~~June 19, 2007 CPC~~
July 25, 2007 BS

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

07SN0334

Potts, Minter & Associates, P.C.

Clover Hill Magisterial District
Reams Elementary; Providence Middle; and Monacan High Schools Attendance Zones
Northwest quadrant of Stroud Lane and Adkins Road

REQUEST: Rezoning from Agricultural (A) to Residential (R-12) plus Conditional Use Planned Development to permit exceptions to Ordinance requirements.

PROPOSED LAND USE:

A single family residential subdivision containing a maximum of two (2) lots with a minimum lot size of 25,000 square feet is planned (Proffered Condition 1). This results in a density of approximately 1.7 dwelling units per acre. Exceptions are requested to the required setbacks for an existing dwelling and accessory building. (Textual Statement)

PLANNING COMMISSION RECOMMENDATION

RECOMMEND APPROVAL SUBJECT TO THE CONDITION AND ACCEPTANCE OF THE PROFFERED CONDITIONS ON PAGES 2 AND 3.

AYES: MESSRS. GECKER, GULLEY, BASS AND LITTON.
ABSENT: MR. WILSON.

STAFF RECOMMENDATION

Recommend approval for the following reasons:

A. The proposed zoning and land uses conform to the Northern Area Plan which suggests the property is appropriate for medium density residential use of 1.51 to 4.0 units per acre.

B. The proffered conditions adequately address the impacts of this development on necessary capital facilities, as outlined in the Zoning Ordinance and Comprehensive Plan. Specifically, the needs for roads, schools, parks, libraries and fire stations is identified in the Public Facilities Plan, the Thoroughfare Plan and the Capital Improvement Program, and the impact of this development is discussed herein. The proffered conditions mitigate the impact on capital facilities, thereby insuring adequate service levels are maintained and protecting the health, safety and welfare of County citizens.

(NOTE: THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER(S) MAY PROFFER OTHER CONDITIONS. THE CONDITIONS NOTED WITH "STAFF/CPC" WERE AGREED UPON BY BOTH STAFF AND THE COMMISSION. CONDITIONS WITH ONLY A "STAFF" ARE RECOMMENDED SOLELY BY STAFF. CONDITIONS WITH ONLY A "CPC" ARE ADDITIONAL CONDITIONS RECOMMENDED BY THE PLANNING COMMISSION.)

CONDITION

(STAFF/CPC) The Textual Statement dated May 10, 2007, shall be considered the Master Plan for the existing dwelling unit and garage identified on the plat prepared by Potts, Minter and Associates, P.C., dated April 16, 2007, as attached. (P)

PROFFERED CONDITIONS

(STAFF/CPC) 1. A maximum of two (2) lots shall be permitted on the property. (P)

(STAFF/CPC) 2. The applicant, subdivider, or assignee(s) shall pay the following to the County of Chesterfield, prior to the issuance of a building permit, for infrastructure improvements within the service district for the property:

a. $15,600.00 per dwelling unit, if paid prior to July 1, 2007: or

b. The amount approved by the Board of Supervisors not to exceed $15,600.00 per dwelling unit adjusted upward by any increase in the Marshall and Swift Building Cost Index between July 1, 2006 and July 1 of the fiscal year in which the payment is made after June 30, 2007.

Cash proffer payments shall be spent for the purposes proffered or as otherwise permitted by law. (B & M)

(STAFF/CPC) 3. All new dwelling units shall have a minimum floor area of 1,800 square feet. (P)

(STAFF/CPC) 4. All new foundations shall have a brick, stone or exterior insulation finish system veneer. (P)

(STAFF/CPC) 5. There shall be no vehicular access from the property to Adkins Road. (T)

(STAFF/CPC) 6. All new dwelling units shall be constructed with brick or stone veneer, hardiplank, vinyl siding or any combination thereof. (P)

GENERAL INFORMATION

Location:

Northwest quadrant of Stroud Lane and Adkins Road. Tax ID 748-700-9265.

