



R18-0009

Board of Supervisors

June 25, 2019

SRSF Investments, LLC

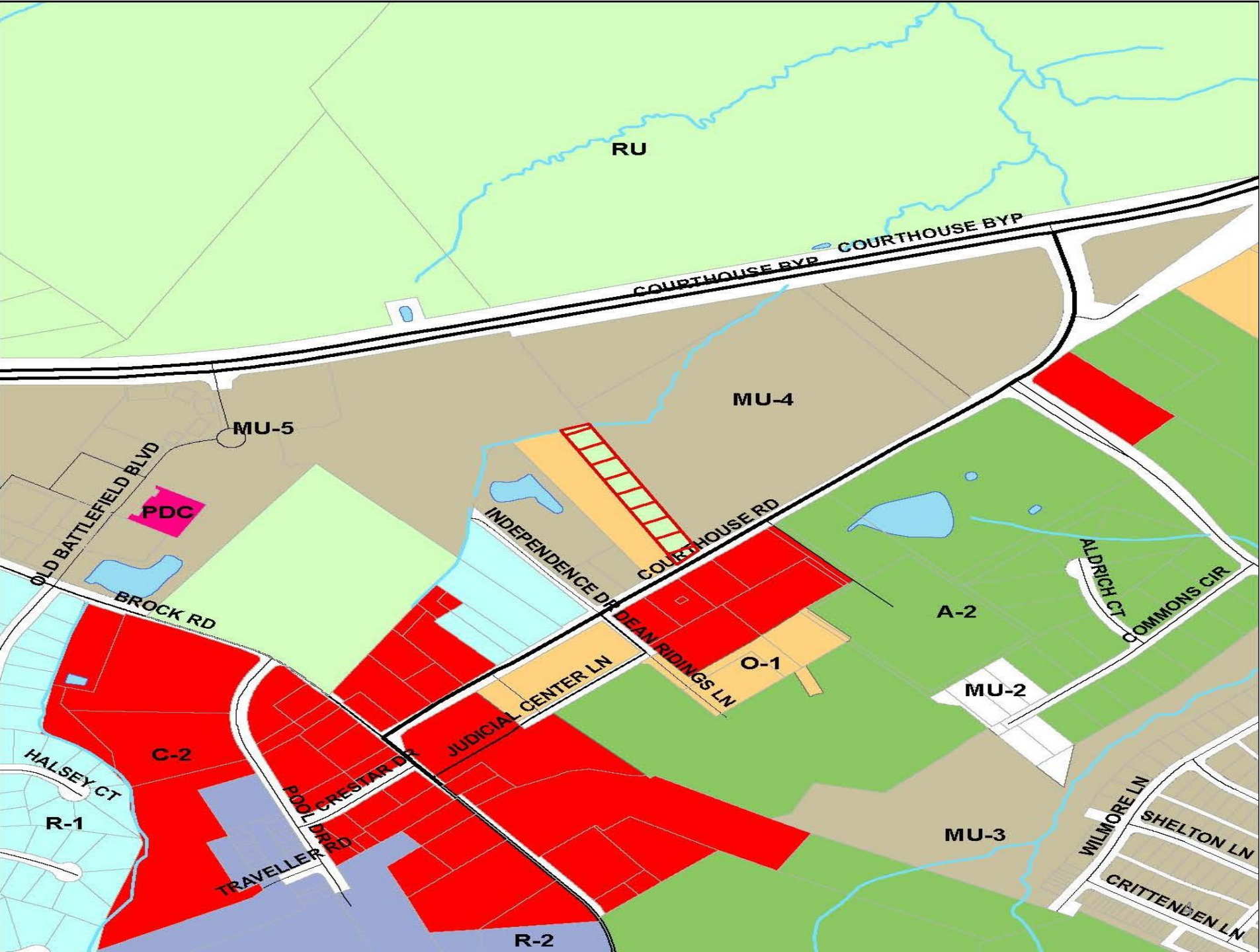
# Rezoning Request:

- 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.
- The subject parcel is 47-A-148.
- 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).

