Amendment of zoning approval (Case 02SN0209) relative to cash proffers in a Residential (R-12) District.

Case 21SN0620, in the Matoaca Magisterial District, the applicant requests to amend a prior zoning approval, Case 02SN0209, to eliminate the cash proffer payment for a single dwelling located in the Harpers Mill subdivision.
Overview Slide.

1. Eliminate the cash proffer payment
2. One (1) single family dwelling planned
3. Traffic impact addressed by road improvements
4. Planning Commission and Staff recommend Approval
The Property contains 0.7 acre and is zoned Residential (R-12). Surrounding properties are zoned Residential (R-12). The applicant proposes to build one single family dwelling on the Property.
The first image on the left shows the Property as being currently wooded and undeveloped, adjacent to Section 4A of the Harpers Mill subdivision. Adjoining properties are developed with either single-family residential uses or designated open space for the Harpers Mill community. Property to the south is occupied by Winterpock Elementary School.

The second image on the right shows the Comprehensive Plan land use designation map. The Plan designates the Property for Suburban Residential I, which suggests the Property is appropriate for residential development at a maximum density of 2.0 dwellings per acre.
21SN0620 – Cash Proffers

1. Non age-restricted units
   A. $7,800 per dwelling unit (currently escalated to $15,939)

2. Age-restricted units
   A. $4,235 per dwelling unit (currently escalated to $8,654)

On April 26, 2017, Case 17SN0557 eliminated the cash proffer payment on most of the Harpers Mill development and chose to address the development’s impact on the County’s road transportation network through construction of road improvements (Proffered Condition 3 of Case 14SN0534). To that end, not all vacant, yet buildable properties were included with that request. The subject property, 16200 Harpers Mill Parkway, was not included in Case 17SN0557. The current cash proffer amount for the proposed single dwelling is $15,939 for a non age-restricted dwelling; or $8,654 for an age-restricted dwelling. With this request, the applicant is seeking to eliminate the cash proffer for the Property included with this application.
21SN0620 – Recommendations

1. Planning Commission - Approval.
2. Staff Recommendation – Approval.
   A. Residential quality standards
   B. Traffic impact addressed by road improvements

The Planning Commission, with a unanimous vote, recommends approval of the request.

Staff continues to recommend approval of the request. The proposal provides similar high-quality residential standards as those provided in the other recent cash proffer amendments for the Harpers Mill development (Cases 17SN0557 and 19SN0596), including specified lot and dwelling design standards offered in the proffered conditions. In addition, the development’s traffic impact will be addressed by providing road improvements required by Case 14SN0534.
21SN0620 – Zoning Map

End of Presentation.