Existing Zoning:

A

Size:

1.2 acres

Existing Land Use:

Residential

Adjacent Zoning and Land Use:

North and South- A; Single family residential
South and East- R-12 and R-7; Single family residential

UTILITIES

Public Water System:

There is an existing six (6) inch water line along Stroud Lane adjacent to this site. In addition, a sixteen (16) inch water line extends along Adkins Road adjacent to this site. Use of public water is required by County Code.

Public Wastewater System:

There is an existing eight (8) inch wastewater collector line extending along a tributary of Pocoshock Creek approximately 200 feet north of this site. In addition, an eight (8) inch wastewater collector line extends along the east side of Adkins Road opposite this site. Use of public wastewater is required by County Code.

ENVIRONMENTAL

Drainage and Erosion:

The subject property drains to the northeast, then under Atkins Road to storm sewers located in the adjacent subdivision. There are currently no known on- or off-site drainage or erosion problems and none are anticipated after development.

PUBLIC FACILITIES

The need for fire, school, library, park and transportation facilities is identified in the Public Facilities Plan, the Thoroughfare Plan and the Capital Improvement Program. This development will have an impact on these facilities. These impacts are further detailed by specific departments in the applicable sections of this analysis.

Fire Service:

The Public Facilities Plan indicates that fire and emergency medical service (EMS) calls are expected to increase forty-four (44) to seventy-eight (78) percent by 2022. Six (6) new fire/rescue stations are recommended for construction by 2022 in the Plan. In addition to the six (6) new stations, the Plan also recommends the expansion of five (5) existing stations. Based on two (2) lots, this request will generate less then one (1) call for fire and emergency medical service each year. The applicant has addressed the impact on fire and EMS. (Proffered Condition 2)

The Courthouse Fire Station, Company #20, currently provides fire protection and emergency medical service. When the property is developed, the number of hydrants, quantity of water needed for fire protection, and access requirements will be evaluated during the plans review process.

Schools:

Approximately one (1) student will be generated by the development of two (2) dwelling units. Currently this site lies in the Reams Elementary School attendance zone: capacity - 638, enrollment - 570; Providence Middle School zone: capacity - 1,089, enrollment - 926; and Monacan High School zone: capacity - 1,692, enrollment - 1,558. The enrollment is based on September 29, 2006 and the capacity is as of 2006-2007. There are currently three (3) trailers at Providence Middle.

This case, combined with other residential developments and zoning cases in the area, will continue to push these schools to capacity, necessitating some form of relief in the future. The applicant has addressed the impact of the development on schools. (Proffered Condition 2)

Libraries:

Consistent with the Board of Supervisors' policy, the impact of development on library services is assessed County-wide. Based on projected population growth, the Public Facilities Plan identifies a need for additional library space throughout the County.

Development of the property would likely have a negligible impact on Library services; however continued development in this area of the County would affect the existing La Prade Library or a proposed new library in the Reams/Gordon area. . The applicant has addressed the impact of the development on libraries. (Proffered Condition 2)

Parks and Recreation:

The Public Facilities Plan identifies the need for three (3) new regional parks, seven (7) community parks, twenty-nine (29) neighborhood parks and five (5) community centers by 2020. In addition, the Public Facilities Plan identifies the need for ten (10) new or expanded special purpose parks to provide water access or preserve and interpret unique recreational, cultural or environmental resources. The Plan identifies shortfalls in trails and recreational historic sites.

The applicant has offered measures to address the impact of this proposed development on the infrastructure needs of Parks and Recreation. (Proffered Condition 2)

Transportation:

The property (1.2 acres) is currently zoned Agricultural (A). A single family home has been constructed on the property. The applicant is requesting rezoning to Residential (R-12). The applicant intends on subdividing the property into two (2) residential lots. Based on single family trip rates, the development could generate approximately twenty (20) vehicle trips per day. These vehicles will be distributed along Adkins Road via Stroud Lane. Adkins Road had a 2006 traffic count of 2,892 vehicles per day. The capacity of the two-lane section of Adkins Road between Reams Road and Dakins Drive is acceptable (Level-of-Service C) for the volume of traffic it currently carries.

