November 18, 2003 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03SN0298

Hugh Owens

Clover Hill Magisterial District
Clover Hill Elementary School, Swift Creek Middle School
and Clover Hill High Schools Attendance Zones
East line of South Old Hundred Road

REQUEST: Rezoning from Agricultural (A) to Residential (R-12).

PROPOSED LAND USE:

A single family residential subdivision with a minimum lot size of 12,000 square feet is planned. Proffered Condition 3 provides the development will have a maximum of thirty-one (31) lots, yielding a density of approximately 1.5 dwelling units per acre.

RECOMMENDATION

Recommend approval for the following reasons:

A. The proposed zoning and land use conform to the Upper Swift Creek Plan which suggests the property is appropriate for residential use of 2.0 units per acre.

B. The proposed zoning and land use are representative of existing and anticipated development.

C. The proffered conditions address the impacts of this development on necessary capital facilities, as outlined in the Zoning Ordinance and Comprehensive Plan. Specifically, the need for roads, schools, parks, libraries and fire stations is identified in the County's adopted Public Facilities Plan, the Thoroughfare Plan and Capital Improvement Program and the impact of this development is discussed herein. The proffered conditions adequately mitigate the impact on capital facilities, thereby

insuring adequate service levels are maintained as necessary to protect the health, safety and welfare of County citizens.

(NOTES: A. THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER MAY PROFFER OTHER CONDITIONS.

B. IT SHOULD BE NOTED THAT REVISED PROFFERED CONDITIONS WERE NOT SUBMITTED AT LEAST THIRTY (30) DAYS PRIOR TO THE COMMISSION'S PUBLIC HEARING PER THE "SUGGESTED PRACTICES AND PROCEDURES." THE "PROCEDURES" SUGGEST THAT THE CASE SHOULD BE DEFERRED IF REPRESENTATIVES FROM THE AFFECTED NEIGHBORHOOD(S), STAFF AND THE COMMISSIONERS HAVE NOT HAD SUFFICIENT TIME TO EVALUATE THE AMENDMENTS. STAFF HAS HAD AN OPPORTUNITY TO THOROUGHLY REVIEW THE REVISED PROFFERED CONDITIONS.)

PROFFERED CONDITIONS

1. Public water and wastewater shall be used. (U)

2. The applicant, subdivider, or assignee(s) shall pay the following, for infrastructure improvements within the service district for the property, to the county of Chesterfield prior to the issuance of building permit:
   a. $9,000.00 per dwelling unit, if paid prior to July 1, 2003; or
   b. The amount approved by the Board of Supervisors not to exceed $9,000.00 per dwelling unit adjusted upward by any increase in the Marshall and Swift building cost index between July 1, 2002, and July 1 of the fiscal year in which the payment is made if paid after June 30, 2003.
   c. In the event the cash payment is not used for which proffered within 15 years of receipt, the cash shall be returned in full to the payor. (B&M)

3. The maximum density of this development shall not exceed 31 total lots. Lots accessing solely through Echo Ridge Subdivision shall be limited to four (4) lots. (P)

4. Except for timbering approved by the Virginia State Department of Forestry for the purpose of removing dead or diseased trees, there shall be no timbering on the Property until a land disturbance permit has been obtained from the Environmental Engineering Department and the approved devices installed. (EE)

5. Direct access from the property to Old Hundred Road shall be limited to one (1) public road. The exact location of this access shall be approved by the Transportation Department. (T)

6. In conjunction with recordation of the initial subdivision plat, forty-five (45) feet of right of way along the east side of Old Hundred Road, measured from the centerline of that part of Old Hundred Road immediately adjacent to the property, shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. (T)

7. To provide an adequate roadway system at the time of complete development, the owner/developer shall be responsible for the following:

   a. Construction of additional pavement along Old Hundred Road at each approved access to provide right and left turn lanes, if warranted, based on Transportation Department standards;

   b. Dedication to Chesterfield County, free and unrestricted, of any additional right-of-way (or easements) required for the improvements identified above. (T)

8. Prior to any construction plan approval, a phasing plan for the required road improvements, as identified in Proffered Condition 7, shall be submitted to and approved by the Transportation Department. (T)

