

GENERALIZED DEVELOPMENT PLAN - NARRATIVE

Applicant/Owner: The Collection at Cosner’s Corner, LLC (“Applicant”)
1001 East Telecom Drive, Boca Raton, FL 33431

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Project Name: “Silver Collection at Cosner’s Corner Expansion”

Property: Spotsylvania County Tax Parcel 36-21-A6, consisting of approximately
3.498 acres of the 23.27 acres, known as 0 Spotsylvania Parkway
(collectively, the “Property”)

Date: January 7, 2020; as last revised March 11, 2020

GDP: Generalized Development Plan, entitled “Silver Collection at Cosner’s
Corner Expansion Generalized Development Plan for Rezoning & Proffer
Amendment TM 36-21-A6”, prepared by Fairbanks & Franklin, dated
December 16, 2019, and as last revised March 11, 2020, which is attached
hereto and marked as Exhibit C (“GDP”)

Rezoning Request: From C-3 & PDH-16 to PDH-16

Rezoning File No.: R20-0001

1. Project Overview

The Applicant proposes rezoning a portion (approximately 3.498 acres) of the Property (Tax Parcel 36-21-A6) from the Commercial Highway District (C-3) to the Planned Development Housing 16 District (“PDH-16”) in order to expand its current development, the Silver Collection at Cosner’s Corner (the “Silver Collection”). The Project meets both Spotsylvania County’s (“County”) zoning ordinance and Comprehensive Plan requirements, while providing fiscal benefits to the County with minimal impacts to public facilities and services.

Currently, 274 multi-family units have already been developed on 19.770 acres of the Property and is part of the Silver Collection. Recently, a boundary line adjustment plan was approved which consolidated two parcels, Tax Parcels 36-21-A and 36-21-A2, into the existing parcel 36-21-A6, increasing its size from 19.770 acres to 23.27 acres. With the additional consolidated acreage, the Applicant is requesting approval to develop 58 new multifamily units (“Additional 58 Units”).

This Generalized Development Plan Narrative addresses only the characteristics of that portion of the Property on which the Additional 58 Units will be developed.

Under section 23-6.12.1 of the County zoning ordinance, the purpose of the PDH district is to “encourage innovative and creative design in the development of land for residential and other selected secondary uses.” The PDH district is, among other things, “designed to ensure ample provision and efficient use of open space” and “to promote high standards in the layout, design and construction of residential development.” To this end, the PDH-16 district allows 16 dwelling units per acre and requires that a minimum of 45% percent of the gross area be reserved as open space. The PDH-16 district includes multi-family dwellings as a permitted use.

The Applicant’s proposal fulfills both the County’s goals and technical requirements for PDH districts. First, the proposal entails a residential development consisting of 58 new multi-family dwelling units as an expansion of its existing 274-unit development, as shown on the GDP. Second, the proposed development has a density of 14.27 dwelling units per acre, which is below the maximum density for the PDH-16 sub-district of 16 dwelling units per acre. Additionally, the Project will preserve approximately 13.24 acres of open space, which accounts for 56.90% of the Property. This exceeds the 45% open space minimum required for PDH-16 districts. The open space will be used for the same active and passive recreation, buffering, stormwater facilities, and preservation of natural areas as described in the narrative for the prior rezoning of the Silver Collection property. Additionally, the proposed general architectural design and building material features for the project will remain the same as or substantially similar to the prior rezoning.

As described in more detail below under Section 3 of this narrative, the Applicant’s proposal also conforms to the policies established by the County’s Comprehensive Plan dated November 14, 2013, as last updated May 22, 2018 (the “Comp Plan”). Further, the proposal will result in minimal impacts on public facilities and services, and any impacts related to roads, schools, fire rescue, and parks will be offset through improvements and cash proffers. In this regard, we have included with this application a proffer analysis prepared by MuniCap, Inc. titled, “Collection at Cosner’s Corner, Spotsylvania County, VA SB 549 Proffer Analysis,” dated November 22, 2019, attached hereto and marked as Exhibit B (“Proffer Analysis”); and a proffer statement which reflects the findings in the Proffer Analysis.