The Thoroughfare Plan identifies Adkins Road as a collector. Access to collectors, such as Adkins Road, should be controlled. The applicant has proffered that no direct vehicular access will be provided from the property to Adkins Road (Proffered Condition 5). Access to the proposed residential lots will be provided via Stroud Lane.

The traffic impact of this development must be addressed. Area roads need to be improved to address safety and accommodate the increase in traffic generated by this proposed residential development. The applicant has proffered to contribute cash, in an amount consistent with the Board of Supervisors' Policy, towards mitigating the traffic impact of this residential development (Proffered Condition 2). As development continues in this part of the county, traffic volumes on area roads will substantially increase. Cash proffers alone will not cover the cost of the improvements needed to

accommodate the traffic increases. In the summer of 2007, construction is anticipated to begin on a left turn lane from Reams Road at Adkins Road using cash proffer funds. No public road improvements in this part of the county are currently included in the Six-Year Improvement Plan.

Financial Impact on Capital Facilities:

		PER UNIT
Potential Number of New Dwelling Units	2*	1.00
Population Increase	5.44	2.72
Number of New Students		
Elementary	0.47	0.23
Middle	0.26	0.13
High	0.34	0.17
TOTAL	1.06	0.53
Net Cost for Schools	$10,696	$5,348
Net Cost for Parks	1,208	604
Net Cost for Libraries	698	349
Net Cost for Fire Stations	810	405
Average Net Cost for Roads	17,884	8,942
TOTAL NET COST	$31,296	$15,648

*Based on a proffered maximum of two (2) dwelling units (Proffered Condition 1). The actual number of dwelling units and corresponding impact may vary.

As noted, this proposed development will have an impact on capital facilities. Staff has calculated the fiscal impact of every new dwelling unit on schools, roads, parks, libraries, and fire stations at $15,648 per unit. The applicant has been advised that a maximum proffer of $15,600 per unit would defray the cost of the capital facilities necessitated by this proposed development. Consistent with the Board of Supervisors' policy, and proffers accepted from other applicants, the applicant has offered cash to assist in defraying the cost of this proposed zoning on such capital facilities. (Proffered Condition 2)

Note that circumstances relevant to this case, as presented by the applicant, have been reviewed and it has been determined that it is appropriate to accept the maximum cash proffer in this case.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Northern Area Plan which suggests the property is appropriate for medium density residential use of 1.51 to 4.0 units per acre.

Area Development Trends:

Surrounding properties to the south and east are zoned Residential (R-12 and R-7) and are developed as the Adkins Ridge, The Colony and The Meadows Subdivisions or are zoned Agricultural (A) and occupied by single family dwellings on acreage parcels. It is anticipated that residential development consistent with densities suggested by the Plan will continue in this immediate area.

Density:

A maximum of two (2) lots has been proffered, yielding a maximum density of approximately 1.7 dwelling units per acre (Proffered Condition 1). There is one (1) existing dwelling unit on the property so only one (1) new units is proposed.

Dwelling Size and Building Materials:

Proffered conditions address minimum dwelling size and building materials. (Proffered Conditions 4 and 5)

Setbacks:

The property is currently occupied by a single family dwelling and an accessory building (garage) (reference attached plat). It is the applicant's intent to retain these structures. The dwelling unit is currently located 49.9 feet from the ultimate right-of-way of Adkins Road. The Zoning Ordinance requires a minimum front yard setback of thirty-five (35) for dwellings in an R-12 District. The Subdivision Ordinance requires an additional twenty-five (25) foot setback for lots that front on a collector road, except where a specified distance is approved by conditions of zoning. As such, the applicant is requesting an eleven (11) foot exception to the sixty (60) foot setback requirement from Adkins Road. (Textual Statement 1)

Relief is also sought to the minimum ten (10) foot rear yard setback requirement for accessory structures, permitting the existing garage to be located eight (8) from the new rear lot line. (Textual Statement 2)

CONCLUSIONS

The proposed zoning and land uses conform to the Northern Area Plan which suggests the property is appropriate for medium density residential use of 1.51 to 4.0 units per acre.

