character established in the area. This particular parcel was surveyed as part of the Courthouse Sidewalks Project Cultural Resources Survey under DHR ID 088-5405. Architectural resources onsite were determined likely not National Register of Historic Places (NRHP) eligible due to low historic integrity due to significant alterations over time having diminished architectural integrity. DHR does acknowledge the surveyed property (considering the main Courthouse Rd fronting 1880s era single family

structure) does date to the period of significance in relation to the Spotsylvania Courthouse Historic District (though property is not within the district formally). This project will “breathe new life” and activity into the building and restoration of the structure is beneficial. The project area is also located within limits of 088-5182; Spotsylvania Courthouse Battlefield. This project utilizes existing structures and proposes no significant added disturbances that would negatively impact those resources. Further study; site and archaeological survey may be warranted in the future should the rear undeveloped portion of the property be targeted for development.

Land Use:

Future Land Use Map Designation. This project is consistent with the intent of the Primary Development Boundary and Mixed Use land use designation.

Land Use Policies Applicable to All Land Uses 1. Rezoning proposals should address impacts that are specifically attributable to the development. Overall this project is expected to result in minimal impact to County infrastructure. To improve the site, consistent with County frontage improvement requirements, the entrance will be upgraded to meet Commercial entrance standards and sidewalks will be added along the frontage consistent with bike/ped friendly goals within the historic Courthouse area.

Land Use Policies Applicable to All Land Uses 8. Redevelopment and investment in existing developed areas should be encouraged provided that the development does not adversely impact adjoining properties. The project is not expected to negatively impact adjoining properties.

Mixed Land Use Policies 1. Mixed land use developments should display characteristics that provide a unique sense of place (examples could include: design guidelines, architectural features, or common color palette, among others). Overall the project proposal is expected to maintain the overall bulk and character of the site as it now exists. Virginia DHR does acknowledge the surveyed property (considering the main Courthouse Rd fronting 1880s era single family structure) does date to the period of significance in relation to the Spotsylvania Courthouse Historic District (though property is not within the district formally). This project will “breathe new life” and activity into the building and restoration of the structure is beneficial.

Mixed Land Use Policies 2. Appropriate transitions in scale of building and/ or buffering should be provided from mixed land use developments to adjoining existing developments. The project is not expected to negatively impact any adjoining developments concerning appropriate transitions in scale of building and/or buffering.

Mixed Land Use Policies 3. Vehicular and pedestrian connections should be made to adjoining developments at appropriate locations, including at existing interparcel access points. Road frontage sidewalks as required by Code are consistent with provision of pedestrian infrastructure goals.

Transportation:

Transportation Policy 1, Strategy 1. Achieve no less than a “D” Peak Hour Level of Service on the VDOT Primary Street System. Transportation Policy #2. Ensure that new development does not degrade Levels of Service and mitigates its impact on the transportation network. The project is not expected to negatively impact transportation level of service along Courthouse Road where access is provided. Using ITE Trip generation rates as noted on the Generalized Development Plan, the project is expected to generate an average total of 31 vehicle trips daily. Proposed is a low volume commercial entrance with paved access and parking area for use of the office establishment. This is an improvement over current conditions and more favorable for handicap/ disabled person’s accessibility to the office. Transportation improvements will be consistent with VDOT requirements and approvals.

Transportation Policy 2, Strategy 5. The County should support alternative onsite transportation alternatives and recreational options such as transit, pedestrian and bicycle facilities that are able to, or will, connect to neighboring properties. Transportation Policy #3. Promote alternative modes of transportation and multi-modal facilities to more effectively address demands on the transportation network. Road frontage sidewalks as required by Code are consistent with provision of pedestrian infrastructure goals.

Historic Resources:

Historic Resources Policy 1. Encourage and promote the voluntary protection and preservation of scenic, historic, cultural, architectural, and archaeological resources. Historic Resources Policy 1, Strategy 2. Support the preservation of resources with local, state, or national significance. This site is not expected to have any negative impacts on significant natural, historic, and cultural resources. The circa 1884 home fronting Courthouse Road will remain and office conversion will not result in any significant change as it relates to the historic character established in the area. This particular parcel was surveyed as part of the Courthouse Sidewalks Project Cultural Resources Survey under DHR ID 088-5405. Architectural resources onsite were determined likely not NRHP eligible due to low historic integrity due to significant alterations over time having diminished architectural integrity. DHR does acknowledge the surveyed property (considering the main Courthouse Rd fronting 1880s era single family structure) does date to the period of significance in relation to the Spotsylvania Courthouse Historic District (though property is not within the district formally). This project will “breathe new life” and activity into the building and restoration of the structure is beneficial. The project area is also located within limits of 088-5182; Spotsylvania Courthouse Battlefield. This project utilizes existing structures and proposes no significant added disturbances that would negatively impact those resources. Further study; site and archaeological survey may be warranted in the future should the rear undeveloped portion of the property be targeted for development.

