ITEM#11A

MEMORANDUM

TO: Tim Baroody, City Manager
FROM: Mike Craig, Zoning Administrator
DATE: November 2, 2016 for the November 8 meeting
SUBJECT: RZ2016-03 – Hamptons at Family, L.P. (Contract Purchaser) requests a rezoning of GPIN 7769-77-8378 and a portion of GPIN 7769-87-3295 (the "Property" totaling 20.840 acres) from R2, Residential to Commercial Highway (CH) and R12, Residential (R12).

ISSUE

Should the City Council rezone 20.84 acres from R2 to CH and R12 to enable the development of an automotive sales establishment, 78 townhomes, and 120 multi-family dwellings?

RECOMMENDATION

Approve the rezoning in accordance with the proffer statement and general development plan.

CITY COUNCIL PUBLIC HEARING AND DISCUSSION

The City Council held a public hearing on this item on October 25 at which one person spoke against this application. The speaker cited impacts on the schools. After discussion, the City Council tabled the item until the November 8 meeting.

Discussion of this item focused on five topics – commercial and residential phasing, school capacity, density, housing affordability and sustainability:

1. ***Commercial and Residential Phasing –***

Council members asked if any phasing of the development was to be proffered. The concern was whether or not the commercial development was speculative at this time. The applicant stated that no phasing was proffered; that the construction of the multi-family housing would begin in about two years, and that the construction of the single family attached would commence at about the same time. The applicant stated that there was a strong market for the automobile sales commercial use. The City has received a letter of support for this application from Clay Huber, President of Huber Motor Cars, expressing his interest in building a third dealership on the Hamptons at Coleman site. The letter is attached to this memo.

No previous rezoning in the City has included a proffer that commercial land use be constructed prior to residential land uses. Commercial and residential phasing was discussed with the 2015 Mill District rezoning but, due to ownership issues and the specific use mix of the proposed Germania Mills building, was not included in the final approval.

The City has approved commercial land uses that revert to residential use. In the Idlewild (2003) rezoning to Planned Development – Residential (PDR), the applicant proffered that they would build Live Work Units (mixed use townhomes) around a central plaza in the project. The Applicant included a proffer that the Live Work Units were required to be marketed and sold as commercial for five years after which they could be converted to townhomes. The Live Work Units were built and still function as such.

Two previous rezonings included residential phasing:

a) In the Riverwalk (1991) rezoning to R-4, the applicant proffered an initial 31 unit phase followed by a second 39 unit phase occurring three years after rezoning.
b) In the Idlewild (2003) rezoning to PDR, the applicant proffered a phasing plan limiting residential construction to 200 units per year for 4 years.

The most common use of phasing in previously approved rezonings within the City has been to address the implementation of infrastructure improvements and payment of cash proffers to different phases of the proposed development. The Hamptons at Coleman project includes the proffered phasing of infrastructure improvements and cash proffers:

a) Prior to Occupancy of first multifamily building the Applicant shall:
    i. Construct the Briscoe Lane Improvements;
    ii. Construct and dedicate the Shadmoor Drive Improvements;
    iii. Construct (or pay the City for) the extension of sidewalk to Central Park;
    iv. FRED Stop (including bench and shelter);
    v. Construct (or pay the City for) the crosswalk across Fall Hill Avenue at Gordon W. Shelton Boulevard;
    vi. Construct the Noyack Lane turn lane;
    vii. Construct the on-site club house and pool;
    viii. Pay the City the cash for wayside panels;
b) Prior to Occupancy of each residential unit:
    i. Pay the City $5,050 per unit for schools and fire and rescue (total $1,000,000).
c) Prior to Occupancy of the automotive sales use:
    i. Build the enhanced landscaping berm along Fall Hill Avenue.
d) Upon City request:
    i. Provide legal public access across Noyack Lane and Islip Lane.

2. School Capacity –

Another Council inquiry addressed the new students to be generated by the residential development, and the capacity of the schools to absorb these new students. The following chart was taken from a Facilities Assessment Update completed by Mosley Architects in January of 2015. The Assessment included projected school occupancy based on the existing land use entitlement through 2024 in the City of Fredericksburg:

ENROLLMENT	Base Year 2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Elem (PK-5)	1,821	1,891	1,954	1,962	1,985	2,038	2,087	2,125	2,161	2,222
Middle (6-8)	677	705	752	822	854	875	859	869	912	937
High (9-12)	1,038	1,066	1,101	1,101	1,130	1,116	1,212	1,276	1,287	1,319
	3,536	3,662	3,807	3,885	3,969	4,029	4,158	4,270	4,360	4,478

CAPACITY	Base Year 2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Elem (PK-5)	2,118	2,118	2,118	2,118	2,118	2,118	2,118	2,118	2,118	2,118
Middle (6-8)	880	880	880	880	880	880	880	880	880	880
High (9-12)	1,164	1,164	1,164	1,164	1,164	1,164	1,164	1,164	1,164	1,164
	4,162	4,162	4,162	4,162	4,162	4,162	4,162	4,162	4,162	4,162

UTILIZATION										
Elem (PK-5)	86%	89%	92%	93%	94%	96%	99%	100%	102%	105%
Middle (6-8)	77%	80%	85%	93%	97%	99%	98%	99%	104%	106%
High (9-12)	89%	92%	95%	95%	97%	96%	104%	110%	111%	113%
	85%	88%	91%	93%	95%	97%	100%	103%	105%	108%

** Source: Facility Assessment Update (Moseley Architects; K&C Associates), Jan. 2015*

The 20.84 acre property is currently zoned R-2. By-right this property could be developed as 42 single family homes. According to data from the Fredericksburg Public Schools, single family homes generate 0.32 students per unit meaning that by-right this property would expect to generate 14 school age children.

The 20.84 acre property is proposed to permit 78 townhomes and 120 multi-family residential units. According to data from the Fredericksburg Public Schools, townhomes generate 0.458 students per unit and multi-family units generate 0.217 students per unit. Based on these rates, the proposed townhome units would generate 36 students. The proposed multi-family units would generate 26 students. Thus, the proposed zoning would generate 62 total students or 48 students more than would be generated with the by-right development of the property. According to data from the Fredericksburg Public Schools, of the 48 students above by-right, 15 would attend lower elementary, 12 would attend upper elementary, 8 would attend middle school, and 13 would attend high school.

The City Council has approved three rezonings and a special use permit since 2014 that have increased the by-right number of dwelling units permitted in the City. See the discussion of public facilities in the Comprehensive Plan Compliance section on page 13 of this report for more details. The increase in entitlement would add 38 total students to the school system. Based on data from the Fredericksburg Public Schools, of the 38 additional students, 11 would attend lower elementary school, 9 would attend upper elementary school, 7 would attend middle school, and 11 would attend high school.

If the Hamptons at Coleman project was approved, the total number of students by school above the assumed projection in the 2015 Moseley study (conservatively including the 2014 Governors Row rezoning) would be 26 lower elementary students, 21 upper elementary students, 15, middle school students, and 24 high school students. As shown in the chart above, there is now capacity for these students in the school system and will be through 2020.

The City anticipates the expansion of capacity in several of the public schools as well as the construction of a new school on the Idlewild School site. The students that come out of the project would be part of the City's projected growth that will require additional capital investment in

expanding the City school system. The Hamptons at Coleman project includes a $900,010 cash proffer to offset the capital impacts of the project on the schools. The school proffer breaks down as:

a) $ 4,545.50 per unit.
b) $14,516.29 per child.
c) $18,750.21 per child above what is permitted by-right.

The three other rezonings approved since 2014 included $90,000 in cash proffers to the Community Foundation of the Rappahannock River Region for the benefit of City public schools and $170,000 in cash proffers to the City for capital impacts on the public school system. The Hamptons at Coleman project also includes $99,990 in cash to offset impacts on public safety.

3. Density –

Council members expressed concerns about the residential density of the proposal. The proposed zoning contains 198 units on 16.53 acres for a density of 11.96 units per acre. The Comprehensive Plan's land use categories defines Medium-Density Residential as 8 units an acre or more. High-Density Residential is defined as 12 units an acre or more. By definition the proposed use would be considered under the Comprehensive Plan as Medium-Density Residential. The Planned Development – Commercial District permits up to 24 units per acre..

Here are some comparable residential densities (with their zoning in parenthesis):

a) Hamptons at Noble (CH) – 128 MF Units on 10.97 acres @ 11.67 units per acre;
b) The Havens (PD-C) – 232 MF Units on 16.84 acres @ 13.78 units per acre;
c) Heritage Park (R-16) – 202 Units on 12.33 acres @ 16.38 units per acre;
d) The Seasons (PD-C) – 250 MF Units on 13.48 acres @ 18.55 units per acre;
e) Riverview (R-30) – 96 MF Units on 4.80 acres @ 20.00 units per acre;
f) Cobblestone (CD)– 398 MF Units on 19.48 acres @ 20.43 units per acre;

4. Affordability –

Affordability is addressed in Comprehensive Plan Chapter 7: Residential Neighborhoods and Housing. Goal 7 of that chapter is Affordable Housing, which states that "all persons who live and work in Fredericksburg should have the opportunity to rent or purchase safe, decent, and accessible housing within their means" (pg 95). Affordable housing is specifically discussed on page 94 of the plan, which states, "the City has consistently allowed a wide range of housing types to be develop" including, specifically, apartment complexes. This project contains two types of housing, townhomes and apartments.

The City uses Community Development Block Grant funds (CDBG) to address housing affordability. The City provides Downpayment and Closing Cost assistance and Emergency Home Repair through the City's Community Development Block Grant (CDBG) program to create and maintain affordable housing units. The City provides funding to four non-profit organizations to indirectly address housing affordability and reduce cases of homelessness. These agencies provide emergency housing grants (two agencies), legal aid, and food assistance through its CDBG program. The City provides staffing for the Continuum of Care run through the George Washington Regional Commission. Money for this staff person also comes from the City's General Fund. One option for addressing housing affordability in the City would be to allocate more local funds to address this issue.

Other municipalities mandate that a percentage of units in a project be offered at a rate that would be affordable to households making less than the 80% of the median income of the municipality (usually with density exemptions or bonuses) or participate in other programs that directly subsidize affordable housing. U.S. Census Data states that in 2014 Fredericksburg's median household income was $49,454.

Council members questioned whether monthly rents beginning at $1100 were truly "affordable" in the Fredericksburg market. Housing affordability is often described based on Census Bureau Washington Metro Area Median Income (AMI) calculations. About 20 localities are included in the U.S. Census Bureau definition of the Washington metro region, including the District of Columbia, Prince George's County (Maryland), Alexandria, Arlington, and Fairfax County.

	AMI for a family of 4	**AMI for a family of 3**	**AMI for a family of 2**	**AMI for a family of 1**
Washington Region	$108,600	$97,740	$86,880	$76,020
City of Fredericksburg	$70,150	$63,150	$56,150	$49,150

The Applicant has now included two proffers aimed at addressing housing affordability in the City. Proffer 8.A states that the Applicant agrees to reduce the residential rents on 12 of the units in the Apartment project by $200 a month for five years. Proffer 8.B states that the Applicant agrees to pay $100,000 to the City for low income housing initiatives within 180 days of the rezoning approval.

5. Conclusion and sustainability –

One question posed by Council members was whether the proposed land uses are sustainable. The proposal is for medium density residential land use and an expansion of an existing vehicular sales node along Fall Hill Avenue. The residential portion of the project contains two housing types, two ownership opportunities, and is less dense than four out of the five closest apartment complexes to the site as well as Cobblestone. Wegmans has sent a letter of support for the project stating that the rooftops near there site are good for their business. The letter is attached to this report.

The proposal includes the continued private development of a publically accessible multi-modal transportation network between Fall Hill Avenue, Interstate 95, and Central Park. The proposal is phased so that this infrastructure network (including off-site roads, off-site pedestrian links, and an on-site bus stop) is completed prior to the occupancy of the first multi-family building.

The proposal will produce 48 students more than the on-site development currently permitted by-right. According to data from the Fredericksburg Public Schools, the additional students will not drastically accelerate the need for the City to make capital expenditures to expand school capacity. Before any students come out of the multi-family units, the developer will pay a cash proffer to offset a proportional share of the cost of expanding the City's school system.

Generally, the City has advanced affordability by approving a variety of housing and through the implementation of a CDBG program. This proposal provides a variety of housing types and ownership opportunities and now includes two elements aimed at affordability.

The Hamptons at Coleman proposal includes the development of publically accessible infrastructure and investment in public service capacity. The development of infrastructure and investment are phased to be completed prior to people moving into the apartments. The Hamptons

at Coleman project could be a sustainable piece of an evolving future core in Planning Area 1 of the City of Fredericksburg.

With the exception of the additional background information included on page 13 and 14, the remainder of this report is unchanged.

PLANNING COMMISSION PUBLIC HEARING AND RECOMMENDATION

The Planning Commission held a public hearing on this item on August 31, 2016 at which two members of the public spoke. One speaker was concerned about the effect of the development on the rural character of a rental home he owned off Briscoe Lane. The second speaker stated that he had served on a committee several years ago to keep this area of the City green and have less intensive uses. After discussion, the Planning Commission voted to recommend approval of the project 4-3.

EXISTING USE AND CHARACTER OF THE PROPERTY

The Property is a 20.84 acre parcel located between the Volvo and Mercedes automotive sales establishments and the 128 unit Hamptons at Noble apartment project under construction to the north (zoned Commercial Highway/Conditional); Interstate 95 to the east; Briscoe Lane, farmed fields, and five single family homes and a 34 acre farm to the south west (zoned R2); and Fall Hill Avenue and Wegmans grocery store to the north west (zoned PD-C). The Property was annexed into the City in 1984.

Topographically, the Property is generally flat with very few trees and is currently a corn field. The Property has a high point in the middle which splits site drainage. In the south east corner of the site is a 0.11 acre farm pond. South of the pond is a roughly 175 linear foot stream that drains to the south and ends at Interstate 95 where it enters a culvert and flows under the roadway.

On the other side of the highpoint are 0.52 acres of non-tidal wetlands in the middle of the property as shown on the attached wetland delineation map. The wetlands are currently in the middle of the cornfield and drain to the north.

Fall Hill Avenue is the primary public road serving the project. The City is currently widening Fall Hill Avenue in the vicinity of the project from two to four lanes with a curb median. Access to the project from Fall Hill Avenue will be provided from:

- Noble Way – an existing four lane local street that will have a full movement intersection with Fall Hill Avenue once the Fall Hill Avenue project has been concluded. Public access across the Hamptons at Noble project via a private roadway aligning with and connecting to the proposed Islip Lane is being developed as part of the apartment complex currently under construction.
    - The City anticipates installing a signal at the intersection of Noble Way and Fall Hill Avenue at a future date to be determined after the completion of the VDOT Fall Hill Avenue project. The 2015 Hamptons at Noble rezoning proffered $91,000 towards the signalization and Celebrate Virginia South committed to paying half the cost of a signal at the intersection in a side agreement.
    - Public access across the portion of Noble Way on the Volvo and Mercedes car dealerships (currently a private road) was proffered along with the original car dealership rezoning. An order to comply with the proffer and to permit public access across the portion of Noble Way (either by easement or through dedication of right-of-way) was sent to the owners of the property in 2015. The owners are working on documents to convey public access across the property to the City but have not completed the process yet. The owners are legally obligated to do so.
- Briscoe Lane – a two lane local street under a right-of-way easement, shoulder and ditch sections and no pavement markings.
- Noyack Lane – a proposed two lane private street with public access to be built, along with

a right turn lane and taper, by the Applicant.

As part of the Fall Hill Avenue widening project, the City is building a trail on the north side of Fall Hill Avenue and a sidewalk along the south side.

Public water and sewer are available on the site.

PROPOSED ZONING MAP AMENDMENT

1. *Code of Virginia:*

Virginia Code § 15.2-2284 provides the criteria to consider when evaluating a zoning map amendment:

a) "Zoning ordinances and districts shall be drawn and applied with reasonable consideration for
b) the existing use and character of property,
c) the comprehensive plan,
d) the suitability of property for various uses,
e) the trends of growth or change,
f) the current and future requirements of the community as to land for various purposes as determined by population and economic studies and other studies,
g) the transportation requirements of the community,
h) the requirements for airports, housing, schools, parks, playgrounds, recreation areas and other public services,
i) the conservation of natural resources, the preservation of flood plains, the protection of life and property from impounding structure failures,
j) the preservation of agricultural and forestal land,
k) the conservation of properties and their values, and
l) the encouragement of the most appropriate use of land throughout the locality."

2. *Proposed use:*

The 20.84 acre Property is proposed to be rezoned to two different zoning districts.

A 4.31 acre portion of the Property adjacent to Fall Hill Avenue is proposed as a commercial automotive sales establishment zoned Commercial Highway (CH), separated from Fall Hill Avenue and the vehicle sales establishment by a proposed extension of the enhanced landscaping and berm proffered and constructed with the Mercedes and Volvo establishments.

Within the 4.31 acre commercial area, the GDP currently shows a 20,300 square foot vehicle sales building, vehicle display area, and parking lot. While the GDP estimates a 0.11 Floor Area Ratio, the GDP notes that the square footage and display area proposed may vary at the time of site plan approval up to the maximum allowable Floor Area Ratio of 0.70.

A proposed public street, Shadmoor Drive, separates the project's residential and commercial sites. A 25 foot wide Type "D" Buffer (an opaque buffer with 10 average caliper inches [ACI] of canopy trees, 13.5 ACI of understory trees, and 23 shrubs per 100 linear feet) will be located on the residential side of Shadmoor Drive between the automotive sales establishment and a proposed 16.53 acre mixed residential site proposed to be zoned R12. The R12 area consists of 198 total residential units designed around an integrated network of streets and sidewalks and integrated open space and recreational areas. The 198 units would be built at 11.96 units per acre, which is close to the maximum of 12 units per acre.

78 of the units are townhomes. The townhomes front on either public or private streets and have rear alley access for garages. A 0.36 acre open space is proposed between townhomes 13-22 and the vehicle sales use and a 0.37 acre "mews /open space" is proposed between townhomes 23-34 and Sag Harbor Lane. The townhome block between Briscoe Lane, Shadmoor Drive, and Islip Lane (consisting of townhomes 35 – 78) is proposed between existing single family homes.