The proffered conditions adequately address the impacts of this development on necessary capital facilities, as outlined in the Zoning Ordinance and Comprehensive Plan. Specifically, the needs for roads, schools, parks, libraries and fire stations is identified in the Public Facilities Plan, the Thoroughfare Plan and the Capital Improvement Program, and the impact of this development is discussed herein. The proffered conditions mitigate the impact on capital facilities, thereby insuring adequate service levels are maintained and protecting the health, safety and welfare of County citizens.

Given these considerations, approval of this request is recommended.

CASE HISTORY

Applicant (6/11/07 and 6/19/07):

Revised proffered conditions were submitted.

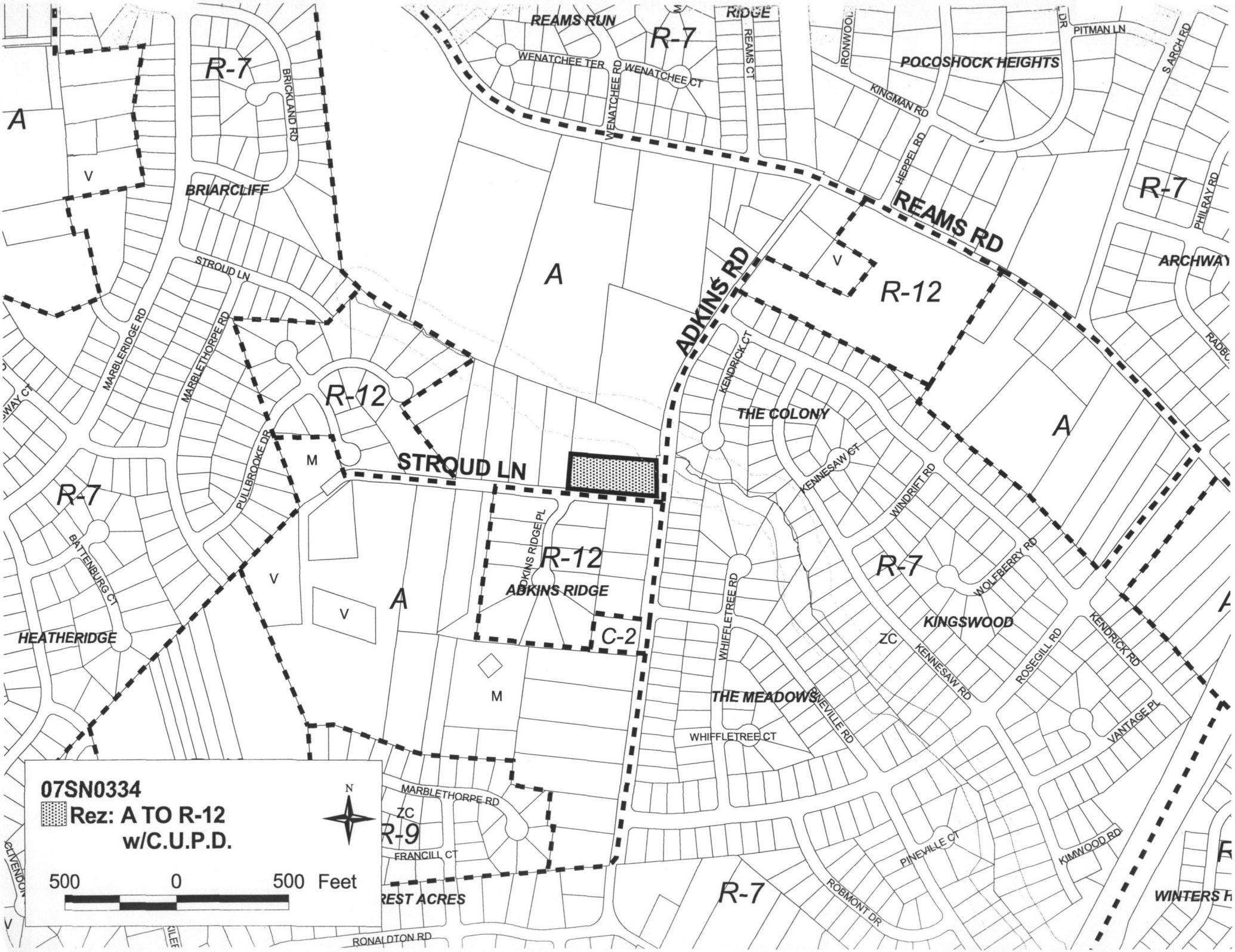
Planning Commission Meeting (6/19/07):

