

GENERALIZED DEVELOPMENT PLAN NARRATIVE

Applicant: Spotsylvania Courthouse Village II, L.L.C.
Owner: Spotsylvania Courthouse Village II, L.L.C.
Date: March 14, 2019
GDP: Generalized Development Plan “The Village at Courthouse Commons” - TMP 48-A-90 Courtland Magisterial District – Spotsylvania County, Virginia dated December 10, 2018, prepared by Vakos Companies (the “GDP”)
Property Description: 3.9952 Acre Parcel, TMP 48-A-90 (herein “Subject Parcel”)
Rezoning Request: From Current A-2 to MU-3

REZONING APPLICATION/REQUEST FILE NO. R18-0011

Continuing with the success of the overall Courthouse Village under the mixed use zoning as shown in Exhibit “A”, this rezoning request seeks to rezone the contiguous, unimproved Subject Parcel (currently zoned Agricultural 2) which is physically located within The Village at Courthouse Commons residential development (“Courthouse Commons Subdivision”) portion of the Courthouse Village in order that it have the same zoning designation as the surrounding MU-3 development.

The title to the Subject Parcel was transferred and conveyed to the Applicant by a Special Commissioner’s deed, recorded on August 30, 2018, in the Clerk’s Office of the Circuit Court of Spotsylvania County, Virginia as Instrument No. 201800014401 (“Special Commissioner’s Deed”).

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

I. REZONING REQUEST & GENERALIZED DEVELOPMENT NARRATIVE

Project Overview

Spotsylvania Courthouse Village II, L.L.C. (herein referred to as “Applicant”) has obtained title to the Subject Parcel by Court Order and the Special Commissioner’s Deed. This request for rezoning is to permit the Subject Parcel, which is currently zoned A-2, to be rezoned to the same classification (MU-3) as the surrounding property of the Applicant (TMP 48-A-5) so that development of the Subject Parcel is consistent with the Courthouse Commons Subdivision. 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 Parcel is surrounded on three sides by property already zoned and being developed, as mixed use, this parcel should be designated under the same use designation in order for there to be an orderly development and use of the Subject Parcel.

Subject Parcel Description

The Subject Parcel is designated as Tax Map Parcel 48-A-90 and currently zoned A-2. The Applicant took title to the Subject Parcel by the Special Commissioner’s Deed. According to County GIS records, the property is not encumbered by any Agricultural/Forestral District designation, Airport Protection Overlay, Historic Overlay, Highway Corridor Overlay, Reservoir Protection Overlay or River Protection Overlay.

The Applicant is the owner/developer of the property (TMP 48-A-5) that surrounds the Subject Parcel on three sides. The fourth boundary is shared with TMP 48-1-A1 which is the property of Plantation Forest LLC. At present, there is no current means of access to the Subject Parcel. The Applicant will create an access to the Subject Parcel by means of a private egress/ingress easement across Applicant's other property in order to connect to public right-of-way identified as Courthouse Commons Boulevard ("Courthouse Commons Boulevard"). The Subject Parcel and surrounding area are graphically depicted in Exhibit B, Generalized Development Plan.

Characteristics

The Subject Parcel is wooded with no access. It is undeveloped and has no structures on the property. To the best of the Applicant's knowledge, there has never been any structure/s on the Subject Parcel. The surrounding property is (on its north, east and west sides) being developed into a mixed use residential setting consisting of both single family homes and townhomes. The property to the south is wooded but owned by the developer of Plantation Woods Subdivision. Plans for this property are unknown to the Applicant. Once rezoned, the Subject Parcel will be incorporated into the overall development of Courthouse Commons Subdivision and, if rezoned, will not alter the current and planned development.

II. COMPREHENSIVE PLAN

The area surrounding the Subject Parcel is zoned Mixed Use and is identified as such in the Spotsylvania Comprehensive Plan. The A-2 zoning designation is not consistent with surrounding developments, nor is it best suited for the Subject Parcel given its size and the surrounding uses.

III. LAND USE

a. The Subject Parcel is currently undeveloped. It is wooded and overgrown without any means of access. Development of the Subject Parcel will be consistent with present construction of Courthouse Commons Subdivision. The addition of the Subject Parcel is not intended to create an increase in density of Courthouse Commons Subdivision but rather provides for ease of development while maintaining consistency of distribution of the types of residential units included. Working with the Subject Parcel as part of Courthouse Commons Subdivision creates a more desirable layout. Working without the Subject Parcel creates difficulty accessing parts of Courthouse Commons Subdivision that are somewhat isolated by the location of the Subject Parcel.

b. All landscaping, access and buffering for the Subject Parcel will be in conformance with the requirements of the applicable sections of the Zoning Ordinance.

c. Maximum Building Height. The building height will not exceed the height maximum identified in Section 23-6.28.4 of the Zoning Ordinance.