A 0.53 acre central open square is proposed in the middle of the residential portion of the site between the townhomes and apartments. The green contains open space, a +/- 3,575 square foot clubhouse complex, and a pool.

The remaining 120 of the units are multi-family. These units are proposed in five three-story buildings that contain 24 units apiece. Parking for the units is either perpendicular or parallel and is adjacent to each building. A 25 foot wide Type "D" Buffer is proposed between the apartment units and the existing single family homes to the west creating a buffer where none is required by the ordinance. Access to the multi-family portion of the project is from Noyack Lane, Sag Harbor Lane, and Islip Lane.

As proposed, both the commercial and residential uses conform to the standards in Article 3 (generally, bulk regulations, setbacks, open space, and other dimensional standards), Article 4 (the use table and the use standards, specifically those found in § 72-41.2.E regarding Multi-Family Dwellings or § 72-41.2.F regarding Townhomes), and Article 5 (generally, access, parking, utilities, landscaping, etc.).

3. *Transportation:*

The development provides an integrated network of complete streets in accordance with the vision and policy established in the Comprehensive Plan and Unified Development Ordinance. The development will produce a combined 2,023 vehicles per day including 144 vehicles during the a.m. peak and 196 vehicles during the p.m. peak hour. The Applicant produced a traffic analysis which showed that the new Fall Hill Avenue construction, the proposed signalization of the Noble Way and Fall Hill Avenue intersection, and the improvements proposed with this application are sufficient to handle the increase in traffic.

In regards to transportation, the proffers include:

- The upgrading of the north side of Briscoe Lane to include curbs, on-street parking, and sidewalk where adjacent to the project.
- The building and dedication of Shadmoor Drive, which is a new public road parallel to Fall Hill Avenue and will be built by the applicant through the site, as well as across right-of-way dedicated to the City in conjunction with the Hamptons at Noble project.
- The VDOT Fall Hill Avenue widening project will extend the public sidewalk to end 70 feet short of the existing sidewalk adjacent to Central Park. The Applicant either will construct the additional 70 feet or pay the City a cash proffer to build a connection in the public right-of-way.
- The construction of a FRED stop, including applicable signage and shelter, within the property.
- The construction of a crosswalk across Fall Hill Avenue at its intersection with Gordon Shelton Boulevard (essentially a connection to Wegmans).
- The construction of turn lane and taper improvements in the public right of way along Fall Hill Avenue at Noyack Lane.

- The continued development of Islip Lane. The proffer is to complete the on-site extension of a private street with public access that connects Noble Way to Briscoe Lane. The first leg of the connection is under construction with the Hamptons at Noble site.
- The development of Noyack Lane, which is a new proposed two lane private street with public access serving the project.

As proposed, the site layout also provides for future connections that can be made to the southwest onto the adjacent Graves site to help further the City's goal of creating an integrated grid network between Fall Hill Avenue, Gordon Shelton Boulevard, Cowan Boulevard, and Carl D. Silver Parkway.

The road type labeling on the GDP needs to be revised to match the proffer statement. According to the proffer statement, Noyack and Islip Lanes are proposed to be private streets with public access which is the City's preference. Also, the parking lot lanes within the apartment complex do not meet street standards and should not be labeled as streets.

4. *Public Facilities:*

Fredericksburg City Schools Operation staff estimates that apartments will generate approximately 0.217 school age children per multi-family unit and 0.458 school age children per townhome unit. Based on this ratio, this project will generate approximately 62 school age children. By right, the 20.84 acres of R2 zoned property could produce 14 school age children (42 single family homes at 0.32 students per unit). The Applicant has proffered $900,010 ($4,545.50 per unit) to offset the capital impacts of these additional students on the school system.

The proposed project is in the service boundary for proposed Fire Station #3. Fire Station #3 is projected to cost $7 million and is in the five-year Capital Improvement Program, but was not included in the Fiscal Year 2016 or 2017 Capital Budget. The Applicant has proffered $99,990 ($505 per unit) to offset their impacts on fire and rescue services.

The Applicant has proffered $4,000 to the City for two wayside panels for purposes of identifying a historic civil war battlefield to be located within the Fall Hill Avenue right of way to be maintained by the City.

5. *Proposed Environmental Changes:*

The site is within the Chesapeake Bay Preservation Area. The Applicant has undertaken a perennial streams analysis and determined that the on-site streams are intermittent. As such, the streams are not protected features under the Chesapeake Bay Preservation Act.

The 0.11 acre farm pond is proposed to be moved into a larger proposed storm water facility between the proposed multi-family buildings and Interstate 95 that will treat the stormwater from the development. The pond is conceptually shown over a portion of the intermittent stream.

The Applicant proposes to develop non-tidal wetlands in the middle of the site, which will require coordination with the U.S. Army Corps of Engineers during the land disturbance portion of this proposed project. During that process the Corps of Engineers will determine what if any mitigation is required to offset the impact of developing those wetlands. This may be done through the purchase of off-site offsets. From a local compliance standpoint, the wetlands are not contiguous

and connected to a resource (like a perennial stream or the River) and are not a protected feature under the Chesapeake Bay Preservation Ordinance.

6. *Architectural Proffers:*

The Applicant proposes architectural proffers for the project's buildings. The proffers reference architectural elevations depicting the general character and materials to be used on the residential buildings. The materials include asphalt shingles, PVC trim, vinyl shake siding, vinyl lap siding, and brick. The townhomes will be no less than 18 feet in width. The proffer statement states that, "the general architectural features and materials for the Commercial Project shall be generally similar to the adjoining Mercedes and Volvo commercial car dealerships."

COMPLIANCE WITH THE COMPREHENSIVE PLAN

1. *Land Use:*

The Future Land Use Map (FLUM) in the 2015 Comprehensive Plan shows the Property as Planned Development - Commercial (PD-C). The PD-C land use "category is reserved for large scale development near major transportation routes," "encourages a wide range of commercial retail and service uses oriented to serve a regional market," and "encourages employment centers that combine office and professional business development within a landscaped, high quality setting" (pg. 116). The project is within Sub Planning Area 1E, which in addition to the designated land use states that, "planned traffic signals on Fall Hill Avenue fall outside this property's frontage so access is limited to right-in, right-out. Cross connections across the adjoining property should be considered to gain access to a signalized intersection" (pg. 122).

The "opportunities" listed under Land Use Planning Area 1 (pg. 118) include:

- The redevelopment of Central Park as a regional commercial activity center, through higher levels of mixed use development, and an improved roadway network and bicycle / pedestrian access.
- Construct Fire Station #3 in Celebrate Virginia.
- Protect residential neighborhoods from existing and proposed commercial development through transitional uses and design standards that minimize adverse impacts.
- Enhance this gateway to the City, which is highly visible to travelers in the Interstate-95 corridor, to provide a distinctive and appealing sense of arrival.

The "roads" section of Land Use Planning Area 1 states that "if redevelopment at higher densities is to be feasible, this internal network will need to be reconfigured for greater efficiency. As an example, a cross connection from Carl D. Silver Boulevard to Sub Planning Areas 1D and 1E would provide a transportation link consistent with good urban design" (pg. 123). The "land use potential" discussion relates the Fall Hill Avenue widening project to "intense commercial development" (pg. 121).

Both the Mercedes and Volvo dealerships and Celebrate Virginia have berms and landscaping buffering the development from Fall Hill Avenue. This proposal includes a continuation of the berm and landscaping in front of the Noble car dealerships along the proposed car dealership adjacent to Fall Hill Avenue.

Currently, the Plan envisions an expansion of Central Park and Celebrate Virginia onto the 20 acres proposed here to be rezoned. Is it acceptable for the City to change the Comprehensive Plan vision for these properties?

A total of 884.15 acres of land are designated for current or future PD-C development, in the Future Land Use Map. Currently, residential uses (the Seasons / Havens and Hamptons at Noble) occupy 41.27 acres (5%) of this area. Adding the 16.53 acres of residential use proposed with this project would bring the total to 57.80 acres or 6.5% of the total land area designated as PD-C in the Future Land Use Map.

Currently, 625 dwelling units are located on the 41.27 acres of residential development within the areas designated PD-C Area in the FLUM. Of these, 617 are multi-family units at the Seasons (Havens) and 8 are single family homes on parcels zoned R2. Adding the proposed 78 townhomes and 120 multi-family units would bring the total to 823 units overall (8 single family detached, 78 townhomes, and 737 multi-family units. There are 3,000,000 square feet of non-residential space in the PD-C Area of the FLUM.

The City has engaged Streetsense, an urban planning consultant, to complete Small Area Plans for Area 3 (Route 3 and adjacent neighborhoods) and Area 6 (the area of the City north of the Canal). The Area Plans included a market analysis for Land Use Planning Areas 3 and 6. The market analysis show on over supply of general retail in the two Areas and state that the future of retail in Areas 3 and 6 are more compact mixed use environments, which is in part due to the abundance of retail in the Central Park and Celebrate Virginia area. The analysis suggests that the City's existing retail shopping centers (the centers along Routes 1 and 3 in particular) should be redeveloped as concentrated mixed-use centers with a more concentrated, denser character.

Streetsense staff was asked if the concepts identified in Areas 3 and 6 could be applied to Area 1. They stated that they are not able to comment on market issues for Area 1 without completing an independent study. However, they did state that due to the characteristics of the site including, its depth, the limitations on creating an east-west through-street across I-95, and the existing presence of adjacent residential units have created a condition where a 300 foot deep commercial frontage along Fall Hill Avenue transitioning to residential use is consistent with their continuing market, land use and planning studies for the City of Fredericksburg. A brief memo they prepared is attached to this report.

2. *Promoting and Sustaining a Liveable Community:*

a. Transportation:

The Transportation chapter emphasizes a coordinated hierarchy of streets and a multi-modal transportation network including networks of sidewalks, trails, and bicycle facilities (pg. 27). The Comprehensive Plan emphasizes "complete streets" (pg. 31). The Plan also establishes a vision for FRED service, VRE services, and other commuting services like GWRideConnect! (pg. 36-37). The Comprehensive Plan emphasizes a connection between transportation and land use and calls for certain principles to be incorporated into new growth including:

- Pedestrian friendly road design.
- Interconnection of new streets with existing streets.
- Connectivity of road and pedestrian networks.
- Preservation of natural areas.

- Mixed use neighborhoods, to include both commercial and residential uses as well as affordable housing and a mix of housing types.
- Reduction of front and side setbacks.
- Reduction of subdivision street widths and turning radii at intersections (pg. 40).

Conformance to this vision may be measured by compliance with the Transportation chapter's Goals (pg. 41). The proposal is consistent with Goals 1. Surface Transportation, 3. Reduce Congestion, 4. Walkability, 5. Complete Streets, and 7. Transportation Safety. The plan would provide a network of complete streets that is scaled appropriately to be safe and functional for pedestrians, bicyclists, drivers, and riders. The plan provides connections to existing development and future development, including to Celebrate Virginia and Central Park. The plan extends a publically accessible road and sidewalk network along Islip Lane, Shadmoor Drive, and out to Fall Hill Avenue along Noyack and Briscoe Lanes. The plan includes the construction of a FRED stop.

b. Public services, public facilities, and preserved open space:

The City of Fredericksburg provides many key public services including, a uniquely unified school system where all City students in a single grade attend the same schools throughout their academic years (pg. 47). The City participates in the Central Rappahannock Regional Library system (pg. 48) and provides water and sewer as well as solid waste and recycling services (pg. 49). The City has its own public safety services made up of Fire and Rescue, the Fredericksburg Police Department, and a General District and Circuit Court (pg. 49-50). The City is planning the development of a new Fire Station (Fire Station 3) to serve developing areas of the City including the project site. The City also maintains a network of recreational parks and open space that protect valuable natural resources and provide recreational amenities and quality of life for its residents (pg. 51-55).

A project's affect on these facilities may be measured by compliance with the Public services, public facilities, and preserved open space chapter's Goals (pg. 57). The project is consistent with Goals 1. Efficient and Effective Public Services, 2. Safe and Secure Environment, 3. Educational Facilities, 4. Educational System, and 5. Parks and Open Space. The plan provides an inter-connected development pattern which will make the provision of any services dependent on motor vehicles (i.e. school busses, fire trucks, trash trucks, etc.) more efficient. The proposal contains a $1,000,000,000 cash proffer to offset impacts on the Fredericksburg school system and the City's Fire and Rescue services. The proposal provides 1.26 acres of parks for the residents of the development and has aligned those improved recreational areas with open spaces on the adjacent Hamptons at Noble site.

Here is a summary of the entitlements approved by the City since the 2014 Moseley study that are projected to increase school attendance:

a) In 2014, Governors Row was rezoned to R-8 to permit 36 townhome units. The previous zoning of the project permitted the development of 5 single family homes and an office building. In terms of students, the rezoning added 15 additional school students above what was permitted on the site prior to projected enrollment. The project proffers included a $2,500 per unit ($90,000) payment to the Community Foundation of the Rappahannock River Region for the benefit of City public schools. The first three townhomes in that project are now under construction.

b) In 2015, the Hamptons at Noble was rezoned to CH to permit 128 multi-family units. The previous zoning of the project permitted a vehicle sales establishment and up to 92 multi-family units. In terms of students, the rezoning added 8 additional school students above what was permitted on the site prior to projected enrollment. The project proffers included a total cash payment of $100,000 to the City to offset capital costs on the schools. The project is currently under construction.
c) In 2016, the Mill District was rezoned to PD-MU to permit a mixed use project with 90 multi-family units and 83,500 square feet of non-residential space. The previous zoning of the project permitted 37 residential units and 90,000 square feet of commercial space. In terms of students, the rezoning added 12 additional school students above what was permitted on the site prior to projected enrollment. The project proffers included a $70,000 lumps sum payment to the City to offset capital costs on the schools. No building permits have been filed for the project.
d) In 2016, the Liberty Place project received a special use permit to permit 10 additional multi-family units on their 1.42 acre site. In terms of students, the rezoning added 3 additional school students above what was permitted on the site prior to projected enrollment. Construction permits for the project have been submitted to the City.

c. Environmental protection:

The environmental protection chapter lays out the City's vision regarding its soils, flood boundaries, streams, storm sewer management programs, woodlands and tree preservation, Rappahannock River, and Wetlands (pg. 62-69). The chapter also discusses the role of Chesapeake Bay Preservation Areas in the City including Resource Protection Areas and Resource Management Areas (pg. 70-71). The environmental chapter also details the City's Green Infrastructure and how it relates to the Regional Green Infrastructure Plan and the Climate, Environment & Readiness Plan (pg. 72-73).

Conformance to this vision may be measured by compliance with the Environmental Protection chapter's Goals (pg. 75). This project is in conformance with Goal 4. Water Quality, 5. Sustainability, and 6. Livability. The proposal will be required to implement best management practices for stormwater management, erosion and sediment control, and wastewater treatment that meet or exceed the Commonwealth of Virginia's regulatory requirements. The project also enhances City sustainability due to the location of the proposed development, which is adjacent to several large business districts and the interconnectivity of its proposed multi-modal transportation network.

The proposal is inconsistent with Goal 3. Natural Functions of Rivers and Streams. The development plan proposes to put stormwater management facilities on top of the existing intermittent stream on-site and to redevelop non-tidal wetlands.

The quality of these features (the stream's intermittent character, its short run, and its termination at a culvert under Interstate 95 as well as the wetland's agricultural nature) should be balanced against the opportunity to locate high density development adjacent to the City's second commercial core in Central Park and Celebrate Virginia, making it more mixed use in nature.

d. Business Opportunities:

The Business Opportunities chapter lays out the City's vision for its Corridors including Fall Hill Avenue (pg. 83) as well as its Business Opportunity Districts (pg. 85). The Plan states that west of I-95 "there are additional large parcels across Fall Hill Avenue from Celebrate Virginia that will also be intensely developed" (pg. 83). The Plan also states that to keep the Central Park and Celebrate Virginia campus economically viable, "the City encourages the progression of these areas to the next level of intensity that includes a more urban mix of uses and promotes high-quality development and redevelopment that is sustainable and attractive within these business opportunity districts" (pg. 85).

Conformance to this vision may be measured by compliance with the Business Opportunity chapter's Goals (pg. 86). The proposal is consistent with Business Opportunity Goals 4. Community Character, 5. Mixed-Uses in Corridors, 6. Complementary and Connected Business Districts. The proposal has a strong urban design centered on complete streets (that are planned to continue into Central Park). The proposal contains commercial and residential uses as appropriate and puts needed residential density next door and interconnected with the City's major retail and office developments.

Goal 3. Business Development states that the City should accommodate and capture its projected share of regional economic growth by providing for retail and office space development in areas identified for growth. The proposal contains an extension of the existing vehicle sales uses along Fall Hill Avenue. However, three quarters of the proposal is residential use.

e. Residential Neighborhoods and Housing:

The Residential Neighborhoods and Housing chapter encourages "neighborhood design" based on a pedestrian-friendly environment (pg. 90). The chapter addresses existing housing inventory, housing conditions, homeownership, the impact of the University of Mary Washington on housing stocks, and affordable housing (pg. 92-93).

A project's affect on City housing may be measured by compliance with the Residential Neighborhoods and Housing chapter's Goals (pg. 95). The proposal is consistent with Residential Neighborhoods Goals 1. Neighborhood Character, 2. Neighborhood Quality, 4. Adequate Public Services and Facilities, 5. Enhanced Connections, 6. Compatible Design and Functionality, 8. Variety of Housing, and 9. Homeownership. The design of the project is based on a quality "neighborhood design" that will be attractive to residents and will make the provision of public services efficient. The design is accessible and multi-modal. The proposal contains both townhouses and multi-family dwellings.

Goal 7. Affordable Housing states that all persons should have the opportunity to rent or purchase safe, decent, and accessible housing within their means. The application narrative discusses "affordable rental prices," "rental rates at least twenty percent (20%) less" than average rental rates, and household income ranges for tenants; however, no proffer has been put in place ensuring that it will be. The proposed units should be considered market rate.