Because the Project is only 58 units, a VDOT 527 transportation impact analysis is not required.

In addition, MuniCap, Inc. has performed a fiscal impact analysis of the Project (“FIA”). The FIA, dated November 13, 2019, and titled, “Collection At Cosner’s Corner, Spotsylvania County, VA Fiscal Impact Analysis,” is attached hereto and marked as Exhibit C, and included with this application. The FIA, as described in more detail below, concludes that the Project will generate (onsite and offsite) an anticipated positive net tax benefits of over \$64,000 annually.

2. Project Location

The Additional 58 Units will be developed on a portion of the Property, totaling approximately 1.90 acres. The Additional 58 Units are situated in the Lee Hill magisterial and voting districts and are further located along Spotsylvania Parkway just east of Interstate I-95. Immediately adjacent to the Parcel is the current Silver Collection to which Applicant wishes to add the Additional 58 Units. To the east of the Project are medical offices and a credit union. To the north are additional

apartments and an assisted living facility. Across Spotsylvania Parkway to the south is a hospital and medical offices. To the west is Interstate 95 and beyond that are commercial developments, including retail shops and business offices. The surrounding properties are largely zoned PDH-16 and C-3.

Given the nature and zoning classifications of the surrounding development, the Project's proposed density is consistent with those developments and will add additional quality housing stock to the area while maintaining its character as a high-intensity use.

2.1 Site Access

Primary access to the Project site will be provided via Spotsylvania Parkway. All site access locations will be coordinated with Spotsylvania County and the Virginia Department of Transportation. Please refer to the GDP for a depiction of site access location.

2.2 Environmental Characteristics

The site includes a perennial stream and Resource Protection Area (RPA) along the northern boundary. The Project will not impact streams, wetlands, or RPAs.

2.3 Cultural and Historic Resources

Based on review of the Comp Plan and information from the Virginia Department of Historic Resources, the Property does not contain any cultural resources, including cemeteries. Additionally, the Property is not located in the County's Historic Overlay District.

3. Planning and Zoning

3.1 Zoning District and Ordinance

The Project Property is currently zoned C-3. The surrounding parcels are zoned C-3 and PDH-16. The Property currently has access to public water and sewer. By-right the Property cannot yield any residential dwelling units. However, rezoning the Property to PDH-16 would be consistent with the uses of the surrounding development.

3.2 Comprehensive Plan Analysis

The County has outlined its goals for future development and land use in its Comp Plan, which is designed to encourage the most appropriate use of land, water, and resources within the County, consistent with citizens' interests. The Comp Plan supports development that promotes job creation and benefits the economy. Further, the County generally expects residential developments to pay for themselves and demonstrate that they will not have a significant impact on the existing infrastructure or resources.

The Applicant's proposal aligns with the Comp Plan's requirements for development generally, and PDH districts specifically, while furthering the Comp Plan's goals by creating jobs and generating revenue for the County, with minimal impact to public facilities and services.

Specifically, the Project aligns with the County's general development goals by (1) its location within the Primary Development Boundary, and (2) its satisfaction of the Comp Plan's Mixed Land Use policies.

First, the Property is located within the County's Primary Development Boundary ("PDB"), an area identified by the County that is intended for future higher-density residential growth. Properties within the PDB must be serviced by public water and sewer. Because the Property is located within the PDB and already serviced by public water and sewer, the proposed rezoning from C-3 to PDH-16 is consistent with the goal of locating higher-density residential growth within the PDB.

Second, the Project satisfies the County's goals for land it has designated "Mixed Land Use." According to the Comp Plan's Future Land Use Map, the Property has been designated for "Mixed Land Use." This category is intended to provide for a variety of land uses—including higher-density residential development—in a compact, walkable community with a more dense development pattern. Development within Mixed Land Use areas varies in intensity and may include smaller projects that will be integrated into a larger mixed use area. Additionally, developments in Mixed Land Use areas must conform to the County's specific Mixed Land Use policies. The Project meets both requirements, as described below.

