

Applicant: Cornerstone Homes, LLC
Tax Map: 12A(31); 12(A)32; 12A(3)C2; 12A(3) D
Date: 8.18.2013
Case No. R13-0009

Generalized Development Plan Narrative
Villas at Harrison Crossing
Spotsylvania County, Va.

Introduction

The subject application by Cornerstone Homes, LLC (the “Applicant”) is a request to permit approximately 32.68 acres (the “Property”) to be rezoned, essentially down-zoned, from the existing Residential 8 (R-8) Zoning District to the Planned Development Housing 4 (“PDH-4”) Zoning District, to permit the development of (luxury garden homes and villas housing) containing a maximum of 130 attached and detached dwellings, as hereinafter described, with an attached one or two car garage for each dwelling. The community shall be organized and the homes designed to create a lifestyle and living experience that caters to the active senior home buyer, and shall be age restricted as defined in the Proffers submitted herewith, all as said development is shown on the Generalized Development Plan for Rezoning (the “GDP”) submitted with this rezoning application, entitled “VILLAS AT HARRISON CROSSING GENERALIZED DEVELOPMENT PLAN”, prepared by Bay Design Group, dated June 11, 2013. The dwellings shall be attached and detached, primarily single story floor plans, two and three bedrooms, open and flexible interior layouts designed for active senior living. The dwellings typically range in size from 1,200 square feet to 2,700 square feet. The single story dwellings will have additional special features that are to accommodate active seniors’ needs and the physically challenged. A few dwellings, however, could also be ideal for “single professionals” and “working couples”, which two groups shall not occupy more than twenty percent of the total units as provided in the Proffers. Given the design of the dwellings and the very restrictive community rules and regulations, this project will discourage potential buyers, even for the twenty percent of total units that are not age restricted, that have children, a major objective of the development. The proposed rezoning will promote discreet residential growth while protecting the heritage and beauty of Spotsylvania County. The proposed project is designed to create a distinct, viable community that respects the character of the surrounding community.

In addition to providing housing for seniors, the proposed development will provide opportunities for those physically challenged. Several housing layouts will be designed and made available on as needed bases that are easily adaptable for those who have special needs. These specially designed units can have, for example, low countertops, low kitchen cabinets and light switches, wide doorways and ramps for wheelchair access, grab bars in bathrooms, raised toilets, motion sensor lights, etc. Making housing of this type available in the County will allow individuals (seniors and otherwise) with special needs to own a home that has designed-featured accommodations for the physically challenged, while still affording an independent lifestyle.

I. Land Use Proposal

The Property is currently unimproved. The rezoning, if approved for PDH-4, will permit the construction of 130 age restricted, as defined in the Proffers, a combination of attached and detached single family units. No dwelling shall exceed two floors in height, excluding basement.

The Applicant proposes an upscale residential development with a homeowner association that will have extensive control and management responsibility over all common areas in the community and strict architectural controls over all dwellings.

As shown on the GDP, the development will have one boulevard entrance (access point) to Five Mile Road built to applicable VDOT and county standards.

The open space for the development will meet the open space requirement of 30%, or 9.8 acres hereon. All property border area shall meet applicable buffering landscape and setback requirements.

The Applicant shall provide a 3000 square foot +/- clubhouse, outdoor swimming pool, and adjoining recreation area for the residents. Also a pedestrian exercise trail will be incorporated into certain open spaces areas as shown on the GDP.

The Applicant is proposing the development be constructed in at least two phases. The first phase shall include the construction of the main entrance, clubhouse and not exceed 40 dwellings located primarily at the front of the community.

II. Historical/Cultural Resources

There does not appear to be any existing cultural and/or historical resources located at or near the site.

III. Fire and Rescue

The facility will be served by existing fire and rescue facilities located on Harrison Road south of its intersection with Route 3. Improvements to entrance and where required on Five Forks shall be constructed according to applicable VDOT and County requirements for vehicular and fire and safety travel. Interior roads shall be private.

IV. Schools

The proposed development should have little or no impact upon public schools, as school age children, as set forth in the Proffers, are not permitted to reside in the age restricted units, and the remaining twenty percent of the units which are not age restricted are not anticipated to generate the number of students generated by a typical single family detached dwelling project in that the development of the property is such that the same does not cater to, and is not designed for, those families with children, and does not provide the type of amenities that are consistent with developments that cater to families with children, such as playgrounds, tot lots, and outdoor play equipment.

The estimated number of home owners (20% non-age restricted units) with school age children is less than 3% of those non-age restricted homes (overall less than 1% of the total number of units), based on the historical data from other similar developments.

V. Parks, Recreation and Open Space

The proposed development shall have no impact upon public parks, recreation and/or open space.