<u>COMPLIANCE WITH THE UNIFIED DEVELOPMENT ORDINANCE</u>

1. *Existing zoning:*

The Property is currently zoned R2 and is surrounded by CH zoning to the east, R2 zoning to the south and west, and Planned Development-Commercial (PD-C) zoning to the north. The Property was part of the acreage annexed to the City in 1984. At that time it was assigned an R1 zoning designation, which was a holding zone until a property was deemed ready for development. The property was part of the City initiated rezoning in 2014 that rezoned all remaining R1 zoned land to the R2 zoning district.

§ 72-31.2.A states that the purpose of the R2 zoning district is "to provide for single-family detached dwellings in suburban-style subdivisions at a density not to exceed two dwelling units per acre. The district also allows selected uses which are compatible with the low density residential character of the district, and to implement the stated purposes and intent of the Comprehensive Plan."

R2 permits two single family homes per acre on minimum 15,000 square foot lots. The 20.84 acres could yield 42 single family homes by-right. The Future Land Use Map of the City's Comprehensive Plan calls for the area to be Planned Development-Commercial (pg 121). The Comprehensive Plan also calls for Mixed Use in Corridors and Complementary and Connected Business Districts (pg 86). The City is also upgrading Fall Hill Avenue to four lanes with a curb median. This vision contemplates a level of intense development that exceeds, in use and density, what may be built in the R2 zoning district.

2. *Proposed zoning:*

a. Commercial Highway.

§ 72-32.4.A states that the purpose of the CH zoning district is "to provide locations on heavily traveled collector and arterial highways for those commercial and service uses which are oriented to the automobile and require good access but not dependence on adjacent uses or pedestrian trade." The purpose also states that "the district shall generally be considered inappropriate in those parts of the City where individual uses can be grouped in preplanned concentrations and in newly developing areas, such as those in areas that have been annexed to the City."

The Property is within a newly developing area of the City that was annexed in 1984. The area proposed to be zoned CH is 4.31 acres adjacent to CH zoned land. The 4.31 acres is proposed to be a Vehicle Sales establishment and would be part of a concentration of Vehicle Sales establishments already developed along Fall Hill Avenue. Only two zoning districts permit vehicle sales by-right, the CH zoning district and the Planned Development-Commercial zoning district.

b. R-12, Residential.

§72-31.5.A states that the purpose of the R12 District is to "provide for a planned mixture of single-family attached and multifamily dwelling types at a density not to exceed 12 dwelling units per acre. Development in this district shall be sensitive to existing land physiography, adequate public facilities and infrastructure, transportation access requirements and vulnerable environmental features in achieving optimal siting of dwellings, open space, recreational and community facilities, and transportation systems."

The proposal is a mixture of single family attached and multifamily dwelling types at 11.96 units per acre. There are adequate public facilities and infrastructure serving the site. The proposal includes optimal open space, recreational and community facilities. The transportation

infrastructure proposed with the project is a major positive. The storm water management area of the project, however, is proposed to encroach on an intermittent stream.

c. Comprehensive Plan proposed zoning.

The Comprehensive Plan's FLUM envisions this parcel of land being rezoned to Planned Development-Commercial.

§ 72-33.2.A, purpose of the Planned Development – Commercial District states in part, "the district should be reserved for development on contiguous land areas of at least 150 acres under single ownership or control capable of containing an aggregate gross floor area in excess of 500,000 square feet." This site is only 20.84 acres.

§ 72-33.2.D.4 limits residential uses to ten percent of the overall PD-C district and 24 units per acre. As stated above, overall residential use in the PD-C designated area of the FLUM would be 57.80 acres or 6.5% of the total 884.15 acres. Adding the proposed 78 townhomes and 120 multi-family units would bring the total to 823 units overall (8 single family detached, 78 townhomes, and 737 multi-family units. The total units per acre in the FLUM PD-C area would be 0.93 units per acre if this project were approved. There are 3,000,000 square feet of non-residential space in the PD-C Area of the FLUM.

Townhomes are a special use in the PD-C zoning district and multi-family units are permitted by-right.

CONCLUSION AND RECOMMENDATION

The City Council should approve this rezoning. The Property is proposed to be intensely developed and is well suited to handle a high density. The Property is also in an area where the City is investing in infrastructure to support more use. The Property is currently a cornfield and is located in the middle of arguably the City's most intense growth area. This is a conclusion drawn while balancing the location and character of the site against the impact the proposed development would have on the sites two minor environmental features.

The proposed zoning districts do not match the color on the Future Land Use Map. This area of the City is designated for commercial and office development. However, the urban pattern proposed is consistent with the City's vision of a more intense mixed-use core developing in this area. Similarly, if the 884 acre area shown on the Future Land Use Map was all one planned unit development zoned PD-C, this type of residential use may be the most appropriate on this particular property. The property's frontage on Fall Hill Avenue is proposed to be part of a larger vehicle sales cluster. The property has relatively limited access from Fall Hill Avenue and is not at a signalized intersection where more intense commercial activity would be appropriate. The proposed use and layout conform to adjacent land uses to the north, east, and west and the area. The R2 zoned land to the south is planned to be even more intense development. The use types, development pattern, urban design and the proposed mitigation to the impacts the development would have on public facilities also meets the intent of the Comprehensive Plan.

The existing zoning R2 zoning on the property is not sufficient to meet the intent of the Comprehensive Plan or the level of infrastructure investment the City has committed to along the Fall Hill Avenue corridor west of Interstate 95. In order to prevent the proliferation of strip retail

development, CH zoning is not envisioned to be expanded into the developing areas of the City. However, this proposal is to expand an existing CH zoned area to provide for an expansion of an existing vehicle sales cluster. The residential portions of the property meet the intent of the R12 zoning district in that they are well designed, provide multi-modal transportation opportunities, and ample open and recreational space for residents. Finally, the PD-C zoning district is meant for sites of 150 contiguous acres.

The Applicant's proposal is to use two zoning districts to accomplish a complimentary, well-connected and designed development program that fits into its surroundings, context, and City planning and vision.

ATTACHMENTS

1. Proposed ordinance.
2. Application and supporting materials.
3. 2016-10-27 Letter of Support from Clay Huber, President, Huber Motor Cars.
4. 2016-11-03 Letter of Support from Wegmans.
5. Wetland Delineation Map.
6. Memo from Streetsense dated October 18, 2016.
7. Planning Commission Public Hearing minutes.

MOTION:

SECOND:

November 8, 2016
Regular Meeting
Ordinance No. 16-__

RE: **REZONING 20.84 ACRES OF LAND LOCATED ON THE SOUTH SIDE OF FALL HILL AVENUE, BETWEEN BRISCOE LANE AND I-95, FROM RESIDENTIAL R-2 TO COMMERCIAL HIGHWAY AND R-12, WITH CONDITIONS**

ACTION: **APPROVED; Ayes: 0; Nays: 0**

First read: _____ **Second read:** _____

IT IS HEREBY ORDAINED by the Fredericksburg City Council that the official zoning map of the City, established pursuant to City Code §72-30, is amended as follows:

I. Background Information

This is a request to rezone 20.84 acres of land from Residential R-2 to Commercial Highway and R-12 with proffered conditions. The property is identified on the City's Geographic Information System as GPIN 7769-77-8378 and a portion of GPIN 7769-87-3295. The property is owned by Carol B. Coleman, Bonnie B. Carter, and Gloria B. Whittaker. The applicant is Hamptons at Family, L.P., a Virginia limited partnership, the contract purchaser. The property is located on the south side of Fall Hill Avenue, west of I-95 and east of Briscoe Lane. The applicant proposes to develop 4.31 acres as Commercial Highway, and the remaining 16.53 acres as single family attached and multi-family residential.

In connection with the application, the applicant has submitted a General Development Plan entitled "The Hamptons Phase II," by Bowman Consulting, dated May 2016, last revised 6/20/16, comprising sheets 1 through 8; and a Voluntary Proffer Statement dated November 2, 2016.

In adopting this ordinance, City Council has considered the applicable factors in Virginia Code § 15.2-2284. The City Council has determined that public necessity, convenience, general welfare and good zoning practice favor the requested rezoning.

II. Official Zoning Map Amendment

The official zoning map, prepared in accordance with City Code §72-30, is hereby amended by rezoning the following described land, as shown more particularly on a plat of survey entitled "Rezoning Plat, The Hamptons Phase II," by Kevin D. Early, Land Surveyor, included in the General Development Plan as sheet 3 of 8:

A. GPIN 7769-77-8378, consisting of +/- 0.987 acres of land, is rezoned from Residential R-2 to Residential R-12.

B. A +/- 19.853 acre portion of GPIN 7769-87-3295 is rezoned from Residential R-2 to Commercial Highway CH and Residential R-12.

The new zoning district lines are shown on sheet 4 of the General Development Plan.

III. Proffered Conditions

This is a conditional rezoning. The voluntary proffers contained in the Voluntary Proffer Statement are accepted and shall govern the use and development of this land.

IV. Effective Date

This ordinance is effective immediately. The applicant shall record a certified copy of this ordinance with a notice of conditional zoning, in a form approved by the City Attorney, in the land records of the Fredericksburg Circuit Court Clerk, with the owner as the "grantor" and the City as the "grantee," within 30 days of the adoption of this ordinance.

Votes:
Ayes:
Nays:
Absent from Vote:
Absent from Meeting:

Approved as to form:

_____
Kathleen Dooley, City Attorney

****

Clerk's Certificate

I, the undersigned, certify that I am Clerk of Council of the City of Fredericksburg, Virginia, and that the foregoing is a true copy of Ordinance No. 16- duly adopted at a meeting of the City Council meeting held October 25, 2016 at which a quorum was present and voted.

_____
Tonya B. Lacey, CMC
Clerk of Council

CITY OF FREDERICKSBURG, VIRGINIA
COMMUNITY PLANNING & BUILDING DEPARTMENT
APPLICATION FOR ZONING MAP AMENDMENT

Prior to submitting an application for Zoning Map Amendment, please contact the Development Administrator (540)372-1179 to schedule a meeting with the Technical Review Committee.

An Amendment to the City's official zoning map, or rezoning, may be initiated to provide for a different use of the property than is allowed by the City's Zoning Map. A rezoning can only be approved by the City Council, with a recommendation from the Planning Commission

APPLICATION REQUIREMENTS

Rezoning applications are filed with the office of the Zoning Administrator (540)372-1179. The processing time for a rezoning application is approximately 3-6 months. ***Applications must include the original application, with original signatures, the application fee ($500 for up to two acres; $1,000 for two acres – plus $100 for each additional acre over two). One complete copy of the application and supporting documentation must be uploaded to the City's FTP website (Attachment A). This must be accomplished in order for the application to be deemed complete. Please see the attached instructions on how to upload the application to the City's FTP website. In addition, 2 paper copies of the application and Generalized Development Plan must be submitted and contain ALL the information listed and attached to this application.***

The complete list of application requirements is contained in the UDO Procedures Manual and attached to this application for your convenience (Attachment B).

After the application is deemed complete and the review comments have been provided (if applicable), additional hard copies will be required prior to the Public Hearing.

Please be aware that you will not be contacted prior to the Planning Commission meeting unless the staff has questions concerning the application. A copy of the staff report will be e-mailed to the applicant if address is provided. Staff reports will be available the Friday prior to the Planning Commission meeting.

PLANNING COMMISSION AND CITY COUNCIL ACTION

The Planning Commission will provide public notice and hold a public hearing concerning a Special Use before making a recommendation. Upon a recommendation by the Planning Commission, the City Council will render a final decision on all applications within sixty (60) days after the Planning Commission has acted upon it.

REZONING/APPEAL

An applicant whose request has been denied may not institute a new application on substantially the same project within a period of not less than 12 months from the date of action on the original application.

Appeals of City Council Action on rezoning applications may be filed with the Clerk of the Circuit Court. Such appeals must be filed within 30 days of City Council action.

Application #RZ_____
Date:_____
Fee/Check #:_____

APPLICATION
ZONING MAP AMENDMENT

APPLICANT NAME: Hamptons at Family, L.P., a Virginia limited partnership

MAILING ADDRESS: Attn: Richard Counselman 440 Monticello Avenue, Suite 1700, Norfolk, VA 23510

TELEPHONE #: 757-640-2299 E-MAIL: rcounselman@slnusbaum.com

INTEREST IN PROPERTY: Contract Purchaser

If the Applicant is not the Owner, indicate the nature of Applicant's authority to apply and attach appropriate documentation of Owner's consent.

NAME OF PROPERTY OWNER
(if different from applicant): Carol B. Coleman, Bonnie B. Carter & Gloria B. Whittaker

MAILING ADDRESS: 30 Briscoe Lane, Fredericksburg, VA 22401

TELEPHONE #:_____ E-MAIL:_____

THE PROPERTY IN QUESTION IS DESCRIBED AS FOLLOWS:

STREET ADDRESS: 44 Briscoe Lane & 0 Briscoe Lane

GPIN #: GPIN# 7769-87-3295 (portion of) & GPIN# 7769-77-8378

TOTAL AREA OF PROPERTY (Acreage or Square Feet) 20.84 acres

PRESENT USE OF PROPERTY: R-2; residence/portion of property in land use.

PROPOSED USE OF PROPERTY:
Rezoning of the property from R-2 to Commercial Highway zoning district ("CH") and R-12 zoning district to develop a commercial and residential project as described more particularly in the enclosed proffer statement and zoning map narrative amendment.

Zoning Map Amendment
(Application Continued)

I (we), the applicant(s) petition the Planning Commission and the City Council of Fredericksburg, Virginia to amend the Zoning Map of the City of Fredericksburg, Virginia by reclassifying the property described above from the R-2 District to the CH & R-12 District.

Has any previous application or appeal been filed in connection with this property?
____ No X Yes

If yes, what type of application Rezoning Application RZ2014-05 & RZ2015-01 Date June 2014 March 2015

I do hereby make oath or affirmation that to the best of my knowledge, the foregoing information contained in this application is true and that no member of the City Council of Fredericksburg, Virginia has any interest in the land to be rezoned or has any interest in the outcome of the decision.

Richard T. Counselman 6/22/16
Signature of Applicant **Date**

PRINT NAME OF APPLICANT Hamptons at Family, L.P., a Virginia limited partnership
By: Hamptons at Family GP, L.L.C., General Partner
By: Richard T. Counselman Its Manager

The above oath or affirmation was signed before me and witnessed by me this 28nd day of June, 2016 in the County / City of Norfolk in the state of Virginia.

I was commissioned a notary public as Katrina Yasmeen Andrews.

Notary Signature Katrina Andrews Parham

Notary Registration # 7559299 Commission Expires 3/31/2017

_____ _____
Signature of Owner **Date**

PRINT NAME OF OWNER _____

The above oath or affirmation was signed before me and witnessed by me this _____ day of _____, _____ in the County / City of _____ in the state of Virginia.

Notary Signature _____

Notary Registration # _____ Commission expires _____

Zoning Map Amendment
(Application Continued)

I (we), the applicant(s) petition the Planning Commission and the City Council of Fredericksburg, Virginia to amend the Zoning Map of the City of Fredericksburg, Virginia by reclassifying the property described above from the R-2 District to the CH & R-12 District.

Has any previous application or appeal been filed in connection with this property?
_____ No X Yes

If yes, what type of application Rezoning Application RZ2014-05 & RZ2015-01 Date June 2014 March 2015

I do hereby make oath or affirmation that to the best of my knowledge, the foregoing information contained in this application is true and that no member of the City Council of Fredericksburg, Virginia has any interest in the land to be rezoned or has any interest in the outcome of the decision.

Signature of Applicant _____ Date 6/22/16

PRINT NAME OF APPLICANT Hamptons at Family, L.P., a Virginia limited partnership
By: Hamptons at Family GP, L.L.C., General Partner
By: Thomas G. Johnson, III, Its Manager

The above oath or affirmation was signed before me and witnessed by me this 22nd day of June, 2016 in the County / City of Norfolk in the state of Virginia.

Notary Signature Katrina Andrews Durham

I was commissioned a notary public as Katrina Yasmeen Andrews.

Notary Registration # 7559299 Commission Expires 3/31/2017

Signature of Owner _____ Date _____

PRINT NAME OF OWNER _____

The above oath or affirmation was signed before me and witnessed by me this _____ day of _____, _____ in the County / City of _____ in the state of Virginia.

Notary Signature _____

Notary Registration # _____ Commission expires _____

Zoning Map Amendment
(Application Continued)

I (we), the applicant(s) petition the Planning Commission and the City Council of Fredericksburg, Virginia to amend the Zoning Map of the City of Fredericksburg, Virginia by reclassifying the property described above from the R-2 District to the CH & R-12 District.

Has any previous application or appeal been filed in connection with this property?
_____ No X Yes

If yes, what type of application Rezoning Application RZ2014-05 & RZ2015-01 Date June 2014 March 2015

I do hereby make oath or affirmation that to the best of my knowledge, the foregoing information contained in this application is true and that no member of the City Council of Fredericksburg, Virginia has any interest in the land to be rezoned or has any interest in the outcome of the decision.

_____ _____
Signature of Applicant Date

PRINT NAME OF APPLICANT _____

The above oath or affirmation was signed before me and witnessed by me this _____ day of _____, _____ in the County / City of _____ in the state of Virginia.

Notary Signature _____

Notary Registration # _____ Commission Expires _____

Carol B. Coleman 6-24-16
Signature of Owner Date

PRINT NAME OF OWNER Carol B. Coleman

The above oath or affirmation was signed before me and witnessed by me this 24 day of June, 2016 in the County / City of Fredericksburg in the state of Virginia.

Notary Signature Dianna L. Graves

Notary Registration # 7506179 Commission expires 8-31-18

DIANNA L. GRAVES
NOTARY PUBLIC
REGISTRATION # 7506179
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
8-31-18

Zoning Map Amendment
(Application Continued)

I (we), the applicant(s) petition the Planning Commission and the City Council of Fredericksburg, Virginia to amend the Zoning Map of the City of Fredericksburg, Virginia by reclassifying the property described above from the R-2 District to the CH & R-12 District.

