

GENERALIZED DEVELOPMENT PLAN NARRATIVE

Applicants: (1) Courthouse Road Properties, L.L.C.
(2) PHACH, L.L.C.

Owners: (1) Courthouse Road Properties, L.L.C.
(2) PHACH, L.L.C.
10333 Southpoint Landing, 3rd Floor
Fredericksburg, VA 22407

Date: _____, 2021

GDP: Generalized Development Plan “Spotsylvania Courthouse Village
Tax Map Parcels 47-A-1, 2, 3, 3A, 4, 6A, 59,
59A and 47-8-1 Generalized Development Plan” dated May 14, 2021, prepared
by Vakos Companies (the “GDP”)

Property Description: (1) 1.26 Acre Parcel, TM 47-A-1; 1.39 Acre Parcel, TM 47-A-2; 0.74
Acre Parcel, TM 47-A-3; 2.46 Acre Parcel, TM 47-A-3A; 1.10 Acre
Parcel, TM 47-A-4; 4.02 Acre Parcel, TM 47-A-6A and 3.20 Acre Parcel,
TM 47-A-59
(2) TM 4.76 Acre Parcel, TM 47-A-59A and 1.37 Acre Parcel, TM 47-8-1
(together the “Subject Parcels”)

Rezoning Request: (1) TM 47-A-1, TM 47-A-2 and TM 47-A-6A from current RU to MU-4;
TM 47-A-3 from current RU and C-2 to MU-4; TM 47-A-3A from current
C-2 to MU-4; TM 47-A-4 from current C-1 to MU-4 and TM 47-A-59
from current RU to MU-3
(2) TM 47-A-59A and TM 47-8-1 from RU to MU-4

REZONING APPLICATION/REQUEST FILE NO. R21-_____

Continuing with the success of the overall Spotsylvania Courthouse Village (“Courthouse Village”) under the mixed use zoning, this rezoning request seeks to rezone the surrounding, partially improved Subject Parcels owned by the Applicants in order that they have the same zoning designation as the nearby MU zoned parcels also owned by the Applicants.

The title to the Subject Parcels was transferred and conveyed to the Owners by:

- (1) TM 47-A-1, TM 47-A-2 and TM 47-A-6A by a deed recorded on August 28, 2020, in the Clerk’s Office of the Circuit Court of Spotsylvania County, Virginia (“Clerk’s Office”) as Instrument No. 200019170; TM 47-A-3 and TM 47-A-3A by a deed recorded on January 23, 2020, in the Clerk’s Office as Instrument No. 2000001490; TM 47-A-4 by a deed recorded on January 23, 2020, in the Clerk’s Office as Instrument No. 200001489 and TM 47-A-59 by a deed recorded on August 15, 2018, in the Clerk’s Office as Instrument No. 180013610

- (2) TM 47-8-1 by a deed recorded June 8, 2016, in the Clerk's Office as Instrument No. 160009176 and TM 47-A-59A by a deed recorded June 1, 2016, in the Clerk's Office as Instrument No. 160014896

This rezoning will comply with and continue to support the County's Comprehensive Plan Goals.

I. REZONING REQUEST & GENERALIZED DEVELOPMENT NARRATIVE

Project Overview

The Owners have obtained title as stated above. This request for rezoning is to permit the Subject Parcels, which are currently zoned RU, C-1 and C-2, to be rezoned to the same classification as the surrounding properties so that development of the Subject Parcels is consistent with the Courthouse Village area. As provided in Section 23-6.28.1 of the Spotsylvania County Zoning Ordinance, "the mixed use (MU) district creates a flexible approach to development, to include infill and redevelopment, by allowing a variety of interrelated and compatible commercial, office, residential, civic, recreational and entertainment uses . . ." One of the major principles of mixed use identified in the ordinance is respect for ". . . the character of adjacent properties and surrounding neighborhoods." In so much as the Subject Parcels are surrounded by property already zoned and being developed, as mixed use, these parcels should be designated under the same use designation in order for there to be an orderly development and use of the Subject Parcels.

Subject Parcels Descriptions

According to County GIS records, the Subject Parcels are not encumbered by any Agricultural/Forestral District designation, Airport Protection Overlay, Historic Overlay, Highway Corridor Overlay, Reservoir Protection Overlay or River Protection Overlay. The Subject Parcels and surrounding areas are graphically depicted in Exhibit B, Generalized Development Plan.

Characteristics

II. COMPREHENSIVE PLAN

The area surrounding the Subject Parcels are zoned Mixed Use and are identified as such in the Spotsylvania Comprehensive Plan. The current zoning designation of RU, C-1 and C-2 is not consistent with surrounding Courthouse Village development and the County's Comprehensive Plan, nor is it best suited for the Subject Parcels given its size and the surrounding uses.

III. LAND USE

- a. The Subject Parcels are currently undeveloped or were developed long ago as residential uses. They are wooded and overgrown. Proposed development of the Subject Parcels will be consistent with present construction of Courthouse Village.
- b. **Maximum Building Height.** The building height will not exceed the height maximum identified in Section 23-6.28.4 of the Zoning Ordinance or as spelled out in the proffer statement attached hereto.

IV. CULTURAL RESOURCES

As listed with Spotsylvania County GIS, the Subject Parcel is not encumbered by any Agricultural/ Forestal District designation, Airport Protection Overlay, Historic Overlay, Highway Corridor Overlay, Reservoir Protection Overlay or River Protection Overlay. To the best of the Applicant's knowledge and belief, there are no known burial sites or other sites of an historical nature located on the Subject Parcel. Site studies and assessments have been conducted. No historic resources were found on the Subject Parcel.

V. FIRE AND RESCUE

The Subject Parcel located less than one mile from Spotsylvania Fire and EMS Station #1 via Route 208 Bypass, which is a publicly maintained road.

VI. SCHOOLS

According to GIS, the Subject Parcels and Courthouse Village may send school-aged children residing therein to Spotsylvania Elementary School, Spotsylvania Middle School and Spotsylvania High School. The requested rezoning of the Subject Parcels and any buildout will not place additional burden on the schools, beyond what is currently anticipated by the development of Courthouse Village. The addition of the Subject Parcels is not intended to increase the total unit count but rather to create a more accommodating layout and mix of unit types.

VII. PARKS AND OPEN SPACE

The requested rezoning will have no additional impacts on County Parks and Recreation services. The proposed development has incorporated a playground area, open space and interconnected walks to address the recreational needs of the community.

VIII. WATER AND SEWER

Water and Sewer exist within at the location shown on the GDP and shall be available by extension to the Subject Parcels. There will be no material increase in the burden on either the County water and/or sewer system.

IX. ENVIRONMENT

The Applicants design for development of the Subject Parcels will be in compliance with County and Commonwealth requirements for stormwater management for development. There is no identified Resource Protection Area (RPA) associated with the Subject Parcels. The Subject Parcels may contain a small area of wetlands as shown on the GDP.

X. PROPOSED USE

The Subject Parcels will be developed per the by-right uses identified in the MU-3 and MU-4 Ordinance subject to the proffer statement attached.

XI. TRANSPORTATION

The Subject Parcels will connect to Old Robert E. Lee Drive which provides access to Brock Road. Brock Road provides access to Lake Anna Parkway (Route 208). Additional points of access to adjoining parcels and streets are identified within the GDP.

XII. FISCAL IMPACT

We anticipate that this rezoning will positively impact the County fiscally. No FIA will be provided.

EXHIBIT B

Generalized Development Plan