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 is located less than one-half mile from Spotsylvania Fire and EMS Station #1 via Courthouse Commons Boulevard, which is a publicly maintained road.

VI. SCHOOLS

According to GIS, the Subject Parcel and the Courthouse Commons Subdivision may send school-aged children residing therein to Robert E. Lee Elementary School, Spotsylvania Middle School and Courtland High School. The requested rezoning of the Subject Parcel and any buildout will not place additional burden on the schools, beyond what is currently anticipated by the development of Courthouse Commons Subdivision. The addition of the Subject Parcel 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 current development of Courthouse Commons Subdivision has incorporated a swimming pool, meeting facility, playground area, open space and interconnected walks to address the recreational needs of the community.

VIII. WATER AND SEWER

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

IX. ENVIRONMENT

The applicant's design for development of the Subject Parcel 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 Parcel. The Subject Parcel contains a small area of wetlands which surrounds an intermittent stream as shown on the GDP.

X. PROPOSED USE

The Subject Parcel will be developed per the by-right uses identified in the MU-3 Ordinance.

XI. TRANSPORTATION

The Subject Parcel will connect to Courthouse Commons Boulevard which provides access to Old Courthouse Road. Old Courthouse Road provides access to Lake Anna Parkway (Route 208) and Brock Road (Route 613). Additional points of access to adjoining parcels and streets are identified within the GDP.

XII. Pursuant to the County's requirements, a Community Meeting is not required; however, Applicant agrees to send written notices to the adjoining and nearby property owners within 3,000 feet as a means of communicating its intent to the community.

EXHIBIT B
Generalized Development Plan

LEGACY ENGINEERING
 809 WILLIAM ST., SUITE C
 FREDERICKSBURG, VA 22401
 540.373.8150

PLAT SHOWING BOUNDARY SURVEY
 ON THE PROPERTY OF
 SPOTSYLVANIA COURTHOUSE VILLAGE II, LLC.
 ESTATE OF THOMAS H. BRAXTON &
 ESTATE OF LYDIA BRAXTON
 P.I.N. 48-A-90 INSTRUMENT 201700018315
 COURTLAND MAGISTERIAL DISTRICT
 SPOTSYLVANIA COUNTY, VA

DRAWN BY	SHEET
KC	1 OF 1
DATE	04/18/2018
SCALE	1" = 100'

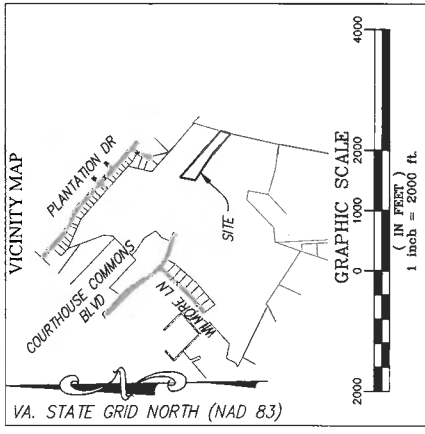
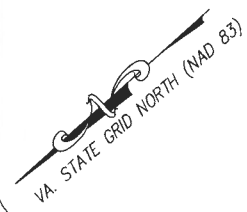
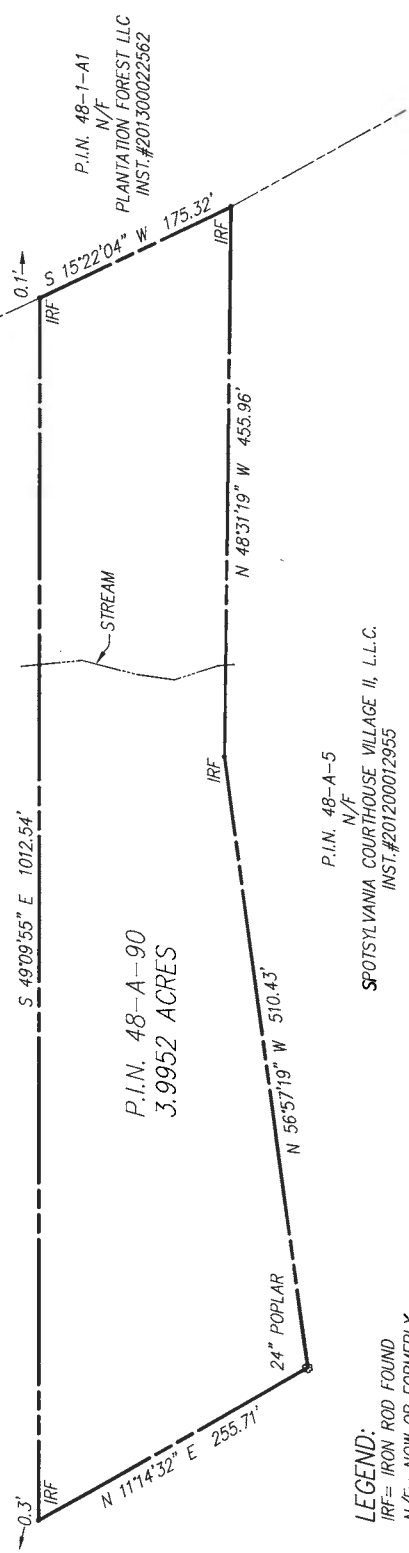