9. All exposed portions of the foundation of each dwelling unit shall be faced with brick or stone veneer. Exposed piers supporting front porches shall be faced with brick or stone veneer. (P)

10. The minimum gross floor area for one story dwelling units shall be 1800 square feet and dwelling units with more than one story shall have a minimum gross floor area of 2000 square feet. (BI)

11. A fifteen (15) foot tree preservation strip shall be maintained along the Southern property line, adjacent to GPIN 732-681-4585. Utility easements shall be permitted to cross this strip in a perpendicular fashion. Any healthy trees that are six (6) inches in caliper or greater shall be retained within this tree preservation strip except where removal is necessary to accommodate the improvements permitted by the preceding sentence. This condition shall not preclude the removal of vegetation from the tree preservation strip that is unhealthy, dying or diseased. (P)

12. Prior to tentative subdivision approval, a Phase I archeological survey shall be performed in accordance with Archeology and Historic Preservation; Secretary of the Interior's Standards and Guidelines and provided to the Chesterfield County Parks and Recreation Department. (P&R)

13. Prior to subdivision recordation, the property located to the north of the intermittent stream (approximately 2.0 acres) shall be dedicated as open space to the Old Hundred Mill Homeowners Association. (P)

GENERAL INFORMATION

Location:

East line of South Old Hundred Road, south of Echo Ridge Drive. Tax ID 732-682-2226 (Sheet 10).

Existing Zoning:

A

Size:

20.4 acres

Existing Land Use:

Residential (Site of St. Leger, a historic dwelling, built in 1833)

Adjacent Zoning and Land Use:

North - R-9; Single family residential or vacant
South - A; Single family residential or vacant
East - A and R-12; Single family residential or vacant
West - R-7; Single family residential, public/semi-public or vacant

UTILITIES

Public Water System:

There is an existing eight (8) water line extending along the east side of South Old Hundred Road, that terminates approximately 180 feet north of this site. In addition, a six (6) inch water line extends along Echo Ridge Place that terminates adjacent to the northern boundary of this site. Use of the public water system is intended and has been proffered. (Proffered Condition 1)

Public Wastewater System:

A twenty-four (24) inch wastewater trunk line extends along Nuttree Branch and across the request site. In addition, a twenty-one (21) inch wastewater trunk line extends from the

twenty-four (24) inch trunk line across this site, to serve Echo Ridge Subdivision. Use of the public wastewater system is intended and has been proffered. (Proffered Condition 1)

ENVIRONMENTAL

Drainage and Erosion:

The property drains directly into Nuttree Creek and then into Swift Creek. The property is heavily wooded and should not be timbered without first obtaining a land disturbance permit from the Environmental Engineering Department (Proffered Condition 4). This will insure that adequate erosion control measures are in place prior to any land disturbance permit.

Water Quality:

Nuttree Creek is a perennial stream that is subject to a 100 foot conservation area (RPA) and crosses the property from west to east. Another major stream enters the property from Old Hundred Mill to intersect with Nuttree Creek on the property. These environmental features have very limited uses and encumber approximately forty (40) percent of the property.

PUBLIC FACILITIES

The need for roads, schools, parks, libraries, fire stations and transportation facilities is identified in the Public Facilities Plan, the Thoroughfare Plan and the Capital Improvement Program and further detailed by specific departments in the applicable section of this "Request Analysis". This development will have an impact on these facilities.

Fire Service:

The Waterford Fire/Rescue Station, Company Number 16, currently provides fire protection and emergency medical service. The Public Facilities Plan indicates that emergency services calls are expected to increase forty-five (45) percent by 2015. Eight (8) new fire/rescue stations are recommended for construction by 2015 in the Plan. Based on thirty-one (31) dwelling units, this request will generate approximately seven (7) calls for fire and EMS services each year. The applicant has addressed the impact on fire service. (Proffered Condition 2)

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 seventeen (17) new students will be generated by this development. This site lies in the Clover Hill Elementary School attendance zone: capacity – 683, enrollment – 870; Swift Creek Middle School zone: capacity – 1,200, enrollment – 1,461; and Clover Hill High School zone: capacity – 1,600, enrollment – 1,959.