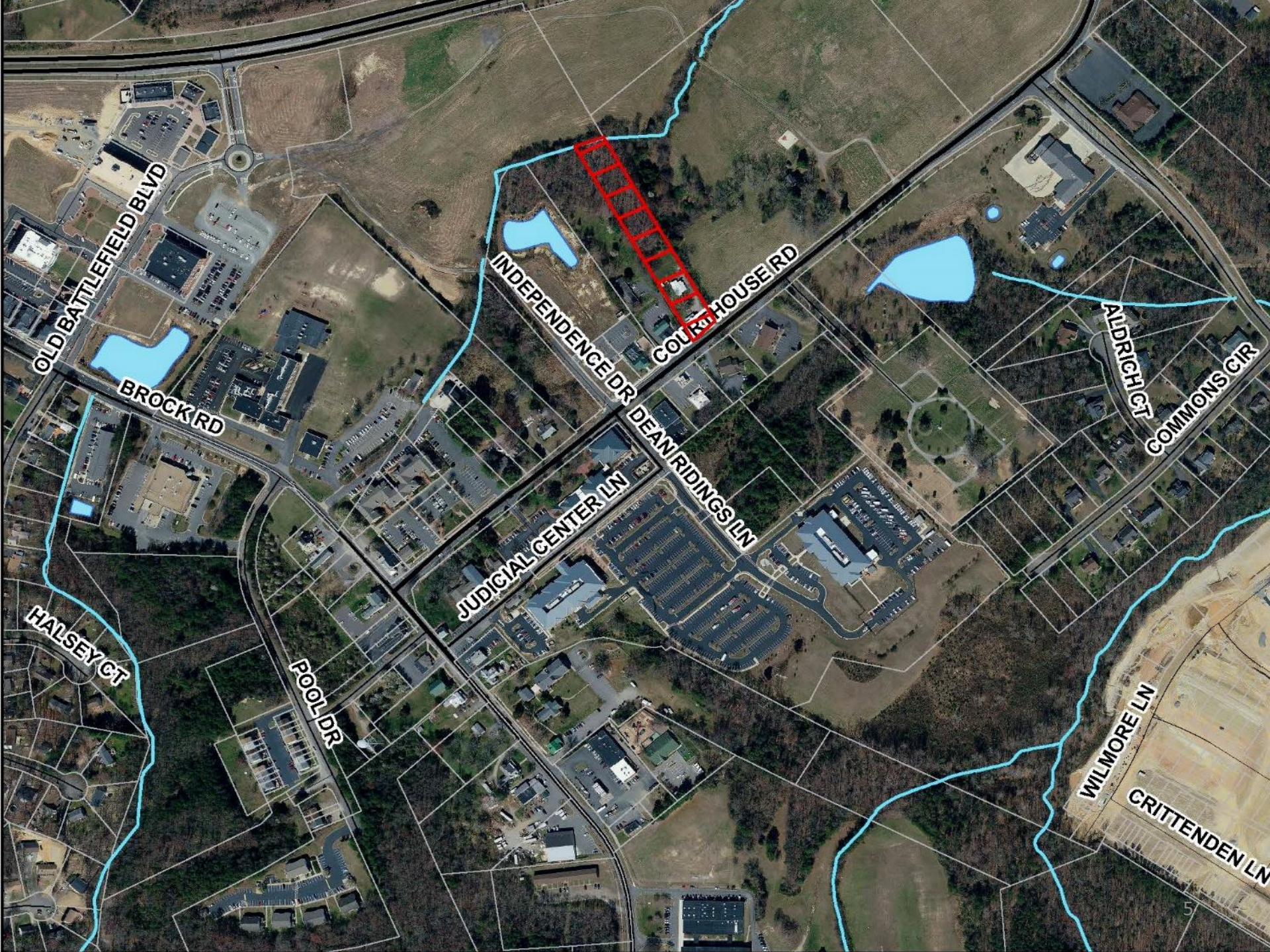
# Recommendation:

The Planning Commission held a public hearing on June 5, 2019 and voted 7-0 to recommend approval with the proffers last revised on May 10, 2019.

Staff recommends approval with the proffers last revised on May 10, 2019.