Has any previous application or appeal been filed in connection with this property?
_____ No X Yes

If yes, what type of application Rezoning Application RZ2014-05 & RZ2015-01 Date June 2014 March 2015

I do hereby make oath or affirmation that to the best of my knowledge, the foregoing information contained in this application is true and that no member of the City Council of Fredericksburg, Virginia has any interest in the land to be rezoned or has any interest in the outcome of the decision.

_____ _____
Signature of Applicant Date

PRINT NAME OF APPLICANT _____

The above oath or affirmation was signed before me and witnessed by me this _____ day of _____, 2016 in the County / City of _____ in the state of Virginia.

Notary Signature _____

Notary Registration # _____ Commission Expires _____

Bonnie B. Carter 6.24.16
Signature of Owner Date

PRINT NAME OF OWNER Bonnie B. Carter

The above oath or affirmation was signed before me and witnessed by me this 24 day of June, 2016 in the County / City of Fredericksburg in the state of Virginia.

Notary Signature Dianna L. Graves

Notary Registration # 7506179 Commission expires 8.31.18

DIANNA L. GRAVES
NOTARY PUBLIC
REGISTRATION # 7506179
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
8.31.18

Zoning Map Amendment
(Application Continued)

I (we), the applicant(s) petition the Planning Commission and the City Council of Fredericksburg, Virginia to amend the Zoning Map of the City of Fredericksburg, Virginia by reclassifying the property described above from the R-2 District to the CH & R-12 District.

Has any previous application or appeal been filed in connection with this property?
_____ No X Yes

If yes, what type of application Rezoning Application RZ2014-05 & RZ2015-01 Date June 2014 March 2015

I do hereby make oath or affirmation that to the best of my knowledge, the foregoing information contained in this application is true and that no member of the City Council of Fredericksburg, Virginia has any interest in the land to be rezoned or has any interest in the outcome of the decision.

_____ _____
Signature of Applicant Date

PRINT NAME OF APPLICANT _____

The above oath or affirmation was signed before me and witnessed by me this _____ day of _____, 2016 in the County / City of _____ in the state of Virginia.

Notary Signature _____

Notary Registration # _____ Commission Expires _____

Gloria B. Whittaker 24 Jun 16
Signature of Owner Date

PRINT NAME OF OWNER Gloria B. Whittaker

The above oath or affirmation was signed before me and witnessed by me this 24 day of June, 2016 in the County / City of Fredericksburg in the state of Virginia.

Notary Signature Dianna L Graves

Notary Registration # 7506179 Commission expires 8.31.18

DIANNA L. GRAVES
NOTARY PUBLIC
REGISTRATION # 7506179
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
8.31.18

CITY OF FREDERICKSBURG
ZONING MAP AMENDMENT NARRATIVE

Project Name:	"The Hamptons Phase II"
Applicant:	Hamptons at Family, L.P., a Virginia limited partnership 440 Monticello Avenue, Suite 1700 Norfolk, VA 23510 Attn: Richard Counselman
Owner:	Carol B. Coleman, Bonnie B. Carter & Gloria B. Whittaker
Representative:	Charles W. Payne, Jr., Hirschler Fleischer, 725 Jackson Street; STE 200 Fredericksburg, VA 22401 (540) 604-2108 Fax (540) 604-2101 cpayne@hf-law.com
Engineer:	Bowman Consulting Group, Ltd. 650-A Nelms Circle Fredericksburg, VA 22406 (540) 371-0268 Fax (540) 371-3479
Architect:	TS3 Architects 1789 London Bridge Road Virginia Beach, Virginia 23453
Property:	GPIN# 7769-87-3295 (portion of) & GPIN# 7769-77-8378, commonly known as 44 Briscoe Lane, City of Fredericksburg, Virginia ("City"), and consisting of approximately 20.840 acres, located between Fall Hill Avenue and I-95, all as generally depicted on that certain generalized development plan prepared by the Engineer and entitled "The Hamptons Phase II General Development Plan" dated May, 2016, as last revised June 20, 2016 and marked as Exhibit A ("GDP")
Request:	Rezoning from R-2 to Commercial Highway zoning district ("CH") and Residential-12 ("R-12") zoning district accordance with Section 72-22.4, et al., of the City's Uniform Development Code ("UDO")
Date:	June 20, 2016

OVERVIEW

This Rezoning has been submitted in accordance with Sections 72-22.4, 72-31.5, 72-32.4 and 72-40.2, et al. of the City's UDO. The uses proposed herein are authorized as a permitted use under 72-40.2. The Project is further consistent with the City's September 8, 2015, comprehensive plan ("Comp Plan"), all as provided in more detail below.

The Applicant, headquartered in Norfolk, Virginia, is an affiliated company of S.L. Nusbaum Realty Co, which has been in the residential and commercial development business for over 100 years. S.L. Nusbaum Realty Co. is considered an industry leader in developing, constructing and managing multifamily housing and commercial properties. S.L. Nusbaum Realty Co. has developed over 7,000 apartment units and currently manages approximately 20,000 apartment units in the Southeastern United States of which 578 are in the Fredericksburg region (for more information, please go to: http://www.slnusbaum.com/) .

In addition, an affiliate of the Applicant (Hamptons at Noble, L.P.) recently obtained approval for a proffer amendment (Ordinance No. 15-16, dated 8-11-16) to develop one hundred and twenty-eight (128) multifamily units on City GPIN# 7769-87-5772, which parcel is adjacent to the subject parcels referenced under this application. Construction has commenced for this adjacent project and owner has obtained all necessary permits regarding the same.

The Property consists of approximately 20.840 acres, and stretches from Fall Hill Avenue to Interstate 95, and is surrounded by both commercial and residential properties. To the east of the site is commercial zoned property utilized for car dealership purposes (Rosner Mercedes and Volvo), and the aforesaid multifamily development, and to the north is Celebrate Virginia South and to the west and south are Central Park shopping center and I-95. There are a cluster of small single family lots between the site, Central Park and the Graves property farm. Within Celebrate Virginia South is a similar multifamily use named the "Seasons at Celebrate" and there are several townhouse and multifamily uses located both to the east and west along Fall Hill Avenue. The difference between those multifamily uses and the Project is that the Project is conveniently and strategically located in the center of two significant commercial centers notably Central Park and Celebrate Virginia South.

The Applicant is requesting a zoning map amendment to the Property from R-2 to CH (for commercial component) and from R-2 to R-12 (for multifamily and single family attached component) for purposes of developing a mixed use residential and commercial development project (collectively the "Project"). As noted, the current zoning of the Property is R-2, which allows two (2) dwelling single family detached units per acre within a suburban style subdivision setting. The portion of the Project designated as CH zoning is proposed for a car sales dealership, as shown on the GDP. The portion of the project designated as a R-12 zoning district allows up to twelve (12) units to the acre, and for purposes of this application will include no more than 78 single family attached (SFA) dwelling units along with five (5) multifamily buildings, each containing twenty four (24) units, for a total of one hundred and twenty (120) units. Thus, the total number of residential units (townhomes and multifamily) proposed is one-hundred and ninety-eight (198) units located on the R-12 portion of the project, all as shown on the GDP.

The attached single family units will include an average of approximately 18' wide internal units, 20' wide end units with one or two car garages. The multifamily units will include a mix of one, two and three bedroom units. As part of this Project, the Applicant also proposes a commercial component, which includes an approximately 20,300 square foot building for a future car dealership. All of the aforesaid proposed uses are generally shown and located on the attached GDP.

As previously noted, the Project is a companion project with proffer amendment application of an affiliate of the Applicant, which proffer amendment request for GPIN 7769-87-5772 was approved on August 11, 2015 by the adoption of Ordinance No. 15-16 ("The Hamptons at Noble"). The Hamptons at Noble project is located to the immediate east of the site and includes 128 multifamily units, all as provided more particularly in said application.

The Project will attract residents desiring high quality multifamily housing. Further, the Project will provide high-end market amenities all at affordable rental prices located at or near key shopping and entertainment areas of the City. In this regard, because of the Applicant's extensive experience utilizing the state and federal tax credit programs, the Applicant may offer, in the Fredericksburg region, a similar facility as the Seasons at rental rates at least twenty percent (20%) less on average. The household incomes for tenants at the Project will range from $37,000 to $75,000. The amenities for the Project will include a state of the art clubhouse with resort-style pool, fitness center, community room, and business center for the residents' use, all as depicted in the architectural renderings submitted with this application.

As noted above, the Project will be adjacent to two of the City's largest retail, hotel, restaurant, grocery and commercial trade centers, which include Central Park and Celebrate Virginia South. Both commercial venues are within a short walking distance of the site as are the shops and restaurants at Central Park. Thus, the Project should have a positive revenue generating effect on these immediate City shopping areas.

As previously noted, the Project will include 4.31 +/- acres for an approximately 20,300 square foot future car dealership, which will generate positive tax revenues and new employment opportunities along this corridor, and continue the high-end vehicles sales market in this area.

The Project will also offer several transportation improvements, dedications and other benefits, all as provided more particularly below.

DISCLAIMER STATEMENT:

To our knowledge and reasonable belief, no members of the City Council or the Planning Commission or any member of their immediate household or family owns or has a financial interest in the Property or Applicant.

PHASING PLAN:

It is anticipated the Project will commence in 2018 and be completed within 24 months thereafter, subject to market conditions.

ENVIRONMENTAL ANALYSIS:

An environmental analysis has been conducted by Bowman Consulting Group. The Property is not within the 100-year floodplain, flood zone, or river overlay district, nor are there any slopes in excess of twenty percent (20%). A Resource Protection Area (RPA) is not associated with the Property. Based on a wetland delineation study conducted by Bowman Consulting Group in April 2016, wetlands and other waters of the U.S. may be present on the Property; the results of the study will be submitted for review by the U.S. Army Corps of Engineers to confirm the limits of jurisdictional waters of the U.S. and wetlands on the Property. If any impacts to wetlands or streams are proposed for the Project, appropriate Federal and State permits will be applied for and obtained prior to construction. Further, the purpose of the rezoning will not adversely impact the area and the proposed use is consistent with other uses in the immediate area. The site is not within the Chesapeake Bay Preservation Overlay District.

According to the Department of Historic Resources database, the site does not include any cultural resources.

Based on a review of the Virginia Department of Historic Resources' (DHR) Virginia Cultural Resource Information System (VCRIS), there are no documented archaeological sites or historic resources within the Property limits. Two houses located immediately adjacent to the Property along Briscoe Lane (DHR IDs 111-5321 and 111-5278) are identified by DHR, but were determined to be not eligible for listing on the National Register of Historic Places (NRHP). A third house (Graves House, 3430 Fall Hill Avenue, DHR ID 111-5285) is located offsite and just to the south of the Property; this resource was also determined to be not eligible for listing on the NRHP by DHR. The Property is located within the designated Bank's Ford/Salem Church Battlefield District (DHR ID 088-5181). However, given the surrounding land uses and current site conditions, no adverse impacts to historic resources are anticipated as a result of the proposed development activities at the Property.

Based on a review of Project-specific information from the U.S. Fish and Wildlife Service (F&WS), the Virginia Department of Conservation and Recreation (DCR), and the Virginia Department of Game and Inland Fisheries (DGIF), no threatened and endangered species are anticipated to occur or be adversely affected by the proposed development activities.

The Project will also include landscaping buffers and plan, all as shown on page 6 of 8 of the GDP.

ARCHITECTURAL FEATURES

The Property is not located within City's historic district and the architectural features will be generally compatible with adjacent commercial auto dealerships (for the commercial use) and multifamily complex (for the residential uses). The Applicant has submitted an elevation of the general architectural features for the multifamily portion of the Project marked as Exhibit B, which is attached hereto and incorporated herein by this reference. This exhibit is intended to be general in nature and depicts (i) a commitment to a general type, character, and quality of

architectural design, details and materials; and (ii) the general types of architectural and decorative elements and features. Building materials for the residential uses will include brick, stone, glass, metal, wood, vinyl, fiber cement siding and/or other similar materials, all as generally depicted on said exhibit.

TRANSPORTATION

The Project will generate 2,023 vehicles per day ("VPD"), including 144 vehicles during the a.m. peak and 196 vehicles during the p.m. peak hour. These projections were calculated using the Trip Generation Manual (9th Edition) from the Institute of Transportation Engineers ("ITE").

The Project will have access from Briscoe Lane and Fall Hill Avenue in the areas shown on the GDP. The Applicant will improve and dedicate thirty feet (30') from the center line of right of way (0.576 acres in total) to Briscoe Lane, all as shown on the GDP. The Applicant will also dedicate sixty feet (60') from the centerline of right of way (0.748 acres) along Fall Hill Avenue and provide a one hundred and fifty foot (150') taper and one hundred and fifty foot (150') turn lane on Fall Hill Avenue into Noyack Lane , all as shown on the GDP. Additionally, the Applicant will dedicate 0.683 acres for the extension of Shadmoor Drive from The Hamptons at Noble property to Briscoe Lane.

In addition, the Applicant will locate interparcel connections as shown on the GDP. The Applicant will also construct and maintain certain private roads within the Project all as generally depicted on the GDP and not otherwise dedicated to the City. All private roads will be constructed in accordance with City UDO requirements.

Further, the Applicant, if not otherwise provided via the Fall Hill expansion project, will extend sidewalks from the Project along Fall Hill Avenue connecting to the Central Park sidewalk network system, if not built by others during the expansion project, and will provide a crosswalk across Fall Hill Avenue at the intersection of Gordon W. Shelton Boulevard, all as shown on the GDP. These extensive pedestrian connections will enhance pedestrian access to both Central Park and Celebrate Virginia commercial shopping centers. If requested by FRED, the Project will also feature a FRED stop for public/local transportation.

Notwithstanding anything to the contrary provided herein, the final transportation impact analysis shall be completed after the submission of this application, which may necessitate minor edits to the transportation analysis provided herein.

PUBLIC FACILITIES/UTILITIES ASSESSMENT

(1) Water Treatment Storage & Transmission Facilities:

This Project contains 120 residential multifamily units, 78 single family attached units and 20,300 square feet of office building. These uses will generate the following water/sewer usage:

- Commercial: 0.2 gallons x 20,300 SF of space for a total usage of 4,060 gallons per day for water and sanitary sewer

- 18 1BR @ 150 GPD, = 2700 GPD, 72 2BR @ 250 GPD = 18000 GPD, 30 3-BR @ 350 GPD = 10500 GPD, 31200 GPD total for MF

- 78 3-bedroom TH @ 400 GPD = 31200 GPD for TH, 62,400 total GPD demand.

The Project will connect to an existing 12" waterline stub at Briscoe Lane connecting through the site to a proposed extension of the 12" water line in Noble Way. We believe there is more than adequate capacity for this Project.

(2) Sewage Transmission & Treatment Facilities:

The Project will connect to an existing 8" sanitary sewer line along the south side of the site adjacent to I-95. We believe there is more than adequate capacity for this Project.

(3) Storm Sewerage and Storm Water Management on and off site:

The existing site is currently undeveloped. The proposed development includes approximately 12.10 acres of impervious area. Appropriate storm water management ("SWM") measures will be provided in accordance with the City code during the site plan process.

(4) Streets & Other Public Transportation Systems:

The Project will utilize Fall Hill Avenue, Briscoe Lane and intersection of Fall Hill Avenue and Noyack Lane for main ingress and egress to and from the Property, all as noted above and as generally depicted on the GDP.

PUBLIC SCHOOLS, LIBRARIES & PARKS

It is anticipated that the Project will generate approximately 26.04 (120 units x 0.217 students per unit = for MF) school aged children for the multifamily units and 35.724 (78 units x 0.458 students per unit) children for the single family attached units. Although this is a modest school age pupil impact deriving from the Project, the Applicant has proffered, pursuant to the proffer statement of even date herewith and provided with this application, the sum of up to $1 Million Dollars, which will be paid to the City general fund, for City school capital facility purposes. Proffers will be paid on a per unit basis upon the issuance of a final certificate of occupancy for each residential unit, all as provided more particularly in the said proffer statement.

We do not believe the Project will have any adverse impacts on City libraries, parks or other City core services.

FIRE & RESCUE

We understand a new fire and rescue facility (#3) will be constructed at Celebrate Virginia and this Project will be directly served by said facility.

MAINTENANCE & OPERATIONS

The Applicant will own and an affiliated company will manage the multifamily facilities (a third party will own the commercial space). The Applicant and or its assigns and/or successors will be responsible for all management, repair, maintenance, improvements and general care of the Property, including any shared maintenance of the common areas for both the residential and commercial uses.

It is anticipated that the car dealership will operate during normal business hours in accordance with similar adjacent uses.

COMPREHENSIVE PLAN

As noted above, this application is consistent with the City's Comprehensive Plan. Generally, as a multifamily housing project surrounded by commercial centers, the Project is in line with the City's designation as an Urban Development Area under the Code of Virginia and the Plan's stated intent to support the creation of livable urban communities. More specifically, the Project directly advances multiple designated goals of the Plan for residential neighborhoods, transportation, and business development.

Under the City's residential neighborhood goal for neighborhood quality, the Plan defines livability as "safe and walkable, with a variety of housing choices and ready access to work, shopping, and services." The Project would contribute to the variety of housing options within the City and is conveniently located between two major commercial centers, providing residents with walkable access to work, shopping and services. Further, the Project aids the residential neighborhood goals of providing affordable housing and a variety of housing opportunities in the City. As noted above, through the use of tax credits, the Applicant intends to offer multifamily housing at rates 20% less than comparable facilities, for tenants with an initial range of incomes from $37,000 to $75,000. In addition, the Project will include 78 townhouse units, which will increase the stock of affordable homes within the City. The homes will be marketed and sold as owner occupied units.