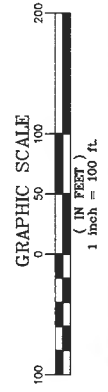
EXHIBIT A



P.I.N. 48-A-5
 N/F
 SPOTSYLVANIA COURTHOUSE VILLAGE II, L.L.C.
 INST.#201200012955



P.I.N. 48-A-5
 N/F
 SPOTSYLVANIA COURTHOUSE VILLAGE II, L.L.C.
 INST.#201200012955



LEGEND:
 IRF= IRON ROD FOUND
 N/F= NOW OR FORMERLY
 P.I.N.= PROPERTY IDENTIFICATION NUMBER

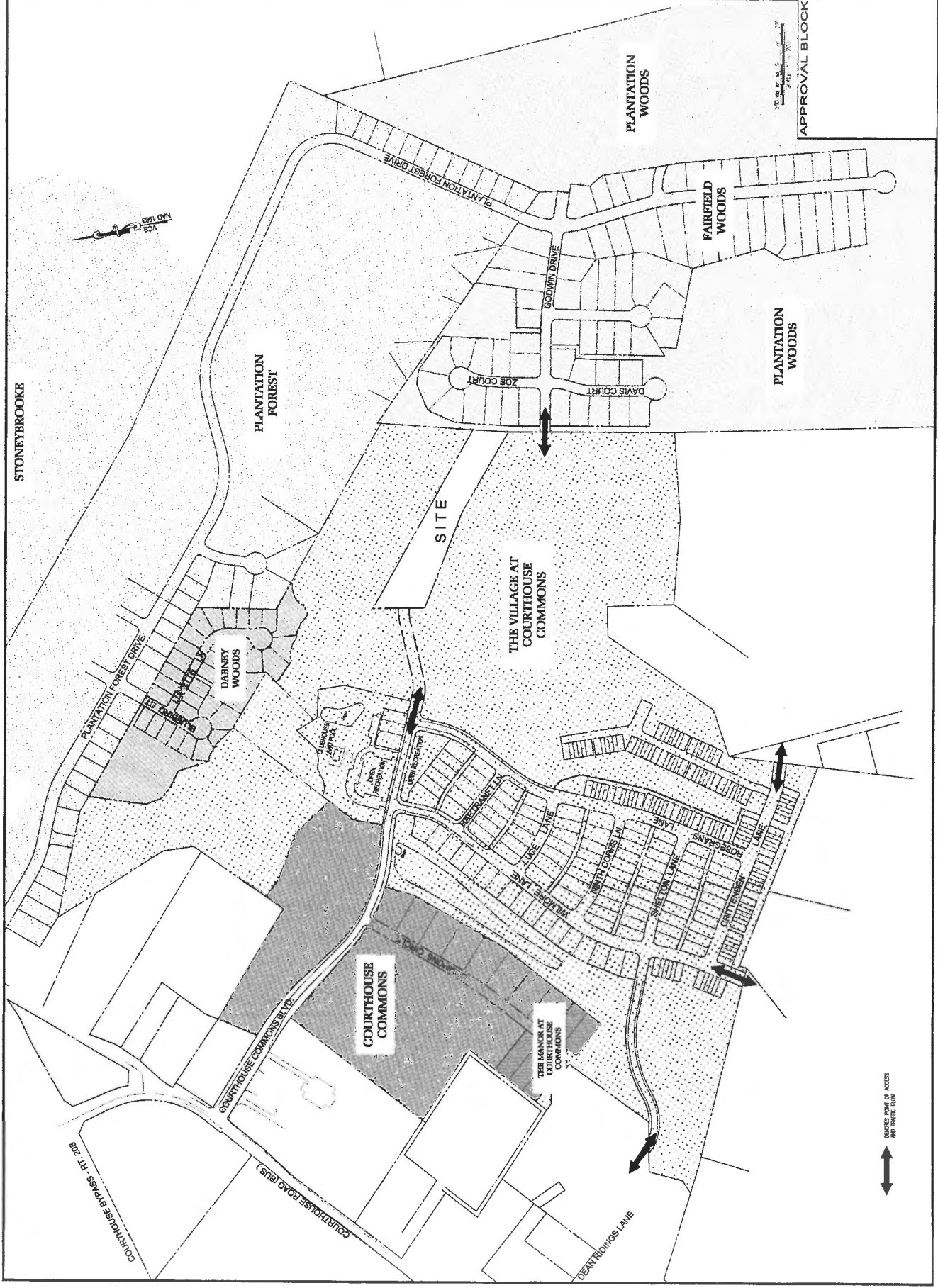
- NOTES:**
- THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT. EASEMENTS, RIGHTS-OF-WAY, & RESTRICTIVE COVENANTS OTHER THAN THOSE SHOWN, MAY EXIST.
 - GEO TECHNICAL, SUBSURFACE, FIELD REVIEW, RESEARCH, AGENCY OF GOVERNMENT RECORDS REVIEW, OR OTHER INVESTIGATIONS HAVE NOT BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF HAZARDOUS MATERIALS ON SITE IN PERFORMANCE OF THIS SURVEY.
 - THE MERIDIAN FOR THIS DRAWING WAS BASED ON A BOUNDARY SURVEY BY JEFF WARNER LAND SURVEYING INC., DATED JUNE 6, 2014.
 - NO CERTIFICATION IS MADE AS TO THE LOCATION OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, WATER, SANITARY AND STORM SEWERS, ETC. ONLY ABOVE GROUND READILY OBSERVABLE VISIBLE FEATURES AS SHOWN HEREON ARE HEREBY CERTIFIED.