OLD BATTLEFIELD BLVD

BROCK RD

HALSEY CT

POOL DR

JUDICIAL CENTER LN

DEAN RIDINGS LN

INDEPENDENCE DR

COURTHOUSE RD

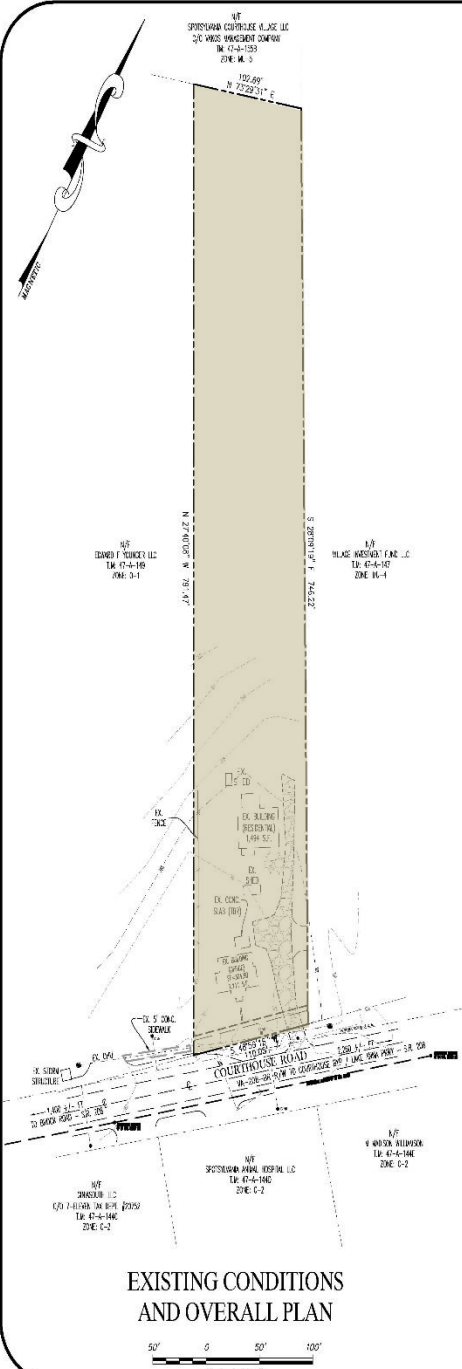
ALDRICH CT

COMMONS CIR

WILMORE LN

CRITTENDEN LN





EXISTING CONDITIONS  
AND OVERALL PLAN

**TRAFFIC DATA FOR ENTRANCE DESIGN:**

TRADING DATA: 66-613 STREET ROAD TO BUS VA 209 COUNTRY CLUB ROAD  
 AVG. DAILY TRAFFIC (AADT) = 5000 VEHICLES PER DAY (2015, VDOT)  
 K FACTOR (K) = 0.0887  
 DIRECTION FACTOR (D) = 0.0205  
 PEAK HOUR VOLUME (PHV) = AADT x K x D = 813 VEHICLES PER HOUR

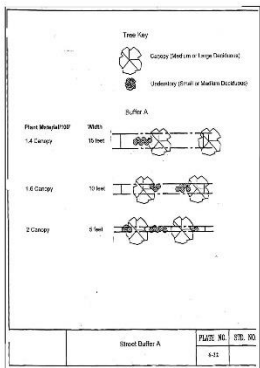
TO TRIP GENERATION:  
 COMMERCIAL OFFICE: 1.04 KSP = 21.16 A. GENERATED TRIPS DAILY  
 RESIDENTIAL: 1 DL = 10 TOTAL GENERATED TRIPS DAILY

PROPOSED ENTRANCE IS CLASSIFIED AS A "LOW VOLUME COMMERCIAL ENTRANCE"  
 (LESS THAN 50 TRIPS GENERATED). HOWEVER, HIGHWAY VPD EXCEEDS MODERATE VOLUME COMMERCIAL  
 ENTRANCE DESIGN.

NO TURN LANES OR "APEX" REQUIRED PER VDOT FIGURE 3-26, APPENDIX F.