First, the Applicant wishes to develop the property as a PDH-16 district, a high-density district which allows 16 dwellings per acre. The Project proposes a density of 14.27 units to the acre, all as shown on the GDP, which is in line with what is allowed under the applicable zoning district.

Second, the proposed Project meets the following Mixed Land Use policies:

2. Appropriate transitions in scale of building and/or buffering should be provided from mixed land use developments to adjoining existing developments.

The Project will consist of 58 new multi-family units as an expansion of the existing Silver Collection development. Thus, the Additional 58 Units will share the existing building and buffering transitions provided by the original development. As part of the expansion, the Project's building heights will conform to the applicable County zoning ordinance requirements. Additionally, the Project will also include adequate set-backs and buffering in the areas shown on the GDP.

3. Vehicular and pedestrian connections should be made to adjoining developments at appropriate locations, including at existing interparcel access points.

The Project will provide primary vehicular and pedestrian connections with Spotsylvania Parkway. Vehicular and pedestrian connections will also connect to the credit union and

medical offices to the east of the Property, as shown on the GDP. The pedestrian connections will tie in with the existing sidewalk network.

5. The County should support public open space and pedestrian accommodations integrated throughout the development.

The Project will provide over 56% open space, onsite active and passive recreational amenities, and pedestrian accommodations, all as shown on the GDP.

9. The County should support a diverse housing mix with a range of housing sizes and types that meet the needs of citizens throughout all stages of life and income levels.

The Project contributes to a diverse housing mix in an area ripe for redevelopment and infill development by providing new multi-family homes as part of the current Silver Collection development, as encouraged by the Comp Plan. These multi-family units address the current demand for quality homes without lot maintenance by the homeowner. The location of the Project near high-density commercial development supports the Comp Plan's goal that mixed land use developments foster compact, walkable communities with more dense development patterns.

11. Quality open spaces should be integrated into developments and may include passive and active areas, pavilions, walking paths, gardens, forested areas, and lakes, among other features.

The Project will include over 56% open space, with the same amenities as detailed in the prior rezoning application for the Silver Collection.

Not only does the Project satisfy the County's general development policies and multiple Mixed Land Use policies, but it also promotes the County's goals for job creation and revenue generation, while limiting the impact on the County's infrastructure.

As described in further detail in Section 7 below, the Project will generate new jobs within the County and positive tax revenues both onsite and offsite, with an annual positive net tax benefit exceeding \$64,000 at full build-out. Thus, the development will promote the County's economic and positive tax generation goals.

Moreover, the Project will have limited impact on the County's existing transportation system and public services, as detailed here and further in Section 5 below.

The County has outlined its transportation goals in the Comp Plan's Transportation Plan. Under that Plan, the County seeks to maintain an efficient transportation system using available and expected resources, while maintaining functional and effective transportation systems that keep pace with future growth. Policies include (1) maintaining acceptable levels of service on public roads; and (2) ensuring that new development does not degrade levels of service and mitigates its impact on the transportation network through ensuring connections within and between developments that offer alternative routing of traffic.

The Project aligns with the County's transportation goals, as it will not further degrade the current transportation level of services. The expected daily trips will not degrade the level of services at applicable intersections.

In sum, the Project complies with the Comp Plan's development goals and we believe the Comp Plan's future land use policies support the proposed use of multi-family dwellings at this location.

3.3 Pre-Application Meeting

As part of the Rezoning Application process, Applicant attended a Pre-Application meeting with Spotsylvania County Staff on September 19, 2019.

4. Construction

Applicant anticipates close collaboration with Spotsylvania County during the permitting process to identify and manage environmental conditions and design criteria specific to the Project. Through the permitting process, Applicant will implement all required mitigation measures and Best Management Practices (BMPs) as determined by Spotsylvania County and regulatory agencies.