The applicant accepted the recommendation. There was no opposition present.

On motion of Mr. Gulley, seconded by Mr. Bass, the Commission recommended approval subject to the condition and acceptance of the proffered conditions on pages 2 and 3.

AYES: Messrs. Gecker, Gulley, Bass and Litton.
ABSENT: Mr. Wilson.

The Board of Supervisors, on Wednesday, July 25, 2007, beginning at 6:30 p.m., will take under consideration this request.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Rez: A TO R-12
w/C.U.P.D.
N
500 0 500 Feet
REAMS RUN
RIDGE
R-7
WENATCHEE TER
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REAMS CT
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S ARCH RD
KINGMAN RD
HEPPEL RD
BRICKLAND RD
BRIARCLIFF
REAMS RD
PHILRAY RD
ARCHWAY
A
V
STROUD LN
ADKINS RD
R-12
KENDRICK CT
MARBLERIDGE RD
MARBLETHORPE RD
THE COLONY
PULLBROOKE DR
M
STROUD LN
KENNESAW CT
WINDRIFT RD
BATTENBURG CT
ADKINS RIDGE PL
ADKINS RIDGE
C-2
WHIFFLETREE RD
WOLFBERRY RD
KINGSWOOD
ZC
KENNESAW RD
ROSEGILL RD
KENDRICK RD
HEATHERIDGE
THE MEADOWS
PINEVILLE RD
WHIFFLETREE CT
VANTAGE PL
MARBLETHORPE RD
R-9
FRANCILL CT
PINEVILLE CT
KIMWOOD RD
ROBMONT DR
WINTERS
RONALDTON RD