Natural Resources:

Natural Resources Policy 1. Balance the protection of environmental resources and natural wildlife habitats with development. Natural Resources Policy 1, Strategy 1. The County should support the mitigation of impacts upon unique and/ or endangered resources

including rare species and their habitats. The project is not expected to negatively impact any adjoining developments concerning natural resources.

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Appendix B

Future Development Analysis

		Residential Projects with Future Buildout																		
Voting District	CP Dev_Dist	Date Approved	Project Name	Enabled Residential Units				Unbuilt Residential Units				Future Anticipated Residents, Students and Fire & Rescue Calls					Elementary School	Middle School	High School	F&R Station
				SFD	SFA	MF	AR	SFD	SFA	MF	AR	Residents	Elem.	Middle	High	F&R Calls				
Livingston	RD		Fawn Lake	Byright and pre-2002 subdivisions				474	0	0	0	1441	122	62	87	196	Brock Rd	Ni River	Riverbend	7
Chancellor	RD		Estates of Chancellorsville*					44	0	0	0	134	11	6	8	18	Chancellor	Ni River	Riverbend	5
Chancellor	RD		Estates of Elys Ford*					231	0	0	0	702	60	30	42	95	Chancellor	Ni River	Riverbend	5
Chancellor	RD/PSD		Saw Hill*					31	0	0	0	94	8	4	6	13	Wilderness	Ni River	Riverbend	5
Berkeley	RD	1/16/2008	Estates of Buckingham*					42	0	0	0	128	11	5	8	17	Berkeley	Post Oak	Spotsylvania	3
Livingston	RD	2/20/2013	Whitehall*					60	0	0	0	182	15	8	11	25	Brock Rd	Ni River	Riverbend	7
Battlefield	PSD	10/2/2013	The Estates at Kingswood*					20	0	0	0	61	5	3	4	8	Battlefield	Chancellor	Chancellor	4
Salem	PSD	10/21/2015	Breckenridge Farms*					39	0	0	0	119	10	5	7	16	Courthouse	Freedom	Courtland	1
Courtland	PSD	1/12/2016	Avalon Woods*					98	0	0	0	298	25	13	18	40	Salem	Chancellor	Chancellor	6
Berkeley	RD	4/22/2009	Anna Vista Sec 2*					10	0	0	0	30	3	1	2	4	Livingston	Post Oak	Spotsylvania	2
Berkeley	RD	3/14/2016	Pennington Estates*					9	0	0	0	27	2	1	2	4	Courtland	Spotsylvania	Courtland	1
Livingston	RD	8/13/2002	Pamunkey Point	47	0	0	0	18	0	0	0	55	5	2	3	7	Livingston	Post Oak	Spotsylvania	9
Battlefield/Lee Hill	PSD	11/26/2002	Lee's Parke	1437	0	0	795	344	0	0	133	1244	89	45	63	169	Parkside	Spotsylvania	Massaponax	4
Livingston	RD	2/25/2003	Sunrise Bay	89	0	0	0	33	0	0	0	100	9	4	6	14	Livingston	Post Oak	Spotsylvania	9
Courtland	PSD	11/9/2004	Regency at Chancellorsville	0	0	0	294	0	0	0	91	136	0	0	0	18	-	-	-	5
Courtland	RD	12/14/2004	Glenhaven/River Glen	74	0	0	0	25	0	0	0	76	6	3	5	10	Chancellor	Chancellor	Riverbend	5
Courtland	PSD	11/14/2006	Reserve at C'ville (Crossing at C'ville)	122	0	0	0	63	0	0	0	192	16	8	12	26	Chancellor	Chancellor	Riverbend	5
Lee Hill	PSD	7/14/2009	Mallard Landing	0	150	0	0	0	79	0	0	190	24	10	11	26	Cedar Forest	Thornburg	Massaponax	11
Battlefield	PSD	12/8/2009	Summerfield	83	44	0	0	40	10	0	0	146	13	7	9	20	Spotswood	Battlefield	Chancellor	4
Livingston	PSD	4/12/2011	Keswick	150	90	240	184	150	90	236	184	1299	135	63	74	176	RE Lee	Spotsylvania	Spotsylvania	1
Berkeley	PSD	10/11/2011	Ni Village	0	164	773	0	0	164	773	0	1547	107	57	63	210	Riverview	Spotsylvania	Massaponax	8
Lee Hill	PSD	2/14/2012	Lakeside	0	100	0	0	0	14	0	0	34	4	2	2	5	Spotswood	Battlefield	Massaponax	4
Lee Hill	PSD	8/14/2012	Brooks	0	4	0	0	0	2	0	0	5	1	0	0	1	Cedar Forest	Thornburg	Massaponax	11
Livingston	RD	10/9/2012	Estates at Terry's Run	10	0	0	0	10	0	0	0	30	3	1	2	4	Livingston	Post Oak	Spotsylvania	9