Should the County approve this rezoning request, construction is anticipated to begin in 2020. The Applicant anticipates the expansion building will be constructed within 18 to 24 months of any rezoning approval, subject to market conditions.

4.1 Site Preparation

The land surrounding the proposed apartment building is currently cleared and undeveloped. Construction of the Project will begin with installation of erosion and sediment controls, and followed by grading within the limits of construction.

4.2 Construction Workforce

The Applicant's goal is to retain local on-site workforce, which will consist of various skilled trades, supervisory personnel, support personnel, and construction management personnel.

Pursuant to the FIA, the Project is anticipated to generate an estimated 102 new jobs during the construction phase, and \$3,983,169 in new labor wages.

5. Public Facilities

5.1 Fire and Rescue

The proposal will have minimal impact on the County's fire and rescue facilities. The proposed roads and building setbacks will allow for adequate travel space within the Project for emergency access to the improvements. Fire and Rescue Station 4, located approximately four miles north of this site, will provide the Property with necessary emergency services. As detailed on the attached

proffer statement, cash proffers will also offset any impacts the Project may have on public safety facilities.

5.2 *Schools*

The Property is located in the Riverview Elementary, Thornburg Middle, and Massaponax High school districts. The County's most recently adopted Capital Improvement Plan does not include any construction projects specific to these schools.

Based on County estimates of 0.1833 students per dwelling unit (for multi-family), the Project's 58 dwelling units will generate a net of 5 school-age children at full build out. As there is existing capacity in all schools sufficient to accommodate the projected students, there is no impact that exceeds capacity in those schools and therefore no cash proffers for school facilities.

5.3 *Parks, Buffers and Open Space*

Approximately 57% of the Property will be maintained as open space. The open space will be used for passive recreational amenities, stormwater facilities, and preservation of natural areas, as detailed on the prior rezoning application for the Silver Collection. As detailed on the attached proffer statement, cash proffers will also offset any impacts the Project may have on parks and recreation facilities.

All buffers, landscaping, and setbacks will be as generally provided on the GDP and will conform to the applicable zoning ordinance requirements.

5.4 *Water & Sewer*

The Project will be serviced by an existing 8" sewer line and an existing 12" water line, as shown on the GDP.

5.5 *Transportation*

The Property abuts Spotsylvania Parkway, a four lane, median divided public road, which will provide access to the Property.

The Project will generate 256 daily vehicle trips. A VDOT 527 analysis was not required for this Project because the trip generation potential was below 5,000 daily trips.

6. **Housing**

The Project will enhance the County's stock of new, multi-family dwelling units in this area of the County. We believe that the expansion will be developed within two to three years of any rezoning approval (subject to market conditions).

7. **Fiscal Impact Analysis**

The FIA includes an analysis for revenue projections of the Project at full build-out, both for onsite development and offsite expenditures from residents of the Project (see Exhibit C). The total revenue generated from the Project was then compared with expected County costs to provide services to the residents of the proposed development.

The total real property tax resulting from the Project is estimated to be about \$46,142 annually in current dollars. In addition, the personal property tax resulting from the Project is estimated to be \$56,282 annually in current dollars, for total annual tax revenues of over \$134,715 flowing to the County from the Project.

In addition to the onsite fiscal impact, the Project is estimated to generate \$27,346 in taxes offsite for the County annually after build-out and occupancy. As mentioned above, the Project would generate approximately 102 new jobs during the construction phase, resulting in about \$3,983,169 in employee earnings.

The Project is expected to result in 58 new households with an estimated 1.49 persons per household, for a total of 86 people, with 5 school pupils.

In total, it is anticipated that the Project will generate an annual net revenue surplus (onsite and offsite) after full build-out of \$64,756 in current dollars.

EXHIBIT A

Generalized Development Plan

EXHIBIT B

Proffer Analysis

EXHIBIT C

Fiscal Impact Analysis

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