This request will have an impact on all schools involved. Currently there are two (2) trailers at Clover Hill Elementary, eight (8) trailers at Swift Creek Middle and seventeen (17) at Clover Hill High School. Two (2) new high schools, proposed to be built by 2008, would replace Clover Hill High School and relieve Manchester High. The applicant has addressed the impact 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. Even if the facility improvements that have been made since the Public Facilities Plan was published are taken into account, there is still an unmet need for additional library space throughout the County. This development would most likely impact the Clover Hill Library or the LaPrade Library. The Plan identifies a need for additional library space in this area of the County. The applicant has addressed the impact of this development on libraries. (Proffered Condition 2)

Parks and Recreation:

The Public Facilities Plan identifies the need for four (4) new regional parks. In addition, there is currently a shortage of community park acreage in the County. The Plan identifies a need for 625 acres of regional park space and 116 acres of community park space by 2015. The Plan also identifies the need for neighborhood parks and special purpose parks and makes suggestions for their locations.

The applicant has offered measures to assist in addressing the impact of this proposed development on Parks and Recreation facilities. (Proffered Condition 2)

St. Leger, an 1833 farmhouse, is located on the site. A partnership between the developer and Parks and Recreation to share the cost of an archeological survey of the site will provide a historical record of this Huguenot home and associated dwellings for the archives of the Chesterfield County Historical Society.

Transportation:

The property (approximately twenty (20) acres) is currently zoned Agricultural (A), and is located just south of the Echo Ridge Subdivision on Old Hundred Road. The applicant is requesting rezoning from Agricultural (A) to Residential (R-12). The applicant has proffered a maximum density of thirty-one (31) units (Proffered Condition 3). Based on single family trip rates, development could generate approximately 350 average daily trips. These vehicles will be distributed along Old Hundred Road, which had a 2002 traffic count of 10,370 vehicles per day.

The Thoroughfare Plan identifies Old Hundred Road as a major arterial with a recommended right of way width of ninety (90) feet. The applicant has proffered to dedicate forty-five (45)

feet of right of way on the east side of Old Hundred Road, measured from the centerline, in accordance with that Plan. (Proffered Condition 6)

Access to major arterials, such as Old Hundred Road, should be controlled. The applicant has proffered to limit direct access to Old Hundred Road to one (1) public road. (Proffered Condition 5)

The traffic impact of this development must be addressed. The applicant has proffered to construct additional pavement along Old Hundred Road at the approved access to provide left and right turn lanes, if warranted based on Transportation Department standards (Proffered Condition 7). The applicant prepared one (1) possible preliminary layout of the property, which showed twenty-seven (27) lots accessing directly, via a new public road, onto Old Hundred Road. Based on this layout, only a right turn lane along Old Hundred Road will be warranted.

Area roads need to be improved to address safety and accommodate the increase in traffic generated by this development. Old Hundred Road will be directly impacted by development of this property. Sections of Old Hundred Road have twenty-four (24) foot wide pavement with four (4) foot shoulders. Based on the current volume of traffic during peak hours, Old Hundred Road is at capacity (Level of Service E). The standard typical section for this type of roadway should be twenty-four (24) foot wide pavement, with minimum eight (8) foot wide shoulders. The applicant has proffered to contribute cash, in an amount consistent with the Board of Supervisors' Policy, towards mitigating the traffic impact of this development. (Proffered Condition 2)

At time of tentative subdivision review, specific recommendations will be provided regarding stub road rights of way to adjacent properties and the proposed internal street network.

Fiscal Impacts on Capital Facilities:

		PER UNIT
Potential Number of New Dwelling Units	31*	1.00
Population Increase	84.32	2.72
Number of New Students		
Elementary	7.44	0.24
Middle	4.03	0.13
High	5.27	0.17
TOTAL	16.74	0.54
Net Cost for Schools	150,257	4,847
Net Cost for Parks	21,483	693
Net Cost for Libraries	11,625	375
Net Cost for Fire Stations	12,431	401
Average Net Cost for Roads	127,379	4,109
TOTAL NET COST	323,175	10,425

*Based on a proffered maximum number of units (Proffered Condition 3). The actual number of 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 $10,425 per unit. The applicant has been advised that a maximum proffer of $9,000 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 Upper Swift Creek Plan which suggests the property is appropriate for residential use of 2.0 units per acre.