The development will include recreation and socializing facilities specifically designed for the enjoyment and use of the typical resident. A community clubhouse, (of not less than approximately 3000 square feet, will be built which includes kitchen, lounge, exercise room, and offices for the condominium association. Outside recreational facilities will include a swimming pool, bocci, shuffleboard court and/or a putting green.

VI. Water/Sewer

The proposed development will be served by public water and sewer. Applicant may access and utilize Pump Station #37 located near the Property to provide sanitary sewer service for up to 40 dwelling units subject to approval provided by County Utility Department. After said 40 dwelling are permitted, Applicant shall no longer be allowed further access to Pump Station#37, and at such time, the Applicant shall, at its sole cost and expense, remove Pump Station #37, located near the Property, in accordance with County Utilities Department County requirements and permitting.

VII. Environment

The Applicant shall comply with all federal, state, and local ordinances, and its storm water management facilities. The Applicant shall adhere to Best Management Practices (BMPs) in its land disturbing development activities for pollution control and preservation of natural features, and which shall include within the open space or Recreation Area near the Clubhouse utilization of LID practices by collecting storm water in grassy swales or similar LID practices to achieve an ultimate goal of a minimum 20% LID.

The impervious surface ratio is as provided on the GDP.

There are no known places of burial on the portion of the property for which rezoning is sought.

VIII. Housing

To the south and north of the property are single family detached homes. East and across Five Mile Road is a sports facility and a church. To the west (behind the property) is the Harrison Crossing Commercial Development. The Applicant plans to maintain the same proffered condition of residential single family age restricted community but to reduce the currently permissible number of dwelling of 160 dwellings down to 130 dwellings. Accordingly, the potential impact on adjacent housing, if there is any, should be reduced proportionally.

IX. Transportation

The traffic impact of the project on Five Mile Road Extended (to be constructed) and surrounding neighborhoods shall be significantly less than a conventional single family detached residence development. The age restricted units (104) generate significantly less traffic than conventional developments. Further, based on historical data from similar developments, the non-age restricted units (maximum of 26), few, if any of which, will have children, generate less traffic than conventional developments. Further, historical data from similar developments confirm that only one out of three residents have two cars. Further, most residents (whether age restricted or non-age restricted units), being retired, avoid driving during peak commuting hours. A typical active adult community generates approximately 3.2 trips compared to typical single family which generates 10 trips per unit per day. The majority of the trips are off peak as well.

The Property shall have one main traffic entrance into the Property from the public road (Five Mile Road) as generally shown on the GDP. The main traffic entrance shall be a divided entrance as shown on the GDP to facilitate rescue and fire department access to the Property. Travel lanes (roadways) within the proposed development shall be private

and maintained by the Owners Association to be created. The travel lanes and parking areas within the proposed development shall be paved.

A guardhouse and gate may be constructed at the entrance to the project from Five Mile Road as generally shown on the GDP

The Applicant shall, to the extent that the same is not otherwise required by the ordinances and regulations of the County, dedicate sufficient right of way along the entire length of the Property adjacent to Five Mile Road, to the County of Spotsylvania for public road purposes, such that upon said dedication of right of way, there shall exist, on the Property side of Five Mile Road, 30' of right of way from the center line of Five Mile Road to the Property along the entire length of the Property.

X. Other Information

Buffers and Landscaping along Five Mile Road shown and described on the GDP and as shown and described on the Landscape Plan attached to hereto and made a part hereof, for the Property and the development shall be as provided on the GDP. The developer shall be responsible for the initial installation of said buffers and landscaping for each phase of the development, as the phases of development are generally described in Section IX herein below. Installation of landscaping and buffers for any particular phase of the development shall be completed within 12 months of the date that said phase is submitted to and subjected to the Declaration. Upon installation the Association shall be responsible for continuing maintenance thereof.

The Applicant shall provide a 35' Transitional Screening Buffer "1" along the northern boundary of the project, adjacent to Tax Map Parcels 12(A)36,12(A)37,12(A)31A,12(A)43A and 12(A)43. Further to the extent practicable, and subject to any utility construction requirements, healthy existing hardwood trees over 6 inches in caliper located within the 35' Transitional Screening Buffer "1" herein described will be retained. Nothing herein shall be deemed to prohibit the removal of underbrush and unhealthy trees and saplings.

To the extent practicable, and subject to construction and grading requirements, a mulch 4' minimum walking and fitness pathway shall be constructed in the Open Park Area in general conformance with design as shown on the GDP. Healthy existing hardwood trees located within the Open Park Area will be retained. Nothing herein shall be deemed to prohibit removal of underbrush, unhealthy trees and saplings.

Signage for the development shall be limited to two free standing monument signs at the entrance to the development, which signs shall be lighted only by use of spot lights or similar lighting installed on the ground and shining upon the signs. These signs shall not exceed 4 feet in height or 6 feet in width, or 24 square feet (as calculated by multiplying the width by the height of the sign, without consideration for whether the sign is one side or two sided).