**LANDSCAPE BUFFER, & SCREENING:**

STREET BUFFER A:  
 APPLICANT REQUESTS THE STREET BUFFER REQUIREMENT TO BE  
 WAIVED OR MODIFIED DUE TO SITE CONSTRAINTS. OVERHEAD ELECTRIC  
 LINES AND A WAREHOUSE ARE LOCATED ALONG COURTHOUSE ROAD.  
 RESTRICT STANDARD BUFFER REQUIREMENT. COURTHOUSE ROAD IS  
 CONSIDERED A COLLECTOR PER THE VDOT FUNCTIONAL  
 CLASSIFICATION MAP. APPLICANT REQUESTS A STREET ROW IN LIEU OF  
 CANOPY AND UNDERSTORY PLANTINGS.



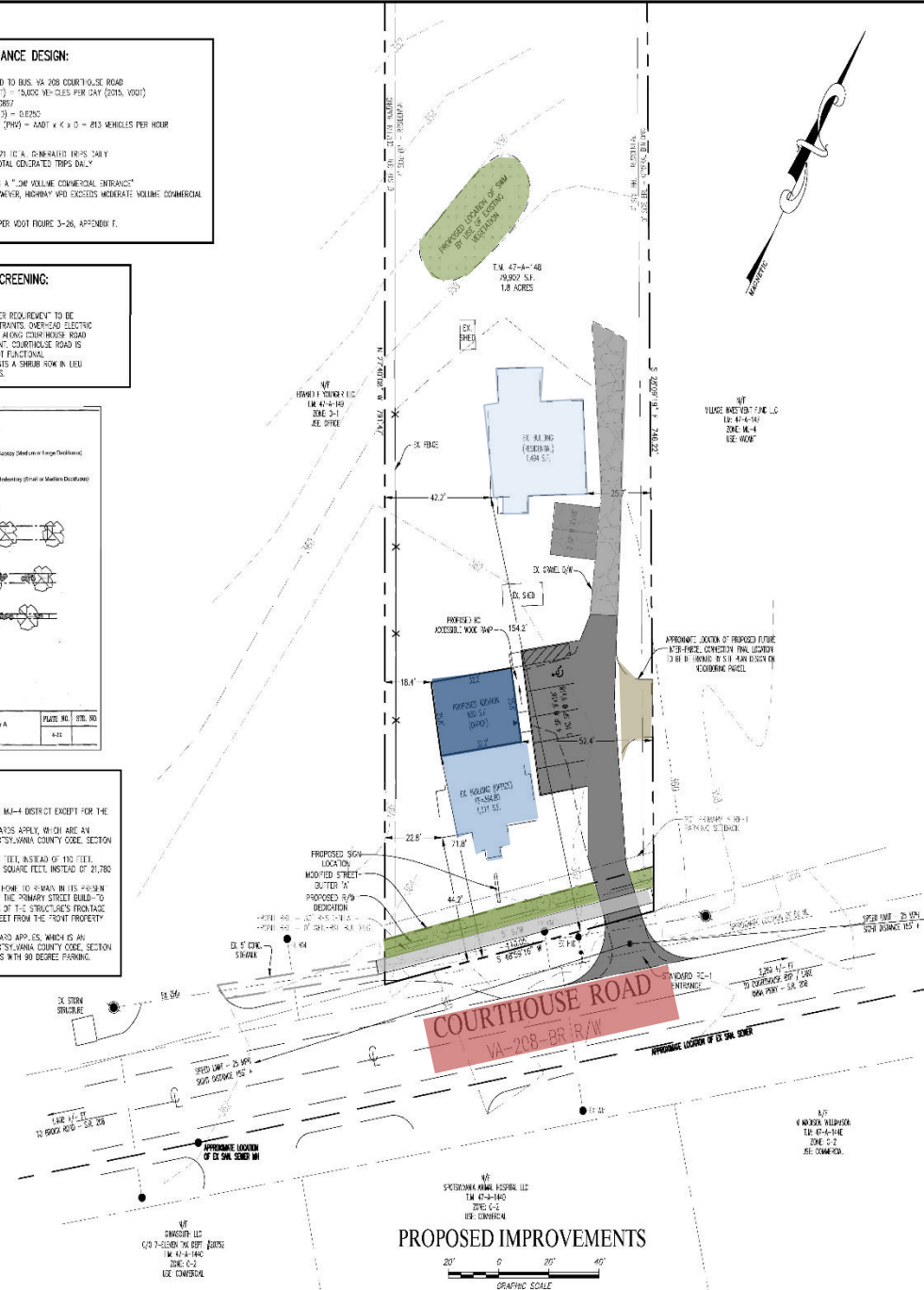
**ALTERNATIVE DEVELOPMENT STANDARDS:**

THE PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THE REQUIREMENTS OF THE M-4 DISTRICT EXCEPT FOR THE FOLLOWING:

THE FOLLOWING DEVELOPMENT STANDARDS APPLY, WHICH ARE AN ALTERNATE TO WHAT IS FOUND IN SPOKESMAN COUNTY CODE, SECTION 23-4-25.7-2:

- ALLOW A LOT WIDTH OF 100.0 FEET, INSTEAD OF 110 FEET.
- ALLOW A LOT AREA OF 79,602 SQUARE FEET, INSTEAD OF 20,780 SQUARE FEET.
- ALLOW AN EXISTING OR ACHD HOME TO REMAIN IN ITS PRESENT LOCATION, WHICH DOES NOT MEET THE PRIMARY STREET BUILD-TO-ZONE REQUIREMENT TO HAVE 20% OF ITS STRUCTURE'S FRONTAGE WITHIN A SETBACK OF 5 TO 45 FEET FROM THE FRONT PROPERTY LINE.

2. THE FOLLOWING DEVELOPMENT STANDARD APPLIES, WHICH IS AN ALTERNATE TO WHAT IS FOUND IN SPOKESMAN COUNTY CODE, SECTION 23-4-25.7-2, TO ALLOW PARKING ACCESS WITH 90 DEGREE PARKING.



PROPOSED IMPROVEMENTS

**Freeland Engineering, PC**  
 10814 Courthouse Road  
 Fredericksburg, Virginia 22408  
 Phone: 540.898.3092  
 Fax: 540.898.7755  
 www.freelandengineering.com

**SRSF INVESTMENTS L.L.C.**  
 9134 COURTHOUSE RD - T.M. 47-A-148  
 COURTLAND MAGISTERIAL DISTRICT  
 SPOKESMAN COUNTY, VIRGINIA

**County Plan Number:**  
 R18-00009

**Drawn By:**  
 CAD

**Designed By:**  
 RFP

**Checked By:**  
 RFP