Area Development Trends:

Area properties are zoned residentially and agriculturally and are occupied by single family residences within Echo Ridge, Old Hundred Mill and Poplar Grove Subdivisions, public/semi public use (Brandermill Golf Course) or are vacant. It is anticipated that single family residential use will continue in the area as suggested by the Plan.

Comparison of Area Density:

Echo Ridge Subdivision lies adjacent to the northern boundary of the request property and has developed with a density of approximately 2.7 units per acre. Proffered Condition 3 provides the development will not exceed a maximum of thirty-one (31) lots yielding a density of approximately 1.5 dwelling units per acre.

Comparison Lot Size:

Proffered Condition 3 limits the number of lots which may have sole access through Echo Ridge Subdivision to four (4) lots. Echo Ridge Subdivision has an average lot size of 13,510 square feet. A minimum lot size of 12,000 square feet is proposed on the request property. It is anticipated, due to the large Resource Protection Areas (RPA) surrounding Nuttree Creek and another major stream that enters the property from Old Hundred Mill to intersect with Nuttree Creek on the property, that the average lot size of the proposed development will be similar to, or exceed, lot sizes of Echo Ridge Subdivision.

House Sizes and Treatment:

To address concerns of the Clover Hill District Commissioner relative to compatibility of development with area properties, proffered conditions have been submitted regarding house sizes and architectural treatment. Proffered Condition 10 establishes a minimum gross floor area for one (1) story units of 1,800 square feet and a minimum gross floor area for dwelling units with more than one (1) story of 2,000 square feet. In comparison, residences in Echo Ridge Subdivision have an average gross floor area of approximately 1,568 square feet and residences within Old Hundred Mill have an average gross floor area of approximately 2,353 square feet.

Proffered Condition 9 provides that all exposed portions of foundations and exposed piers supporting front porches shall be faced with brick or stone veneer.

Tree Preservation Strip:

To address concerns of an adjacent property owner, Proffered Condition 11 requires a tree preservation strip along the southern property line, adjacent to Tax ID 732-681-4585. This tree preservation strip will be included within the limits of the proposed lots. It has been staff's experience that individual homeowners clear these areas resulting in a zoning violation on that individual lot. Given the retention of trees within this strip will be difficult,

if not impossible, for the County to enforce, staff recommends that Proffered Condition 11 not be accepted.

Open Space:

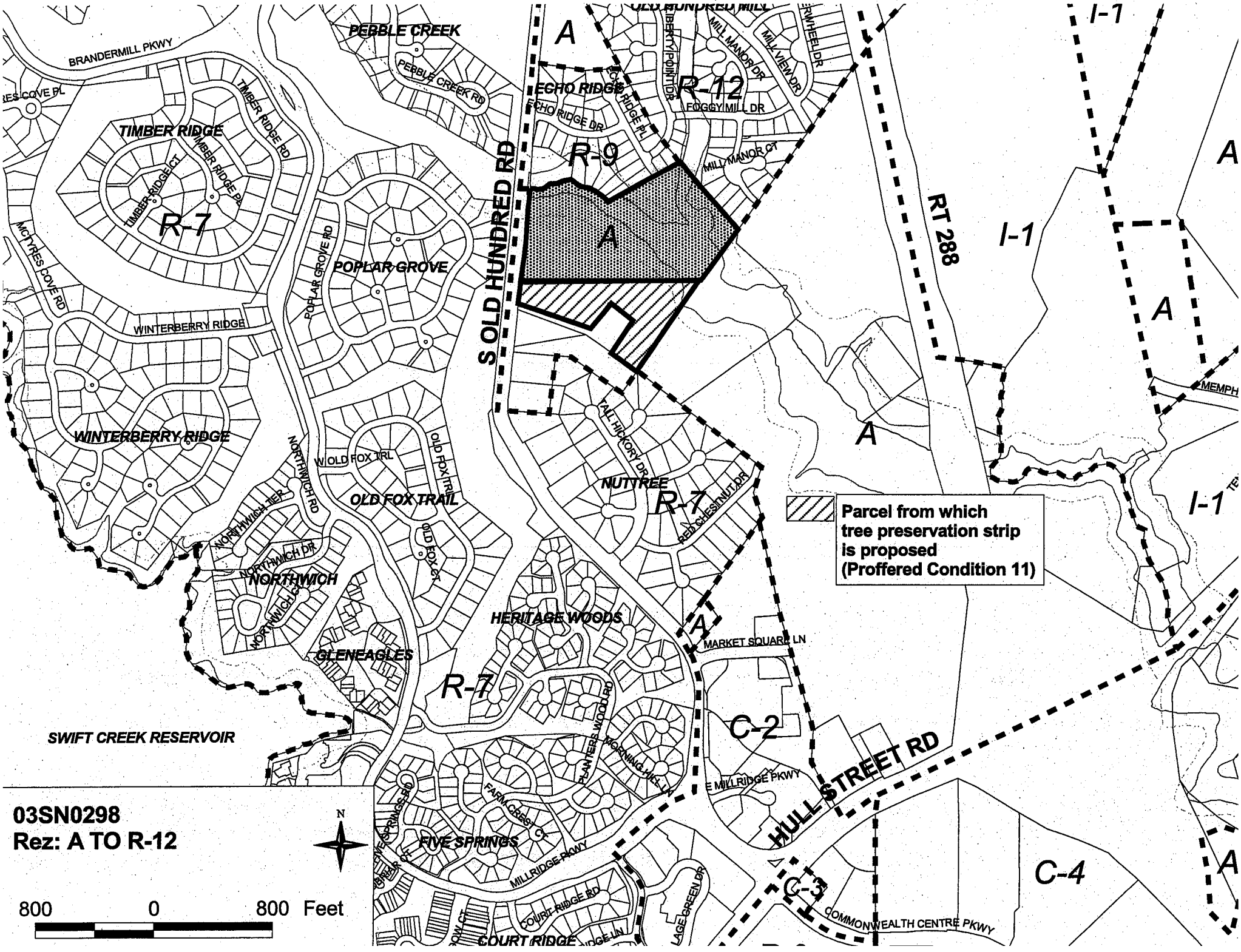
In response to area citizens' concerns, Proffered Condition 13 provides that, prior to subdivision recordation, property located north of the intermittent stream (approximately 2.0 acres) will be dedicated to the Old Hundred Mill Homeowners Association.

CONCLUSIONS

The proposed zoning and land use conform to the Upper Swift Creek Plan which suggests the property is appropriate for residential use of 2.0 units per acre and is representative of existing and anticipated area development. The maximum number of lots permitted within this development is thirty-one (31) yielding a density of approximately 1.5 dwelling units per acre.

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

Given these considerations, approval of this request is recommended.


03SN0298
Rez: A TO R-12
800 0 800 Feet
N
Parcel from which tree preservation strip is proposed (Proffered Condition 11)
A
R-12
R-9
R-7
I-1
C-2
C-3
C-4
S OLD HUNDRED RD
RT 288
HULL STREET RD
BRANDERMILL PKWY
PEBBLE CREEK
PEBBLE CREEK RD
ECHO RIDGE
ECHO RIDGE DR
ECHO RIDGE PL
LIBERTY POINT DR
MILL MANOR DR
MILL VIEW DR
FOGGY MILL DR
MILL MANOR CT
TIMBER RIDGE
TIMBER RIDGE RD
TIMBER RIDGE CT
TIMBER RIDGE PL
MCTYRES COVE RD
POPLAR GROVE
POPLAR GROVE RD
WINTERBERRY RIDGE
WINTERBERRY RIDGE
NORTHWICH TER
NORTHWICH RD
NORTHWICH DR
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OLD FOX CT
NUTTREE
TALL HICKORY DR
RED CHESTNUT DR
HERITAGE WOODS
GLENEAGLES
MARKET SQUARE LN
PLANTERS WOOD RD
MORNING HILL LN
E MILL RIDGE PKWY
FARM CREST CT
FIVE SPRINGS
MILL RIDGE PKWY
COURT RIDGE RD
COURT RIDGE
COMMONWEALTH CENTRE PKWY
SWIFT CREEK RESERVOIR