 - PROPERTY IS IDENTIFIED AS P.I.N. 48-A-90 AND IS IN THE NAME OF: SPOTSYLVANIA COURTHOUSE VILLAGE II, LLC, ESTATE OF THOMAS H. BRAXTON & ESTATE OF LYDIA BRAXTON PER INSTRUMENT 201700018315
 - NO PROPERTY ADDRESS ASSIGNED
 - THE PROPERTY SHOWN HEREON APPEARS TO BE WITHIN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN) AS SHOWN ON FEMA F.I.R.M. MAP NUMBER 5103080200C, DATED FEBRUARY 18, 1998.

DATE	REVISIONS
07/15/2019	CONTRACT
	DESIGN

THE VILLAGE AT COURTHOUSE COMMONS
 TAX MAP PARCEL 48-A-90
 GENERALIZED DEVELOPMENT PLAN
 EXHIBIT B
TRANSPORTATION PLAN
 COURTLAND MAJORITIAL DISTRICT - BERKELEY VOTING DISTRICT - SPOTSYLVANIA COUNTY, VIRGINIA



SCALE: 1" = 200'
 DATE: NOVEMBER 13, 2018
 DESIGNED BY: DMC
 DRAWN BY: BND
 CHECKED BY: DMC



APPROVAL BLOCK

REVISIONS	DATE	BY	CHKD

THE VILLAGE AT COURTHOUSE COMMONS
 TAX MAP PARCEL 48-A-90
 GENERALIZED DEVELOPMENT PLAN
 EXHIBIT B
 PLAN
 COURTLAND MAGISTRAL DISTRICT • BENEFIT VOTING DISTRICT • SPOTSYLVANIA COUNTY, VIRGINIA



SCALE: 1" = 50'

DATE: REVISION: 0000

DRAWN BY: DMG

CHECKED BY: DMG

SHEET 3 OF 3