**Initial:**  
 26/11/2018

**Scale:**  
 AS SHOWN

**Sheet:**  
 2 of 3

# Comprehensive Plan Analysis

## Consistent:

- Land Use
  - ✓ Commercial
- Public Facilities
  - ✓ Sheriff
  - ✓ Water/Sewer
  - ✓ Solid Waste
  - ✓ Parks and Rec
  - ✓ Library Facilities
  - ✓ Schools

## Inconsistent:

None

# Proffers Analysis:

- Development in Conformance with the Generalized Development Plan
- Alternative Development Standards
  - Lot Width
  - Lot Area
  - Build to zone for detached structures
  - Allowance for 90-degree parking
- Dedication of Right-of-Way



# Fiscal Impact Analysis

- If approved the change to the Mixed Use zoning classification will have an immediate positive fiscal impact with the increased land value.

# Key Findings:

## In Favor:

1. This parcel is the lone parcel in this section of Courthouse Road/ Business 208 without a commercial or office zoning classification.
2. The project is an adaptive reuse of a structure that will preserve some of the historic character along Courthouse Road.
3. The proposal is consistent with the intent of the Primary Development Boundary and will enhance the opportunity for the County to receive increased revenues.
4. The proposal will not decrease the Levels of Service on the transportation network.

# Key Findings:

## Findings Against:

1. None



# Recommendation:

- The proposal is consistent with County's Comprehensive Plan goals and policies.
- The proposal is consistent with the nearby commercial development.
- Approval 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.
- Based on findings in favor and the proposal's consistency with the Comprehensive Plan staff recommends approval of R018-0009 with the Alternative development standards as proffered.