Berkeley/Livingston	PSD	7/9/2013	Spotsylvania Cthse Village	395	205	900	50	292	165	755	50	2485	181	95	135	338	RE Lee	Spotsylvania	Spotsy/Courtla	1
Berkeley	PSD	8/13/2013	Crossroads Station Apt	0	0	610	0	0	0	610	0	909	45	29	31	123	Cedar Forest	Thornburg	Massaponax	11
Lee Hill	PSD	9/10/2013	New Post	219	104	102	0	219	87	0	0	875	83	40	53	119	Cedar Forest	Thornburg	Massaponax	11
Livingston	RD	9/24/2013	Fortune's Landing	49	0	0	0	40	0	0	0	122	10	5	7	17	Wilderness	Ni River	Spotsylvania	5
Courtland	PSD	1/14/2014	Villas at Harrison Crossing (Barley Woods)	0	0	0	130	0	0	0	107	159	0	0	0	22	-	-	-	6
Lee Hill	PSD	1/28/2014	Heritage Woods	697	180	183	0	697	180	183	0	2825	248	123	163	384	Parkside	Spotsylvania	Court/Mass	1/4/8
Berkeley	PSD	6/24/2014	Ni River Comm. Church/Courtland Park	89	0	0	0	81	0	0	0	246	21	11	15	33	Courtland	Spotsylvania	Courtland	1
Battlefield	PSD	6/24/2014	Southpoint Landing	0	0	830	0	0	0	550	0	820	40	26	28	111	Parkside	Battlefield	Massaponax	4
Chancellor	RD	9/9/2014	Legends of Chancellorsville	218	0	0	0	218	0	0	0	663	56	28	40	90	Brock Rd/Chan.	Ni River	Riverbend	5
Lee Hill	PSD	12/9/2014	Wheatland	0	98	0	0	0	93	0	0	224	29	12	14	30	Lee Hill	Thornburg	Massaponax	11
Chancellor	PSD	12/9/2014	Thorburn Estates	59	0	0	0	59	0	0	0	179	15	8	11	24	Wilderness	Freedom	Riverbend	10
Lee Hill	PSD	6/23/2015	Jackson Village	0	596	1289	385	0	596	1149	385	3722	267	131	145	506	Parkside	Spotsylvania	Massaponax	4
Courtland	PSD	11/12/2015	Retreat at C'ville	0	0	0	192	0	0	0	191	285	0	0	0	39	-	-	-	5
Berkeley	PSD	12/8/2015	Alexander's Crossing	518	971	888	230	518	971	888	230	5581	497	234	281	758	Riverview	Thornburg	Massaponax	11
Berkeley	RD/PSD	1/26/2016	Plantation Woods	132	0	0	0	132	0	0	0	401	34	17	24	55	Courtland	Spotsylvania	Massaponax	1
Livingston	RD	5/24/2016	Goodwin Cove	35	0	0	0	35	0	0	0	106	9	5	6	14	Livingston	Post Oak	Spotsylvania	9
Berkeley	PSD	3/14/2017	Cedar Forest	29	0	0	0	29	0	0	0	88	7	4	5	12	Cedar Forest	Thornburg	Massaponax	11
Berkeley	PSD	3/14/2017	Summit Crossing Estates	70	0	0	0	70	0	0	0	213	18	9	13	29	Riverview	Thornburg	Massaponax	11
Courtland	RD	9/12/2017	Barrington	39	0	0	0	39	0	0	0	119	10	5	7	16	Chancellor	Chancellor	Riverbend	5
Battlefield	PSD	12/12/2017	Afton	29	0	0	0	29	0	0	0	88	7	4	5	12	Spotswood	Battlefield	Massaponax	4
Battlefield	PSD	6/12/2018	Roseland	0	14	0	0	0	14	0	0	34	4	2	2	5	Spotswood	Battlefield	Massaponax	4
Chancellor	PSD	8/14/2018	Ashleigh Ridge Subdivision	19	0	0	0	19	0	0	0	58	5	2	3	8	Wilderness	Freedom	Riverbend	5
Courtland	PSD	8/14/2018	The Villas at Salem Church	0	0	0	45	0	0	0	45	67	0	0	0	9	-	-	-	6
Lee Hill	PSD	9/9/2018	Palmer's Creek	0	0	400	0	0	0	400	0	596	29	19	20	81	Parkside	Spotsylvania	Massaponax	8
		11/15/2018	Regency Crossing	0	21	0	0	0	21	0	0	51	6	3	3	7	Harrison Road	Chancellor	Riverbend	6
				TOTALS				4218	2486	5544	1416	29,184	2307	1152	1457	3965				
				Total unbuilt residential units				13,664												

*By-right subdivisions

KEY: SFD = Single Family Detached; SF = Single Family Attached; MF = Multi- Family (apartments); AR = Age Restricted Units (any type)

Notes: Does not include new by-right subdivisions of fewer than 10 lots, family divisions, or annual divisions
Does not include existing by-right lots outside of subdivisions

Projects added 11/15/2018

Generation Rates	SFD	SFA	MF	
Persons Per Unit	3.04	2.41	1.49	
Students Per Unit			MF Mkt	MF TC
Elementary	0.2577	0.3072	0.073	0.291
Middle	0.1307	0.1286	0.047	0.134
High	0.1832	0.1453	0.051	0.139
Fire and Rescue	0.136 calls per capita			

TC = Tax Credit
Mkt = Market Rate