For transportation, the Project furthers the Plan's goals to reduce auto congestion and expand the City's walkability with interconnected neighborhoods. As shown on the GDP, the Applicant will extend sidewalks from the Project to the Central Park sidewalk network, connecting the residential neighborhood to a major commercial center and amenities. This sidewalk expansion will enhance pedestrian access in the area and encourage walking versus driving for residents. The Project is also in line with the transportation goal policy of recognizing compact, integrated development is the best use of finite urban space. Further, the Applicant will dedicate Shadmoor Drive within the Project and construct Shadmoor Drive from Noble Drive to Brisco Lane, all as shown on the GDP. In addition, the Applicant will provide for a crosswalk (across Fall Hill Avenue) to the shopping areas to the north and, if requested by FRED, a Fred Bus Stop within the Project. Also note that pursuant to the prior referenced approval Ordinance 15-16, the Applicant has proffer cash to construct a full light intersection at Noble Way and Fall Hill Avenue, which will improve the immediate transportation activity in this area.

For purposes of business development, the Project advances the goal of mixed-uses in corridors by blending a residential community with adjacent commercial properties, all near the major Interstate 95 transportation corridor. Further, this Project will create a center of activity and commerce and increase consumer spending in this area, and attract other business to Celebrate Virginia South and Central Park. In addition, the proposed car sales dealership will expand the luxury car sales market along the Fall Hill Ave corridor, and is consistent with the recent Garner Economics, LLC report, dated January 2016, and revised April 23, 2016, which encourages more car sales dealerships within the City. Beyond these specifics, the Project is also consistent with City UDO goals and will have a positive impact on surrounding properties, as noted below:

CONSISTENCY WITH CITY UDO GOALS

As noted herein, the Property is located within the Land Use Planning Area 1, "Celebrate Virginia/Central Park" and is currently zoned R-2. The Project will be developed in accordance with the City's UDO, including without limitation §72-32.4, §72-31.5, §72-40.2, and §72-50 of the UDO, all as the aforesaid may be applicable and/or otherwise modified or waived by the City's Zoning Administrator.

IMPACTS TO SURROUNDING PROPERTIES

As noted above, the Project is conveniently located adjacent to several commercial enterprises, including the retail shops and restaurants at Central Park, a large grocer, a new entertainment venue and other business services provided at Celebrate Virginia South. In addition, the Fall Hill Ave corridor includes other multifamily and townhouse uses in this area, including a similar development known as the Seasons at Celebrate.

The Applicant will invest approximately $23 million in the Project, which will generate new economic development opportunities for this area of the City. The Project will also generate new spending and tax revenues at Central Park and Celebrate Virginia South, which will provide a much needed boost to new employment opportunities in this area and increase commercial tax base revenues at these shopping centers.

In addition, the Applicant will improve portions of Briscoe Lane and dedicate 60 feet from the centerline of right of way along Fall Hill Avenue to assist with the planned improvements to Fall Hill Avenue. Further, the Project will include a new FRED stop and extend sidewalk connectivity to Central Park and a crosswalk across Fall Hill Avenue (as noted above), which will improve pedestrian and bicycle mobility in this area. Further, the Project will construct new transportation facilities, including Shadmoor Drive, which will extend from Briscoe Lane to Noble Lane, and provide interparcel connections both to the east and west as shown on the GDP.

[AUTHORIZED SIGNATURES/CERTIFICATION/ENDORSEMENTS TO FOLLOW]

APPLICANT CERTIFICATIONS

The Applicant hereby certifies that the use and development of the Property, and all improvements thereon, are subject to the final approval by the City of this zoning application, and thereafter final site and construction plans for the Project.

The Applicant further certifies that the Project will conform to all applicable City ordinances, regulations and performance standards, unless and except any waiver, modification, exception or variance to said requirements is granted for this Project by the City, including without limitation as requested and provided in this application.

The Applicant further certifies that all information included herein and with this application is true and correct to the best of the Applicant's knowledge.

WITNESS the following authorized signatures:

Hamptons at Family, L.P.,
a Virginia limited partnership

By: Hamptons at Family GP, L.L.C., General Partner

By: _____
Print Name: Richard T. Counselman
Title: Manager

By: _____
Print Name: Thomas G. Thomas III
Title: Manager

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY/TOWN OF Norfolk, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Richard T. Counselman, in his/her capacity as Manager for Hamptons at Family GP, L.L.C, the General Partner of Hamptons at Family, L.P. has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 22nd day of June, 2016.

Katrina Andrews Parham
Notary Public

I was commissioned a notary public as Katrina Yasmeen Andrews.

Print Name: Katrina Andrews Parham
My Commission Expires: 3/31/2017
Registration No.: 7559299 [SEAL]

KATRINA YASMEEN ANDREWS
NOTARY PUBLIC
REG # 7559299
COMMISSION EXPIRES 03/31/2017
COMMONWEALTH OF VIRGINIA

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY/TOWN OF Norfolk, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Thomas G. Johnson, III, in his/her capacity as Manager for Hamptons at Family GP, L.L.C, the General Partner of Hamptons at Family, L.P. has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 22nd day of June, 2016.

Katrina Andrews Parham
Notary Public

Print Name: Katrina Andrews Parham
My Commission Expires: 3/31/2017
Registration No.: 7559299 [SEAL]

I was commissioned a notary public as Katrina Yasmeen Andrews.

KATRINA YASMEEN ANDREWS
NOTARY PUBLIC
REG # 7559299
COMMISSION EXPIRES 03/31/2017
COMMONWEALTH OF VIRGINIA

OWNERS ENDORSEMENT

WE, the undersigned, being all of the owners of the property described in this application hereby endorse the application and have authorized the Applicant to proceed forward with this rezoning application as submitted.

By: _____
Carol B. Coleman

COMMONWEALTH OF VIRGINIA,
CITY OF Fredericksburg, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Carol B. Coleman has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 24 day of June, 2016.

_____
Notary Public

Print Name: Dianna L. Graves
My Commission Expires: 7506179
Registration No.: 8-18-3
[SEAL]

DIANNA L. GRAVES
NOTARY PUBLIC
REGISTRATION # 7506179
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
8-31-18

By: Bonnie B. Carter
Bonnie B. Carter

COMMONWEALTH OF VIRGINIA,
CITY OF Fredericksburg, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Bonnie B. Carter has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 24 day of June, 2016.

Dianna L. Graves
Notary Public

Print Name: Dianna L. Graves
My Commission Expires: 8-31-18
Registration No.: 7506179
[SEAL]

DIANNA L. GRAVES
NOTARY PUBLIC
REGISTRATION # 7506179
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
8-31-18

By: Gloria B. Whittaker
Gloria B. Whittaker

COMMONWEALTH OF VIRGINIA,
CITY OF Fredericksburg, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Gloria B. Whitaker has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this 24 day of June, 2016.

Dianna L. Graves
Notary Public

Print Name: Dianna L. Graves
My Commission Expires: 8.31.18
Registration No.: 7506179
[SEAL]

DIANNA L. GRAVES
NOTARY PUBLIC
REGISTRATION # 7506179
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
8-31-18

VOLUNTARY PROFFER STATEMENT

Project Name:	The Hamptons Phase II
Applicant& Contract Purchaser:	Hamptons at Family, L.P., a Virginia limited partnership 440 Monticello Avenue, Suite 1700 Norfolk, VA 23510 Attn: Richard Counselman
Counsel:	Charles W. Payne, Jr. Esq. Hirschler Fleischer 725 Jackson Street; STE 200 Fredericksburg, VA 22401
Owner:	Carol B. Coleman, Bonnie B. Carter & Gloria B. Whittaker
Property:	GPIN# 7769-87-3295 (portion of) &GPIN# 7769-77-8378, known as 44 Briscoe Lane, City of Fredericksburg, Virginia ("City"), and consisting of approximately 20.840 acres, located between Fall Hill Avenue and I-95, all as generally depicted on the GDP (as defined below), all of the aforesaid collectively the "Property"
GDP:	That certain generalized development plan prepared by Bowman Consulting and titled "The Hamptons Phase II, General Development Plan", dated May 2016, as last revised October 19, 2016 (the "GDP")
Request:	Rezoning from R-2 to Commercial Highway ("CH") and Residential-12 ("R-12") in accordance with Section 72-22.4, et al., of the City's Uniform Development Code ("UDO")
City Case No:	RZ2016-03
Date:	November 2, 2016

The Owner and Applicant voluntarily proffer the conditions listed below which shall be applied to the Property if it is rezoned to the Commercial Highway ("CH") and Residential-12 ("R-12) zoning districts, as shown on the GDP. These conditions are proffered as a part of the requested rezoning and the Owner and Applicant acknowledge that they are voluntary and reasonable in accordance with Sections 15.2-2298 and 15.2-2303, et al. of the Code of Virginia (1950), as amended (collectively the "Proffers"). In the event the above-referenced rezoning is not approved by the City Council of the City of Fredericksburg, Virginia ("City"), then the Proffers shall be withdrawn, and thus null and void. Upon approval by the City of this rezoning and these Proffers, any and all prior proffers encumbering the Property shall be null and void and of no further force and effect, and the Proffers shall supersede said prior proffers, and thereafter be in

full force and effect. The Proffers shall run with and encumber the Property or any portion thereof and are binding upon all future assignees, successors, grantees, or lessees thereof. The headings of the Proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the Proffers.

1. **LAND USE**

A. The Property is to be rezoned under the City's CH and R-12 zoning districts, for purposes of developing and constructing the following:

(i) under the CH zoning district for a portion of the Property as shown on the GDP, anautomotive sales dealership (the "Commercial Project"); and

(ii) under the R-12 zoning district for a portion of the Property as shown on the GDP, no greater than 78 single family attached dwellings (the "SFA Project"); and (ii) five multifamily buildings, containing a total of 120 units (the "Apartment Project").

(iii) subdivision of the Property shall be in general accordance with the attached GDP.

(iv) all of the above being known collectively as the "Project".

B. Generalized Development Plan:The Property shall be developed in general conformance with the GDP, which is attached hereto, incorporated herein by this reference and marked as Exhibit A. For purposes of the final site and subdivision plans, minor adjustments may occur for purposes of addressing final site plans, engineering, design requirements and/or compliance with federal or state agency regulations including, but not limited to, Virginia Department of Transportation ("VDOT"), Virginia Department of Environmental Quality ("DEQ"), Army Corps of Engineers, etc., and compliance with the requirements of the City's development regulations and design standards manual. Notwithstanding the foregoing, any modifications or adjustments to the final plans, as noted above, shall be approved by the City Zoning Administrator.

2. TRANSPORTATION

A. **Briscoe Lane Improvements.** The Applicant shall improveportions of Briscoe Lane (including curb and gutter and sidewalk area) and dedicate 0.576 acres of public right of way, all in the locations shown and depicted on the GDP (collectively the "Briscoe Lane Improvements"). The Briscoe Lane Improvements shall be designed and constructed in accordance with standards for public streets under the City Uniform Development Code ("City Code") §72-52.1, et al. The Applicant shall substantially complete the Briscoe Lane Improvements prior to the issuance of a certificate of occupancy by the City for the first multifamily building of the Apartment Project.

B. **Shadmoor Drive Improvements.** The Applicant shall dedicate public right of way and construct Shadmoor Drive from Noble Way to Briscoe Lane, all as shown and described on the GDP ("Shadmoor Drive Improvements"). The Shadmoor Drive Improvements shall be designed and constructed in accordance with standards for public streets under City Code §72-52.1, et al.The Applicant shall substantially complete said improvements prior to the issuance of a certificate of occupancy by the City for the first multifamily building of the Apartment Project. Notwithstanding anything to the contrary herein, prior to the connection of Shadmoor Drive to Noble Way, the residents of the Project will have ingress and egress access, whether through public dedication or through public or private easement, across Noble Way to and from Fall Hill Avenue.

C. **Extension of Sidewalk Network**.The Applicant agrees to extend and connect a portion of the sidewalk along Fall Hill Avenue within the area shown and depicted on the GDP as "Connect to Existing Sidewalk" (the "Extended Sidewalk Area"). The Applicant agrees to substantially complete the Extended Sidewalk Areaprior to the issuance of a certificate of occupancy by the City for the first multifamily building of the Apartment Project. Notwithstanding the foregoing, in the event the Applicant is unable (at no fault of the Applicant) to complete the Extended Sidewalk Area prior to the issuance of a certificate of occupancy by the City for the first multifamily building of the Apartment Project, the Applicant shall pay the City a cash proffer of $16,700.00 (which reflects the costs of the Extended Sidewalk Area) in lieu of constructing the Extended Sidewalk Area.

D. **FRED Stop**. Subject to the approval of FRED Regional Transit ("FRED"), the Applicant shall locate a FRED stop within the Property, which shall include applicable FRED stop signage and a shelter. If requested by FRED, the Applicant agrees to locate and install the FRED stop as described herein on or before the first certificate of occupancy for the first residential apartment building.

E. **Crosswalk**. The Applicant agrees to install a crosswalk across Fall Hill Avenue at its intersection with Gordon W. Shelton Boulevard within the area shown and depicted on the GDP as "PROPOSED CROSSWALK" (the "Crosswalk). The Applicant agrees to substantially complete the Crosswalk prior to the issuance of a certificate of occupancy by the City for the first multifamily building of the Apartment Project. Notwithstanding the foregoing, in the event the Applicant is unable (at no fault of the Applicant) to complete the Crosswalk prior to the issuance of a certificate of occupancy by the City for the first multifamily building of the Apartment Project, then the Applicant shall pay the City a cash proffer of $4,100.00 (which reflects the costs of the Crosswalk) in lieu of installing the Crosswalk.

F. **Fall Hill Avenue Improvements**. The Applicant shall dedicate certain right of way and construct improvements along Fall Hill Avenue to include a 150' right turn lane and a 150' taper off of Fall Hill Avenue and onto Noyack Lane, all within the areas shown and depicted on the GDP ("Fall Hill Avenue Access Improvements"). The

Fall Hill Avenue Access Improvements shall be designed and constructed in accordance with standards for public streets under City Code §72-52.1, et al. The Applicant shall substantially complete said improvements on or before the City issuance for the certificate of occupancy for the first residential apartment building within the Apartment Project.

G. **Public Access**. Upon the City's request and after the Applicant has completed the transportation improvements described herein, the Applicant agrees to grant public ingress/egress and pedestrian access across the following private roads within the Project (all as shown on the GDP):

(i) across Noyack Lane from its intersection with Fall Hill Avenue to its intersection with Islip Lane; and

(ii) across Islip Lane from its intersection with Briscoe Lane to its interparcel connection with The Hamptons Phase I.

3. <u>ARCHITECTURAL FEATURES</u>

A. **General Features for Apartment Project**. The general architectural features and design for the Apartment Project shall be as depicted on the attached <u>Exhibit B</u>, which exhibit is incorporated herein by this reference (the "Apartment Project Elevations").

B. **Materials for Apartment Project**. The building materials for the Apartment Project shall be as provided on <u>Exhibit B</u>.

C. **General Features & Materials for SFA Project**. The units for the SFA Project shall be no less than 18 feet in width, and include one or two car garages, and the building materials shall be substantially similar to the Apartment Project.

D. **General Features & Materials for Commercial Project**. The general architectural features and design and materials for the Commercial Project shall be generally similar to the adjoining Mercedes and Volvo commercial car dealerships.

4. <u>CASH PROFFERS</u>. For purposes of mitigating potential impacts to City school capital facilities and fire and rescue capital facilities, the Applicant, in accordance with the City's underlying UDO and applicable state code stated herein, shall pay an aggregate total of up to One Million Dollars ($1,000,000.00) in cash proffers for the Apartment Project and SFA Project pursuant to the following payment schedule:

A. for purposes of the Apartment Project, the Applicant shall pay $5,050.50 per unit, which shall be payable prior to the issuance of a certificate of occupancy for each multifamily building within the Apartment Project; and

B. for purpose of the SFA Project, the Applicant shall pay $5,050.50 per unit, which shall be payable prior to the issuance of a certificate of occupancy for each unit within the SFA Project.

C. for purposes of the foregoing proffers Section 4 A. and 4 B., the per unit cash proffer shall be applied as follows:

(i) $505.00 per unit (aggregate of $99,990.00) for fire and rescue public facilities; and

(ii) $4,545.50 per unit (aggregate of $900,010.00) for public school facilities.

5. **AMENITIES.** The Applicant will construct and locate on the Property a club house and pool, all as generally depicted on the GDP, which will be completed prior to the issuance of acertificate of occupancy for the first residential apartment building.

6. **WAYSIDE PANEL CASH PROFFER.** The Applicant agrees to pay $4,000 to the City as a cash proffer for the cost to acquire two wayside panels for purposes of identifying a historic civil war battlefield. The Applicant agrees to pay said proffer prior to the City issuance of acertificate of occupancy for the first residential apartment building of the Project. The wayside panels shall be located within the Fall Hill Avenue right of way and shall be maintained by the City.

7. **LANDSCAPING PROFFER**. For purposes of the commercial automotive sales facility located along Fall Hill Avenue, the Applicant agrees to extend west the landscape buffer provided along Fall Hill Avenue (fronting the current Mercedes and Volvo dealerships) and to include the following features:

A. 20' wide landscape buffer from the edge of the dedicated right of way for Fall Hill Avenue and extending south toward the dealership all in the area shown on the GDP;

B. along with a berm that includes a minimum height of 2.5' within the said buffer. The berm shall not be aligned ina straight line, but rather shall meander within the said buffer area in a manner consistent with the adjoining buffer to the east (e.g. Volvo dealership);

C. tree planting within said bufferto include trees with a diameter of least 3.5 inchesat breast height on 30' centers, except the said trees shall not belocated closer than seventy (70) feet to any access area along Fall Hill Avenue;

D. the Applicant agrees to trim the trees so a minimum of seven (7) feet of base of each tree measured from the base of the berm will be free of branches; and

E. the Applicant will also plant four ornamental shrubs selected by the Applicant between each 30' tree section, and the ornamental shrubs shall not exceed the height of the said berm.

F. All of the foregoing landscaping proffers under this Section 7 shall be completed prior to the issuance of a certificate of occupancy for the proffered automotive sales facility.

8. **LOW INCOME HOUSING INITIATIVES**. Notwithstanding anything to the contrary under the Proffers, the Applicant proffers the following:

A. Rent Adjustment. The Applicant agrees to reduce residential rents on a total of ten percent (10%) of the units within the Apartment Project (e.g. 12 units) by $200 per month of the then current rents for comparable non-discounted units (the "Rent Adjustment"). The Rent Adjustment shall be applicable for only a period of five (5) years after the issuance of a certificate of occupancy for the first multifamily building.