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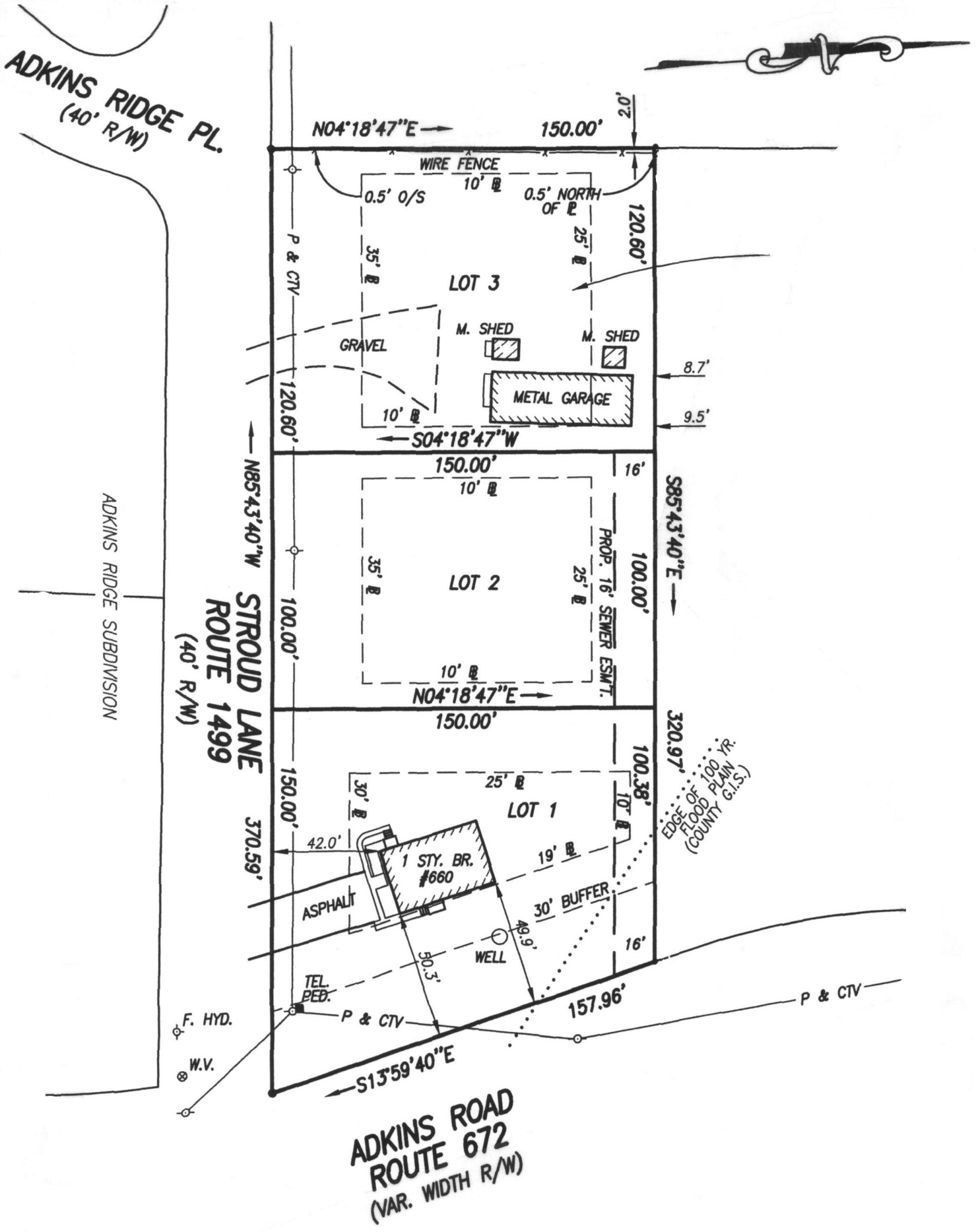
ADKINS RIDGE PL.
(40' R/W)
N04°18'47"E
150.00'
2.0'
WIRE FENCE
10' ℄
0.5' O/S
0.5' NORTH OF ℄
120.60'
P & CTV
35' ℄
25' ℄
LOT 3
GRAVEL
M. SHED
M. SHED
8.7'
METAL GARAGE
9.5'
10' ℄
120.60'
S04°18'47"W
N85°43'40"W
150.00'
16'
10' ℄
S85°43'40"E
PROP. 16' SEWER ESM'T.
100.00'
35' ℄
LOT 2
25' ℄
100.00'
10' ℄
N04°18'47"E
150.00'
320.97'
100.38'
25' ℄
30' ℄
LOT 1
10' ℄
EDGE OF 100 YR. FLOOD PLAIN (COUNTY G.I.S.)
150.00'
42.0'
1 STY. BR. #660
19' ℄
370.59'
ASPHALT
30' BUFFER
49.9'
WELL
16'
50.3'
TEL. PED.
157.96'
P & CTV
P & CTV
F. HYD.
W.V.
S13°59'40"E
ADKINS ROAD
ROUTE 672
(VAR. WIDTH R/W)
STROUD LANE
ROUTE 1499
(40' R/W)
ADKINS RIDGE SUBDIVISION

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Textual Statement
Case 07SN0334

Rezone from Agricultural (A) to Residential (R-12) with Conditional Use Planned Development to permit exceptions to Ordinance requirements as follows:

Building Setbacks

1. Front Yard (Existing Dwelling): Minimum of forty-nine (49) feet in depth.

2. Rear Yard (Existing Accessory Building – Garage): Minimum of eight (8) feet in depth.

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