B. Low Income Housing Assistance. In addition to the foregoing, the Applicant agrees to pay the sum of $100,000 to the City for purposes of assisting the City with low income housing initiatives ("Low Income Housing Proffer"). The Low Income Housing Proffer shall be paid by the Applicant to the City within 180 days after rezoning approval.

[AUTHORIZED SIGNATURES TO FOLLOW]

WITNESS the following signatures acknowledging approval and consent of this proffer statement:

APPLICANT/CONTRACT PURCHASER:

Hamptons at Family, L.P.,
a Virginia limited partnership

By: Hamptons at Family GP, L.L.C., its General Partner

By: _____
Print Name: _____
Title: _____

By: _____
Print Name: _____
Title: _____

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY/TOWN OF _____, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that _____, in his/her capacity as _____ for Hamptons at Family GP, L.L.C, the General Partner of Hamptons at Family, L.P.has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this _____ day of November, 2016.

_____
Notary Public

Print Name: _____
My Commission Expires: _____
Registration No.: _____[SEAL]

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY/TOWN OF _____, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that _____, in his/her capacity as _____ for Hamptons at Family GP, L.L.C, the General Partner of Hamptons at Family, L.P.has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this _____ day of November, 2016.

_____
Notary Public

Print Name: _____
My Commission Expires: _____
Registration No.: _____[SEAL]

OWNERS

By: _____
Carol B. Coleman

COMMONWEALTH OF VIRGINIA,
CITY OF FREDERICKSBURG, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Carol B. Coleman has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this _____ day of November, 2016.

_____
Notary Public

Print Name: _____
My Commission Expires: _____
Registration No.: _____
[SEAL]

By: _____
Bonnie B. Carter

COMMONWEALTH OF VIRGINIA,
CITY OF FREDERICKSBURG, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Bonnie B. Carter has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this _____ day of November, 2016.

_____
Notary Public

Print Name: _____
My Commission Expires: _____
Registration No.: _____
[SEAL]

By: _____
Gloria B. Whittaker

COMMONWEALTH OF VIRGINIA,
CITY OF FREDERICKSBURG, to wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Gloria B. Whittaker has personally acknowledged the same before me in my aforesaid jurisdiction.

GIVEN under my hand and seal this _____ day of November, 2016.

_____
Notary Public

Print Name: _____
My Commission Expires: _____
Registration No.: _____
[SEAL]

EXHIBIT A

GDP

GENERAL DEVELOPMENT PLAN

THE HAMPTONS PHASE II

WARD 1
CITY OF FREDERICKSBURG, VIRGINIA

SHEET INDEX

NO.	DESCRIPTION
1.	COVER SHEET
2.	LEGEND, ABBREVIATIONS, AND ROAD SECTIONS
3.	REZONING PLAT
4.	SCHEMATIC PLAN
5.	EX. CONDITIONS / ENVIRONMENTAL ANALYSIS PLAN
6.	LANDSCAPE & SIGNAGE PLAN
7.	TRANSPORTATION ANALYSIS & PEDESTRIAN PLAN
8.	PUBLIC FACILITIES ASSESSMENT PLAN

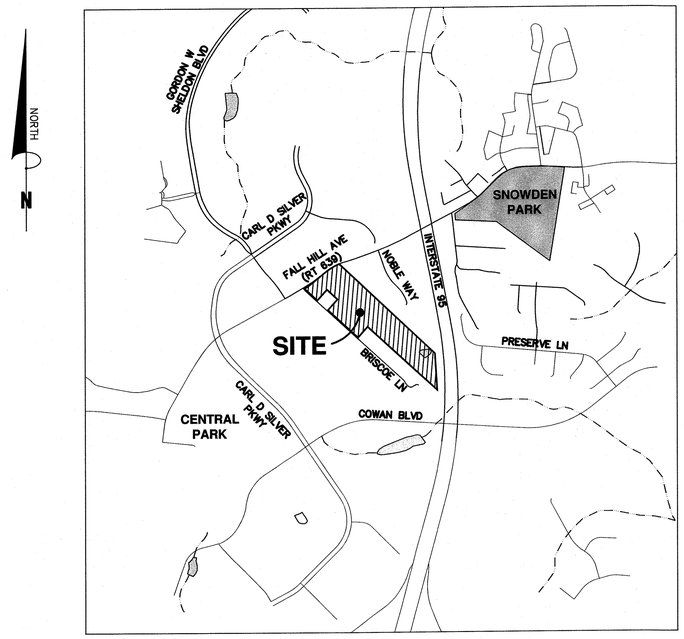
APPLICANT
HAMPTONS AT FAMILY, L.P.
440 MONTICELLO AVENUE, SUITE 1700
NORFOLK, VA 23510
CONTACT: RICHARD COUNSELMAN

OWNER
CAROL B. COLEMAN, BONNIE B. CARTER &
GLORIA WHITAKER

PLANNER/ ENGINEER
BOWMAN CONSULTING GROUP
650A NELMS CIRCLE
FREDERICKSBURG, VA 22406
P: (540) 371-0268
F: (540) 371-3479
CONTACT: MR. WILLIAM S. PYLE, P.E.

LAND USE ATTORNEY
CHARLES W. PAYNE, JR.
C/O HIRSCHLER FLEISCHER
725 JACKSON STREET, SUITE 200
FREDERICKSBURG, VA 22401
PHONE: (540) 604-2108

VICINITY MAP
1" = 1000'



1000 500 0 1000 2000
GRAPHIC SCALE
1" = 1000'

GENERAL NOTES

1. THE AREA TO BE REZONED FOR THIS PROJECT CONSISTS OF A ±20.84 ACRE PORTION OF THE PARCELS IDENTIFIED AS TAX MAP 272-91 (GPIN 7769-87-3295) AND 272-91C (GPIN 7769-77-8378).
2. THE PROPERTIES DELINEATED HEREON CURRENTLY STAND IN THE NAMES OF GLORIA B. WHITTAKER, BONNIE B. CARTER AND CAROL B. COLEMAN AS RECORDED IN DEED BOOK 208 AT PAGE 100 AND DEED BOOK 208 AT PAGE 97 IN THE CLERKS OFFICE OF THE CITY OF FREDERICKSBURG AND IS SHOWN AS A PORTION OF GPIN: 7769-87-3295 AND GPIN: 7769-77-8378.
3. THE SUBJECT PROPERTY IS CURRENTLY VACANT AND ZONED R2 RESIDENTIAL. THE PROPOSED ZONING FOR THIS SITE IS C-H, COMMERCIAL-HIGHWAY DISTRICT AND R-12 RESIDENTIAL DISTRICT.
4. BOUNDARY AND MERIDIAN SHOWN HEREON, AND REZONING PLAT HEREIN, ARE BASED ON A PLAT ENTITLED "PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY TAX MAP 272 PARCEL 91" PREPARED BY BAGBY, CALDWELL AND ASSOCIATES, P.C., DATED FEBRUARY 2005 AND DOES NOT REPRESENT A CURRENT FIELD RUN SURVEY BY BOWMAN CONSULTING. ADDITIONAL PROPERTY INFORMATION WAS DERIVED FROM CITY OF FREDERICKSBURG GIS DATA.
5. ADDITIONAL TOPOGRAPHY SHOWN IN THIS PLAN WAS OBTAINED FROM THE CITY OF FREDERICKSBURG GIS. THE CONTOUR INTERVAL IS 2 FEET.
6. THE SITE DOES NOT LIE WITHIN A FLOODPLAIN OVERLAY DISTRICT.
7. THE SITE IS LOCATED WITHIN THE CHESAPEAKE BAY OVERLAY DISTRICT, HUB ZONE TRACT 5, AND THE CELEBRATE VIRGINIA SOUTH TOURISM ZONE.
8. THERE ARE COMMERCIAL AND RESIDENTIAL USES PROPOSED ON THIS SITE.
9. THERE ARE NO KNOWN CEMETERIES OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY. MORE SPECIFICALLY, BASED ON A REVIEW OF THE VIRGINIA DEPARTMENT OF HISTORIC RESOURCES' (DHR) VIRGINIA CULTURAL RESOURCE INFORMATION SYSTEM (VCRIS), THERE ARE NO DOCUMENTED ARCHAEOLOGICAL SITES OR HISTORIC RESOURCES WITHIN THE PROPERTY LIMITS. TWO HOUSES LOCATED IMMEDIATELY ADJACENT TO THE PROPERTY ALONG BRISCOE LANE (DHR IDS 111-5321 AND 111-5278) ARE IDENTIFIED BY DHR, BUT WERE DETERMINED TO BE NOT ELIGIBLE FOR LISTING ON THE NATIONAL REGISTER OF HISTORIC PLACES (NRHP). A THIRD HOUSE (GRAVES HOUSE, 3430 FALL HILL AVENUE, DHR ID 111-5285) IS LOCATED OFFSITE AND JUST TO THE SOUTH OF THE PROPERTY; THIS RESOURCE WAS ALSO DETERMINED TO BE NOT ELIGIBLE FOR LISTING ON THE NRHP BY DHR. THE PROPERTY IS LOCATED WITHIN THE DESIGNATED BANK'S FORD/SALEM CHURCH BATTLEFIELD DISTRICT (DHR ID 088-5181). HOWEVER, GIVEN THE SURROUNDING LAND USES AND CURRENT SITE CONDITIONS, NO ADVERSE IMPACTS TO HISTORIC RESOURCES ARE ANTICIPATED AS A RESULT OF THE PROPOSED DEVELOPMENT ACTIVITIES AT THE PROPERTY.
10. THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS FOR THE CITY OF FREDERICKSBURG, VIRGINIA, COMMUNITY-PANEL NUMBER 5100650020C; EFFECTIVE DATE SEPTEMBER 19, 2007.
11. THE PROPOSED SITE WILL BE SERVED BY PUBLIC WATER AND SEWER MAINTAINED BY THE CITY OF FREDERICKSBURG.
12. THE PROPOSED SITE WILL CONTAIN PRIVATE ROADS MAINTAINED BY THE PROPERTY OWNERS; AND PUBLIC STREETS TO BE MAINTAINED BY THE CITY OF FREDERICKSBURG.
13. THE STREETS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF FREDERICKSBURG'S DESIGN STANDARDS MANUAL.
14. STORMWATER MANAGEMENT FACILITY(S) AND OPEN SPACE SHALL BE MAINTAINED BY THE PROPERTY OWNER(S).
15. DIMENSIONS, AREAS, BUILDING SQUARE FOOTAGES, AND LAYOUT ARE APPROXIMATE IN NATURE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING.
16. EROSION CONTROL FOR THIS SITE WILL BE PROVIDED THROUGH ONSITE MEASURES IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENTATION CONTROL HANDBOOK.
17. STORMWATER SHALL BE CONTROLLED THROUGH A STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE VASWMH.

Bowman CONSULTING

Bowman Consulting Group, Ltd.
650A Nelms Circle
Fredericksburg, Virginia 22406

Phone: (540) 371-0268
Fax: (540) 371-3479
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

COVER SHEET
THE HAMPTONS PHASE II
GENERAL DEVELOPMENT PLAN
CITY OF FREDERICKSBURG, VIRGINIA
WARD 1

RZ 2016-03
CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
10/19/16
PROFESSIONAL ENGINEER

PLAN STATUS	
03/31/16	PRE-APP SUBMISSION
06/20/16	1ST SUBMISSION
08/09/16	2ND SUBMISSION
10/11/16	ADDRESS COMMENTS
10/19/16	ADDRESS COMMENTS
DATE	DESCRIPTION

BO/SG	SG	WSP
DESIGN	DRAWN	CHKD
SCALE	H: V:	AS NOTED

JOB No. 9432-01-001
DATE : MAY 2016
FILE No. 9432-D-ZP-001

Cad file name : P:\9432 - Coleman Property\9432-01-001 (PLN)\Planning\Rezoning\DWGS\001-9432-D-ZP-001-COV.dwg

LEGEND

EXISTING	DESCRIPTION	PROPOSED
40	INDEX CONTOUR	40
38	INTERMEDIATE CONTOUR	38
EX. E/P	EDGE OF PAVEMENT	PROP. E/P
EX. C & G	CURB AND GUTTER	CG-6
–	TRANSITION FROM CG-6 TO CG-6R	CG-6R
–	PROPOSED HEADER CURB	
–	PROPERTY LINE	
–	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAIN	
–	CLEARING AND GRADING	
	TREE LINE	
–	FLOW LINE OF SWALE	
–	STREAM	
–	OVERLAND RELIEF PATHWAY	
X	FENCE LINE	X
	EASEMENT	
EX 8" W/L	WATER LINE	8" DIP W/L
EX. W/V	WATER VALVE	PROP. W/V.
EX. R.	REDUCER	PROP. R.
EX 8" SAN	SANITARY SEWER	8" PVC SAN
EX 18"	STORM SEWER	18"RCP
–	CABLE TV	CATV
E	ELECTRIC SERVICE	E
T	TELEPHONE SERVICE	T
G	GAS LINE	G
+ 25.32	SPOT ELEVATION	+25.32
ø	UTILITY POLE	ø
	SIGN	
EX A	SANITARY SEWER IDENTIFIER	A 1/A
EX A	STORM DRAIN IDENTIFIER	2 1/2
W	EASEMENT IDENTIFIER	W
	WATER METER	
	FIRE HYDRANT	
–	PARKING INDICATOR INDICATES THE NUMBER OF TYPICAL PARKING SPACES	25
	STREET LIGHT	
–	VEHICLES PER DAY (TRAFFIC COUNT)	255 VPD
–	TEST PIT LOCATION RECOMMENDED/REQUIRED	TP
–	CRITICAL SLOPE SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK	★
	HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD VDOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION	
–	DENOTES CLEAR SIGHT TRIANGLE	
BLACK PINE / 15" OAK	TREE	
–	BENCHMARK	BM #1 TRV #1 ELEV=101.62
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
OHE	OVERHEAD ELECTRIC	OHE
OHT	OVERHEAD TELEPHONE	OHT
VAN	HANDICAP PARKING SPACE (VAN)	VAN
	RIP RAP	
	CROSSWALK	

ABBREVIATIONS

A
- A — AREA OF ARC
- AD — ALGEBRAIC DIFFERENCE
- AASHTO — AMERICAN ASSOCIATION OF STATE HWY. & TRANSP. OFFICIALS
- ASTM — AMERICAN SOCIETY FOR TESTING AND MATERIALS
- AC. — ACRE
- AGGR. — AGGREGATE
- ANSI — AMERICAN NATIONAL STANDARDS INSTITUTE
- ASPH — ASPHALT
- AWWA — AMERICAN WATER WORKS ASSOCIATION

B
- B — BREADTH
- BC — BOTTOM OF CURB
- BF — BASEMENT FLOOR
- BLDG — BUILDING
- BM — BENCHMARK
- BMP — BEST MANAGEMENT PRACTICES (WATER QUALITY)
- BOV — BLOW OFF VALVE
- BRL — BUILDING RESTRICTION LINE
- BVCS — BEGINNING VERTICAL CURVE STATION
- BVCE — BEGINNING VERTICAL CURVE ELEVATION
- BW — BOTTOM OF WALL

C
- c,e — CENTER CORRECTION ON VERTICAL CURVE
- C — COEFFICIENT OF RUNOFF
- CATV — CABLE TELEVISION
- CB — CATCH BASIN OR CHORD BEARING
- CC — CENTER TO CENTER
- CFS (Q) — CUBIC FEET PER SECOND
- CH — CHORD
- CG — CURB AND GUTTER
- CIP — CAST IRON PIPE
- C — CENTERLINE
- CL — CLASS
- CMP — CORRUGATED METAL PIPE
- CONC. — CONCRETE
- CO — CLEAN OUT
- CONT. — CONTINUATION
- CS — CURB STOP
- CT — COURT
- C/L — CENTERLINE

D
- D,d — DEPTH
- DA — DRAINAGE AREA
- DB — DEED BOOK
- DEQ — VA. DEPARTMENT OF ENVIRONMENTAL QUALITY
- DET. — DETAIL
- DI — DROP INLET
- DIA. — DIAMETER
- DIP — DUCTILE IRON PIPE
- DM — DROP MANHOLE
- DR. — DRIVE
- DRNG — DRAINAGE
- DRWG. — DRAWING
- D/W — DRIVE WAY
- Δ — DELTA
- DU — DWELLING UNITS
- DOM — DOMESTIC

E
- e — RATE OF SUPER ELEVATION IN FEET PER FOOT
- EC — EROSION CONTROL
- EGL — ENERGY GRADIENT LINE
- EQC — ENVIRONMENTAL QUALITY CORRIDOR
- ESM'T — EASEMENT
- EG — EDGE OF GUTTER
- ELEV. — ELEVATION
- ENT. — ENTRANCE
- EP — EDGE OF PAVEMENT
- ES — END SECTION
- EVCS — ENDING VERTICAL CURVE STATION
- EVCE — ENDING VERTICAL CURVE ELEVATION
- EW — END WALL
- EX. — EXISTING
- ELEC. — ELECTRICAL
- EBL — EAST BOUND LANE

F
- F — FIRE LINE
- FAR — FLOOR AREA RATIO
- FC — FACE OF CURB
- FSWA — FREDERICKSBURG SEWER AND WATER AUTHORITY
- FF — FIRST FLOOR
- FG — FINISHED GRADE
- FH — FIRE HYDRANT
- FL — FLOW LINE
- FP — FLOOD PLAIN
- FS — FACTOR OF SAFETY
- FT. — FOOT
- FSPA — FREDERICKSBURG-STAFFORD PARK AUTHORITY
- FOY. — FOYER
- FPS — FEET PER SECOND

G
- g — GRAVITY
- G — GAS
- GFA — GROSS FLOOR AREA
- Gr. — GRADE
- GR — GUARD RAIL
- GAR — GARAGE

H
- H,h — HEIGHT
- H — HEAD
- HC — HANDICAPPED PARKING SPACE
- HGL — HYDRAULIC GRADIENT LINE
- HP — HIGH POINT
- HR — HAND RAIL
- HT. — HEIGHT
- HW — HEADWATER

I
- I — RAINFALL INTENSITY
- ID — INSIDE DIAMETER
- IN — INCH
- INV. — INVERT
- IP — IRON PIPE
- IPF — IRON PIPE FOUND
- IPS — IRON PIPE SET

J
- JB — JUNCTION BOX

K
- K — SIGHT DISTANCE COEFFICIENT
- Ke — CULVERT ENTRANCE LOSS COEFFICIENT

L
- L — LENGTH
- LAT. — LATERAL
- LF — LINEAR FOOT
- LL — LOWER LEVEL
- LOS — LINE OF SIGHT
- LP — LOW POINT
- LS — LOADING SPACE
- LCG — LIMITS OF CLEARING & GRADING
- LT — LEFT

M
- M — MONUMENT FOUND
- MECH. — MECHANICAL
- MH — MANHOLE
- MI. — MILE
- MPH — MILES PER HOUR
- MS — MEDIAN STRIP
- MSL — MEAN SEA LEVEL
- MIN — MINIMUM
- MAX — MAXIMUM

N
- N/F — NOW OR FORMERLY
- NFA — NET FLOOR AREA
- NO.,# — NUMBER
- NBL — NORTH BOUND LANE
- N/A — NOT APPLICABLE

O
- OC — ON CENTER
- OD — OUTSIDE DIAMETER
- OH — OVERHANG
- O/H — OVERHEAD

P
- P — PERIMETER
- PC — POINT OF CURVATURE
- PCC — POINT OF COMPOUND CURVE
- PCEP — POINT OF CURVE EDGE OF PAVEMENT
- PCTC — POINT OF CURVATURE TOP OF CURB
- PFM — PUBLIC FACILITIES MANUAL
- PG. — PAGE
- PGL — POINT OF GRADE LINE
- PI — POINT OF INTERSECTION
- PL — PROPERTY LINE
- PRC — POINT OF REVERSE CURVES
- PRELIM. — PRELIMINARY
- PROP. — PROPOSED
- PT — POINT OF TANGENCY
- PVC — POINT OF VERTICAL CURVATURE
- PVC — POLY VINYL CHLORIDE
- PVI — POINT OF VERTICAL INTERSECTION
- PVM'T — PAVEMENT
- PVRC — POINT OF VERTICAL REVERSE CURVE
- PVT — POINT OF VERTICAL TANGENT
- P&P — PLAN AND PROFILE

Q
- Q(C.F.S.) — AMOUNT OF RUNOFF

R
- R,r — RADIUS
- REQD — REQUIRED
- RCP — REINFORCED CONCRETE PIPE
- RD. — ROAD
- RET. — RETAINING
- REV. — REVISION
- RR — RAILROAD
- RTE. — ROUTE
- R/W — RIGHT OF WAY
- RGP — ROUGH GRADING PLAN
- ROM — REMOTE OUTSIDE MONITOR
- RMA — RESOURCE MANAGEMENT AREA
- RPA — RESOURCE PROTECTION AREA
- RT — RIGHT

S
- S — SPEED OR SLOPE
- SAN. — SANITARY
- SBL — SOUTH BOUND LANE
- SD — SIGHT DISTANCE
- SECT. — SECTION
- SEW. — SEWER
- SH. — SHOULDER
- SF — SQUARE FEET
- SP. — SPACE
- SP — SITE PLAN
- SPEC. — SPECIFICATION
- STA. — STATION
- STD. — STANDARD
- STK. — STACK
- STM. — STORM
- SVC. — SERVICE
- SWM — STORM WATER MANAGEMENT
- S/W — SIDE WALK
- Sx — CROSS SLOPE

T
- T — TANGENT
- TB — TEST BORE
- TC — TOP OF CURB
- Tc — TIME OF CONCENTRATION
- TEL — TELEPHONE
- TP — TEST PIT
- TP — TREE PROTECTION
- TB — TOP OF BANK
- TW — TOP OF WALL
- TW — TAILWATER

U
- UD — UNDERDRAIN
- UG — UNDERGROUND
- UL — UPPER LEVEL
- UP — UTILITY POLE
- VAN — HANDICAPPED VAN PARKING SPACE

V
- V — VELOCITY
- V — VOLUME
- VA — VIRGINIA
- VC — VERTICAL CURVE
- VDOT — VA. DEPT. OF TRANSPORTATION
- VF — VERTICAL FOOT

W
- W — WEIGHT OR WIDTH
- W/M — WATER MAIN
- WBL — WEST BOUND LANE
- WQIA — WATER QUALITY IMPACT ASSESSMENT

X
- XF — TRANSFORMER

Y
- YI — YARD INLET
- YR — YEAR

Z
- Z — SIDE SLOPES

Bowman CONSULTING

Bowman Consulting Group, Ltd.
650A Neims Circle
Fredericksburg, Virginia 22406

Phone: (540) 371-0268
Fax: (540) 371-3479
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

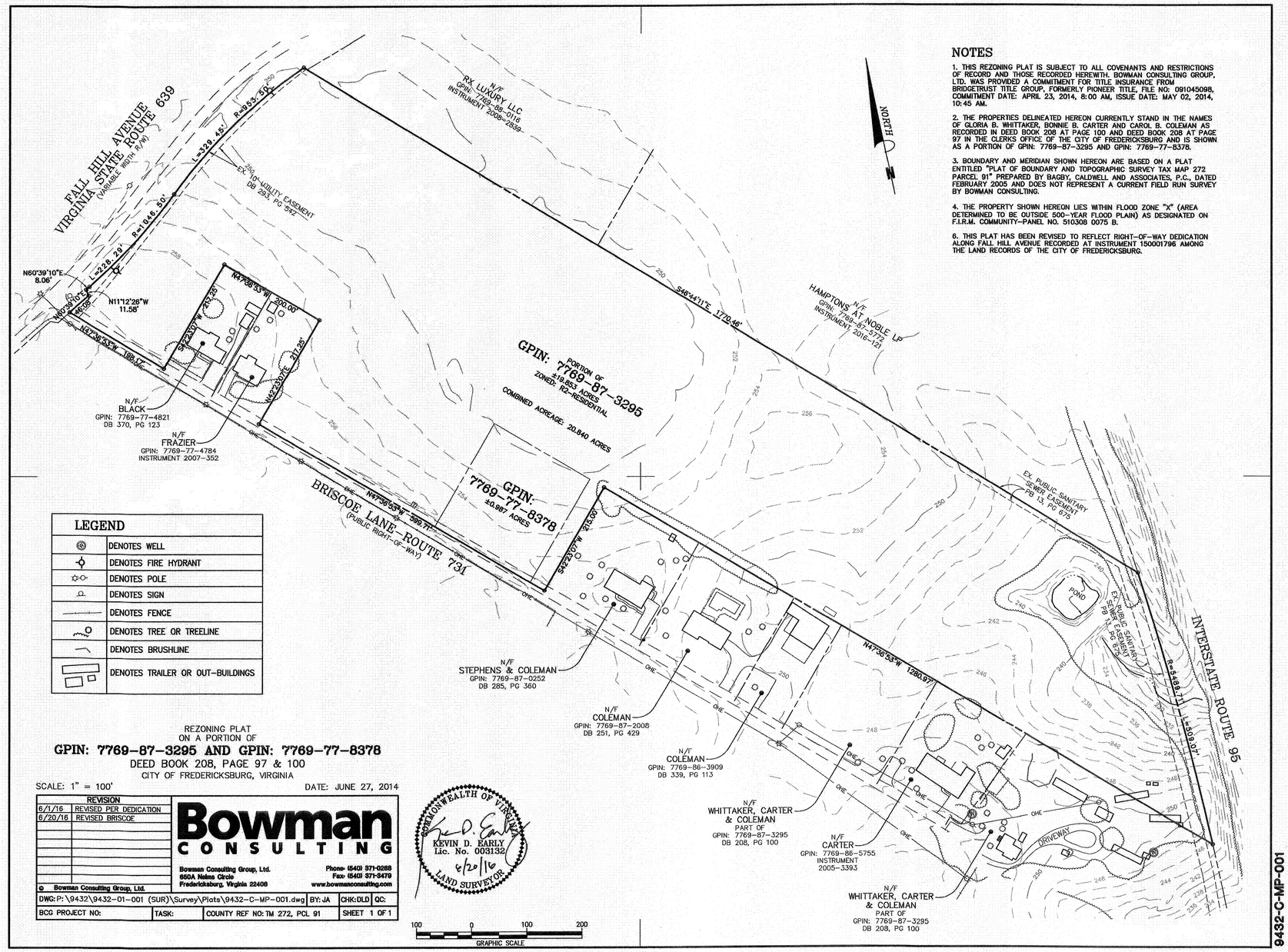
LEGEND AND ABBREVIATIONS
THE HAMPTONS PHASE II
GENERAL DEVELOPMENT PLAN
CITY OF FREDERICKSBURG, VIRGINIA
WARD 1

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
10/19/16
PROFESSIONAL ENGINEER

PLAN STATUS	
03/31/16	PRE-APP SUBMISSION
06/20/16	1ST SUBMISSION
08/09/16	2ND SUBMISSION
10/11/16	ADDRESS COMMENTS
10/19/16	ADDRESS COMMENTS

DATE	DESCRIPTION	
BO/SG DESIGN	SG DRAWN	WSP CHKD
SCALE	H: N/A V: N/A	
JOB No. 9432-01-001		
DATE : MAY 2016		
FILE No. 9432-D-ZP-001		
SHEET 2 OF 8		



NOTES

1. THIS REZONING PLAT IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD AND THOSE RECORDED HEREWITH. BOWMAN CONSULTING GROUP, LTD. WAS PROVIDED A COMMITMENT FOR TITLE INSURANCE FROM BRIDGETRUST TITLE GROUP, FORMERLY PIONEER TITLE, FILE NO: 091045098, COMMITMENT DATE: APRIL 23, 2014, 8:00 AM, ISSUE DATE: MAY 02, 2014, 10:45 AM.

2. THE PROPERTIES DELINEATED HEREON CURRENTLY STAND IN THE NAMES OF GLORIA B. WHITTAKER, BONNIE B. CARTER AND CAROL B. COLEMAN AS RECORDED IN DEED BOOK 208 AT PAGE 100 AND DEED BOOK 208 AT PAGE 97 IN THE CLERKS OFFICE OF THE CITY OF FREDERICKSBURG AND IS SHOWN AS A PORTION OF GPIN: 7769-87-3295 AND GPIN: 7769-77-8378.

3. BOUNDARY AND MERIDIAN SHOWN HEREON ARE BASED ON A PLAT ENTITLED "PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY TAX MAP 272 PARCEL 91" PREPARED BY BAGBY, CALDWELL AND ASSOCIATES, P.C., DATED FEBRUARY 2005 AND DOES NOT REPRESENT A CURRENT FIELD RUN SURVEY BY BOWMAN CONSULTING.

4. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN) AS DESIGNATED ON F.I.R.M. COMMUNITY-PANEL NO. 510308 0075 B.

6. THIS PLAT HAS BEEN REVISED TO REFLECT RIGHT-OF-WAY DEDICATION ALONG FALL HILL AVENUE RECORDED AT INSTRUMENT 150001796 AMONG THE LAND RECORDS OF THE CITY OF FREDERICKSBURG.

LEGEND

	DENOTES WELL
	DENOTES FIRE HYDRANT
	DENOTES POLE
	DENOTES SIGN
	DENOTES FENCE
	DENOTES TREE OR TREELINE
	DENOTES BRUSHLINE
	DENOTES TRAILER OR OUT-BUILDINGS

REZONING PLAT
ON A PORTION OF
GPIN: 7769-87-3295 AND GPIN: 7769-77-8378
DEED BOOK 208, PAGE 97 & 100
CITY OF FREDERICKSBURG, VIRGINIA

SCALE: 1" = 100' DATE: JUNE 27, 2014

REVISION	
6/1/16	REVISED PER DEDICATION
6/20/16	REVISED BRISCOE

COMMONWEALTH OF VIRGINIA
KEVIN D. EARLY
Lic. No. 003132
6/20/16
LAND SURVEYOR

Bowman CONSULTING

Bowman Consulting Group, Ltd.
660A Nelms Circle
Fredericksburg, Virginia 22406
Phone: (540) 371-0288
Fax: (540) 371-3479
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

DWG: P:\9432\9432-01-001 (SUR)\Survey\Plats\9432-C-MP-001.dwg | BY: JA | CHK: DLD | QC:
BCG PROJECT NO: | TASK: | COUNTY REF NO: TM 272, PCL 91 | SHEET 1 OF 1

9432-C-MP-001

SEE SHEET 5 FOR ADJACENT PROPERTY OWNERS

Bowman CONSULTING

Bowman Consulting Group, Ltd.
660A Nelms Circle
Fredericksburg, Virginia 22406
Phone: (540) 371-0288
Fax: (540) 371-3479
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

REZONING PLAT
THE HAMPTONS PHASE II
GENERAL DEVELOPMENT PLAN
CITY OF FREDERICKSBURG, VIRGINIA
WARD 1

CITY PROJECT NUMBER

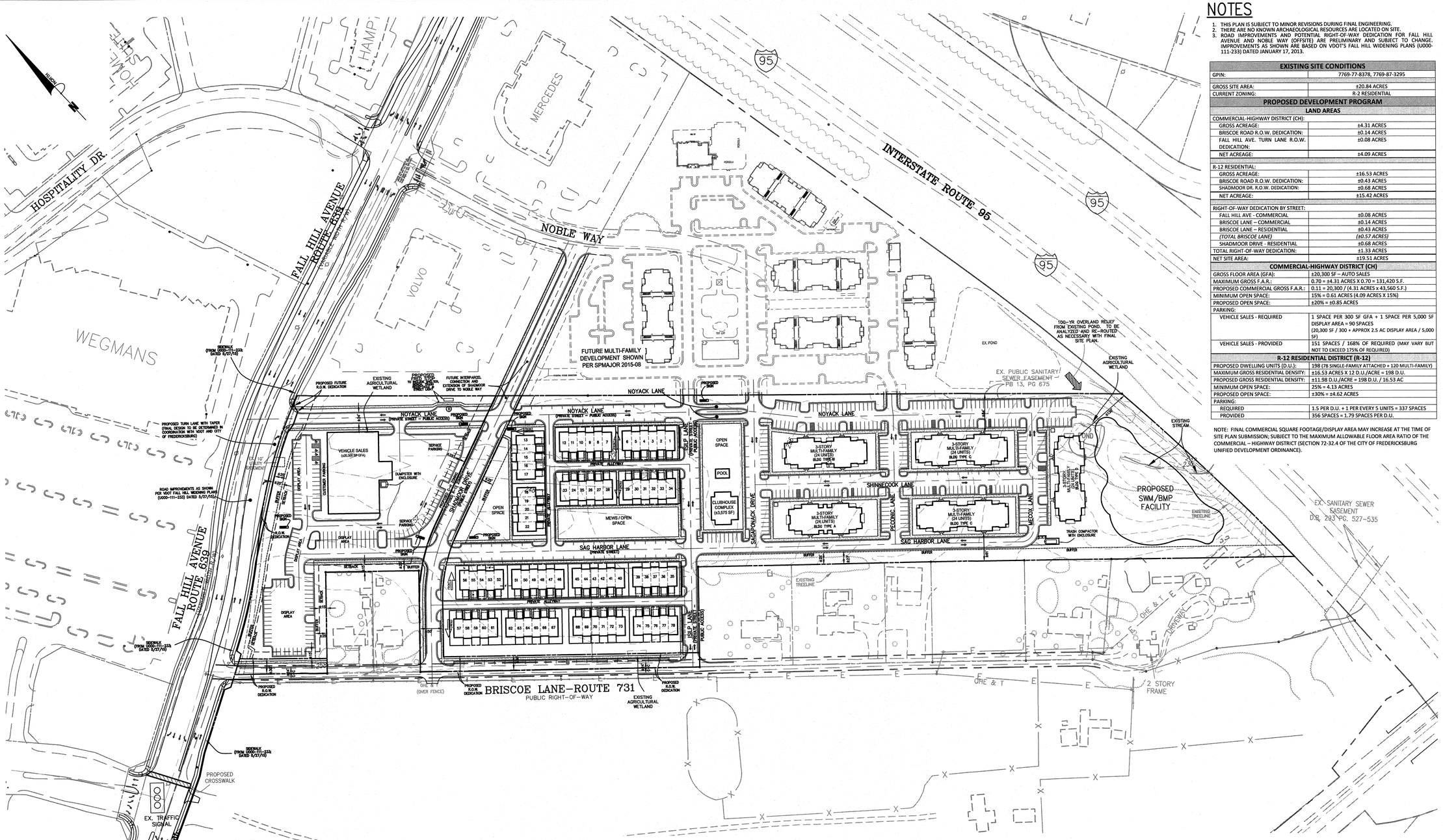
COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No. 037555
PROFESSIONAL ENGINEER

PLAN STATUS	
03/31/16	PRE-APP SUBMISSION
06/20/16	1ST SUBMISSION
08/09/16	2ND SUBMISSION
10/11/16	ADDRESS COMMENTS
10/19/16	ADDRESS COMMENTS

DATE	DESCRIPTION

BO/SG DESIGN	SG DRAWN	WSP CHKD
SCALE	H: AS NOTED V:	
JOB No. 9432-01-001		
DATE : MAY 2016		
FILE No. 9432-D-ZP-001		
SHEET 3 OF 8		

Cad file name : P:\9432 - Coleman Property\9432-01-001 (PLN)\Planning\Rezoning\DWGS\003-9432-D-ZP-001-PLAT.dwg



NOTES

1. THIS PLAN IS SUBJECT TO MINOR REVISIONS DURING FINAL ENGINEERING.
2. THERE ARE NO KNOWN ARCHAEOLOGICAL RESOURCES ARE LOCATED ON SITE.
3. ROAD IMPROVEMENTS AND POTENTIAL RIGHT-OF-WAY DEDICATION FOR FALL HILL AVENUE AND NOBLE WAY (OFFSITE) ARE PRELIMINARY AND SUBJECT TO CHANGE. IMPROVEMENTS AS SHOWN ARE BASED ON VDOT'S FALL HILL WIDENING PLANS (U000-111-233) DATED JANUARY 17, 2013.

EXISTING SITE CONDITIONS	
GPIN:	7769-77-8378, 7769-87-3295
GROSS SITE AREA:	±20.84 ACRES
CURRENT ZONING:	R-2 RESIDENTIAL
PROPOSED DEVELOPMENT PROGRAM	
LAND AREAS	
COMMERCIAL-HIGHWAY DISTRICT (CH):	
GROSS ACREAGE:	±4.31 ACRES
BRISCOE ROAD R.O.W. DEDICATION:	±0.14 ACRES
FALL HILL AVE. TURN LANE R.O.W. DEDICATION:	±0.08 ACRES
NET ACREAGE:	±4.09 ACRES
R-12 RESIDENTIAL:	
GROSS ACREAGE:	±16.53 ACRES
BRISCOE ROAD R.O.W. DEDICATION:	±0.43 ACRES
SHADMOOR DR. R.O.W. DEDICATION:	±0.68 ACRES
NET ACREAGE:	±15.42 ACRES
RIGHT-OF-WAY DEDICATION BY STREET:	
FALL HILL AVE - COMMERCIAL	±0.08 ACRES
BRISCOE LANE – COMMERCIAL	±0.14 ACRES
BRISCOE LANE – RESIDENTIAL	±0.43 ACRES
(TOTAL BRISCOE LANE)	*(±0.57 ACRES)*
SHADMOOR DRIVE - RESIDENTIAL	±0.68 ACRES
TOTAL RIGHT-OF-WAY DEDICATION:	±1.33 ACRES
NET SITE AREA:	±19.51 ACRES
COMMERCIAL-HIGHWAY DISTRICT (CH)	
GROSS FLOOR AREA (GFA):	±20,300 SF – AUTO SALES
MAXIMUM GROSS F.A.R.:	0.70 = ±4.31 ACRES X 0.70 = 131,420 S.F.
PROPOSED COMMERCIAL GROSS F.A.R.:	0.11 = 20,300 / (4.31 ACRES x 43,560 S.F.)
MINIMUM OPEN SPACE:	15% = 0.61 ACRES (4.09 ACRES X 15%)
PROPOSED OPEN SPACE:	±20% = ±0.85 ACRES
PARKING:	
VEHICLE SALES - REQUIRED	1 SPACE PER 300 SF GFA + 1 SPACE PER 5,000 SF DISPLAY AREA = 90 SPACES (20,300 SF / 300 + APPROX 2.5 AC DISPLAY AREA / 5,000 SF)
VEHICLE SALES - PROVIDED	151 SPACES / 168% OF REQUIRED (MAY VARY BUT NOT TO EXCEED 175% OF REQUIRED)
R-12 RESIDENTIAL DISTRICT (R-12)	
PROPOSED DWELLING UNITS (D.U.):	198 (78 SINGLE-FAMILY ATTACHED + 120 MULTI-FAMILY)
MAXIMUM GROSS RESIDENTIAL DENSITY:	±16.53 ACRES X 12 D.U./ACRE = 198 D.U.
PROPOSED GROSS RESIDENTIAL DENSITY:	±11.98 D.U./ACRE = 198 D.U. / 16.53 AC
MINIMUM OPEN SPACE:	25% = 4.13 ACRES
PROPOSED OPEN SPACE:	±30% = ±4.62 ACRES
PARKING:	
REQUIRED	1.5 PER D.U. + 1 PER EVERY 5 UNITS = 337 SPACES
PROVIDED	356 SPACES = 1.79 SPACES PER D.U.

NOTE: FINAL COMMERCIAL SQUARE FOOTAGE/DISPLAY AREA MAY INCREASE AT THE TIME OF SITE PLAN SUBMISSION; SUBJECT TO THE MAXIMUM ALLOWABLE FLOOR AREA RATIO OF THE COMMERCIAL – HIGHWAY DISTRICT (SECTION 72-32.4 OF THE CITY OF FREDERICKSBURG UNIFIED DEVELOPMENT ORDINANCE).

DIMENSIONAL STANDARDS

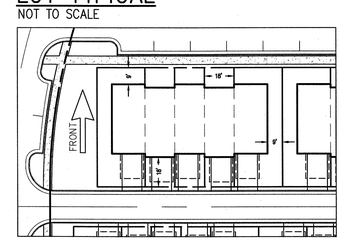
DIMENSIONAL STANDARDS FOR COMMERCIAL-HIGHWAY DISTRICT	
REQUIREMENT	NONRESIDENTIAL
DISTRICT SIZE, MINIMUM (ACRES)	NONE
LOT AREA, MINIMUM (SQUARE FEET)	20,000
LOT WIDTH, MINIMUM (FEET)	150
HEIGHT, MAXIMUM (FEET)	40
SETBACKS	
FRONT (FEET)	25
SIDE (FEET)	15
REAR (FEET)	20
OTHER DISTRICTS (FEET)	NONE

DIMENSIONAL STANDARDS FOR R-12 RESIDENTIAL DISTRICT		
REQUIREMENT	SF ATTACHED	MULTIFAMILY
DISTRICT SIZE, MINIMUM (ACRES)	5	5
LOT AREA, MINIMUM (SQUARE FEET)	1,875	NONE
LOT WIDTH, MINIMUM (FEET)	18	18
HEIGHT, MAXIMUM (FEET)	35	50
SETBACKS		
FRONT (FEET)	9	25
SIDE (FEET)	9	25
REAR (FEET)	18	35
OTHER DISTRICTS (FEET)	40	40

NOTES:
1. EACH SINGLE-FAMILY ATTACHED UNIT SHALL HAVE AN ON-SITE PRIVACY YARD OF AT LEAST 200 SQUARE FEET. FOR ALL UNITS WITH ALLEY-LOADED GARAGES A 200 SQUARE FOOT DECK MUST BE CONSTRUCTED.

LOT TYPICAL

NOT TO SCALE



Bowman CONSULTING

Bowman Consulting Group, Ltd.
650A Neims Circle
Fredericksburg, Virginia 22406

Phone: (540) 371-0268
Fax: (540) 371-3479
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

SCHEMATIC PLAN
THE HAMPTONS PHASE II
GENERAL DEVELOPMENT PLAN

CITY OF FREDERICKSBURG, VIRGINIA

WARD 1

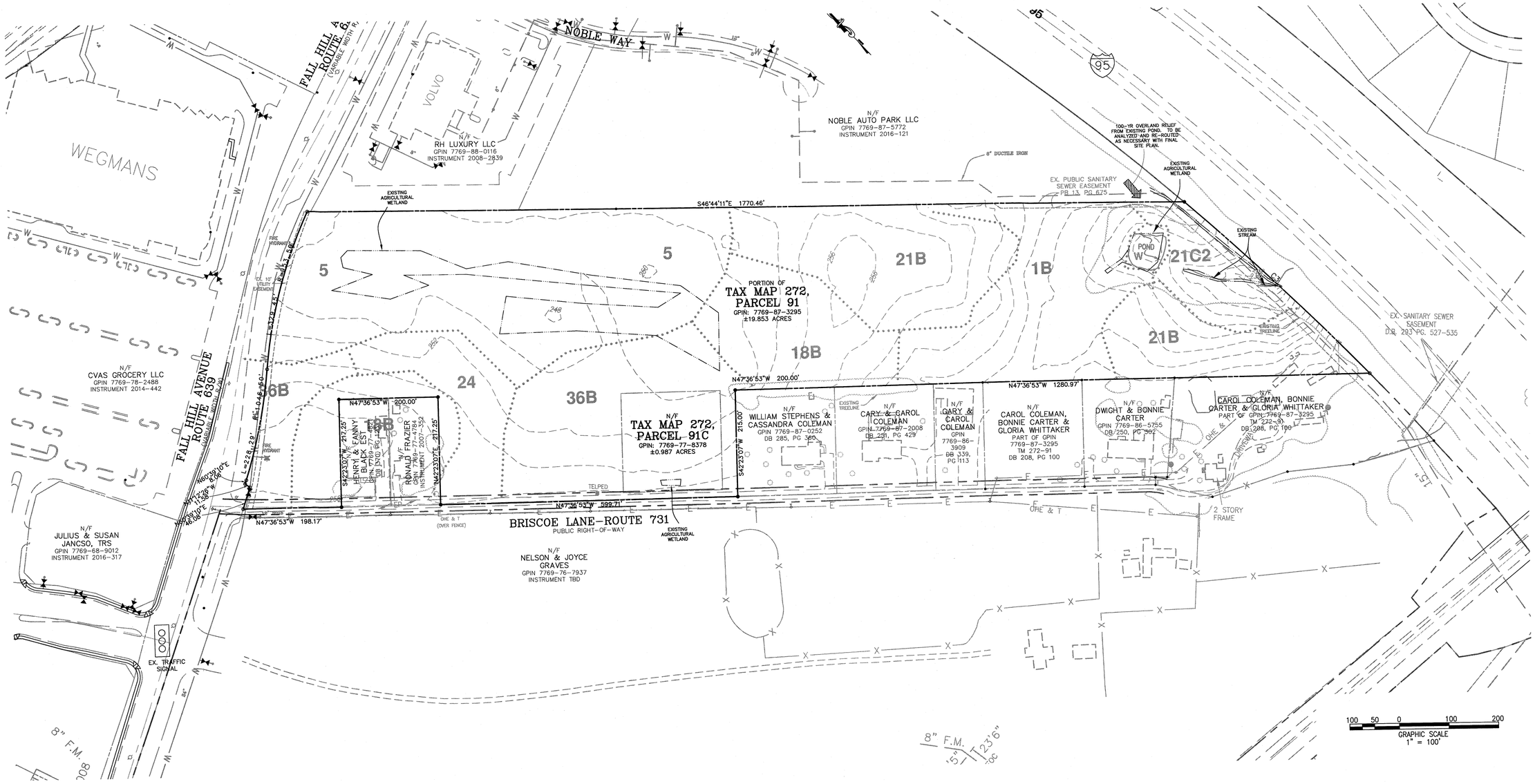
CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
10/19/16
PROFESSIONAL ENGINEER

PLAN STATUS	
03/31/16	PRE-APP SUBMISSION
06/20/16	1ST SUBMISSION
08/09/16	2ND SUBMISSION
10/11/16	ADDRESS COMMENTS
10/19/16	ADDRESS COMMENTS

DATE	DESCRIPTION	
BO/SG DESIGN	SG DRAWN	WSP CHKD
SCALE	H: 1"=100' V:	
JOB No. 9432-01-001		
DATE : MAY 2016		
FILE No. 9432-D-ZP-001		
SHEET 4 OF 8		

Cad file name : P:\9432 - Coleman Property\9432-01-001 (PLN)\Planning\Rezoning\DWGS\004-9432-D-ZP-001-SCHEMATIC PLAN.dwg



NOTES

1. WETLAND AREAS HAVE BEEN PRELIMINARILY FIELD LOCATED AND ARE DEPICTED ON THIS PLAN. THESE WETLAND AREAS ARE LOCATED ON EXISTING AGRICULTURAL LAND AND A JURISDICTIONAL DETERMINATION IS CURRENTLY BEING PROCESSED WITH THE ARMY CORPS OF ENGINEERS. PER CITY OF FREDERICKSBURG INFORMATION THE SITE HAS BEEN IDENTIFIED AS BEING WITHIN THE CHESAPEAKE BAY PRESERVATION OVERLAY DISTRICT.

2. THE PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS FOR THE CITY OF FREDERICKSBURG, VIRGINIA, COMMUNITY-PANEL NUMBER 510308 0075B.

3. THERE ARE NO KNOWN CEMETERIES OR HISTORIC SITES LOCATED ON THE SUBJECT PROPERTY.

4. THERE ARE NO SLOPES IN EXCESS OF 20 PERCENT LOCATED ON THE SUBJECT PROPERTY.

SOIL TYPES

MAP UNIT SYMBOL	MAP UNIT NAME
1B	ABELL SANDY LOAM
5	AQUULTS, CLAYEY SUBSOIL
18B	EMPORIA SANDY LOAM
21B	FACEVILLE-VARINA COMPLEX
21C2	FACEVILLE-VARINA COMPLEX
24	GOLDSBORO SANDY LOAM
36B	SAVANNAH SANDY LOAM
W	WATER

Bowman CONSULTING

Bowman Consulting Group, Ltd.
650A Nelms Circle
Fredericksburg, Virginia 22406
Phone: (540) 371-0268
Fax: (540) 371-3479
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

EX. CONDITIONS / ENVIRONMENTAL ANALYSIS PLAN
THE HAMPTONS PHASE II
GENERAL DEVELOPMENT PLAN
CITY OF FREDERICKSBURG, VIRGINIA
WARD 1

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
10/19/16
PROFESSIONAL ENGINEER

PLAN STATUS	
03/31/16	PRE-APP SUBMISSION
06/20/16	1ST SUBMISSION
08/09/16	2ND SUBMISSION
10/11/16	ADDRESS COMMENTS
10/19/16	ADDRESS COMMENTS
DATE	DESCRIPTION

BO/SG	SG	WSP
DESIGN	DRAWN	CHKD

SCALE H: 1"=100' V:

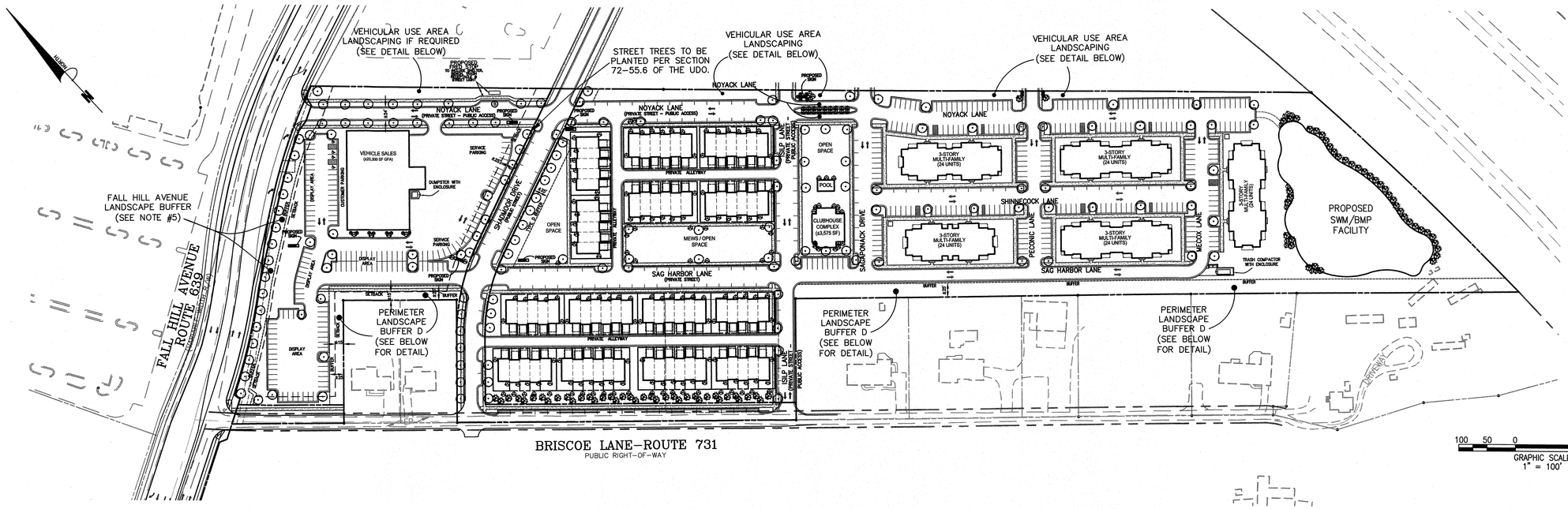
JOB No. 9432-01-001

DATE : MAY 2016

FILE No. 9432-D-ZP-001

SHEET 5 OF 8

Cad file name : P:\9432 - Coleman Property\9432-01-001 (PLN)\Planning\Rezoning\DWGS\005-9432-D-ZP-001-ENVR ASSESSMENT PLAN.dwg

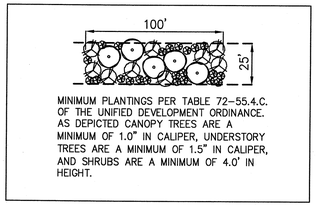


LEGEND

- STREET TREE/ DECIDUOUS TREE
- ORNAMENTAL TREE
- SHRUBS

TYPE D PERIMETER LANDSCAPE BUFFER DETAIL (TYPICAL)

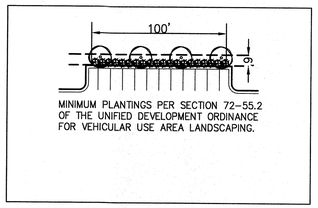
NOT TO SCALE



MINIMUM PLANTINGS PER TABLE 72-55.4.C. OF THE UNIFIED DEVELOPMENT ORDINANCE. AS DEPICTED CANOPY TREES ARE A MINIMUM OF 1.0" IN CALIPER, UNDERSTORY TREES ARE A MINIMUM OF 1.5" IN CALIPER, AND SHRUBS ARE A MINIMUM OF 4.0' IN HEIGHT.

VEHICULAR USE AREA LANDSCAPING DETAIL (TYPICAL)

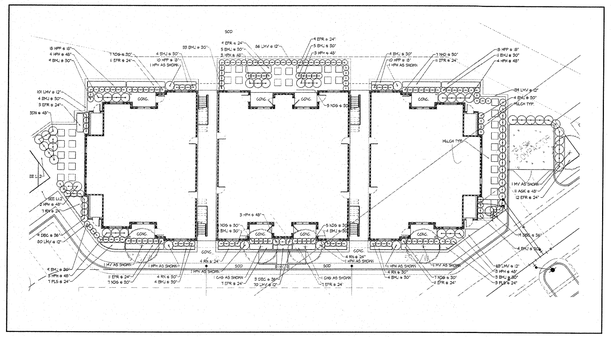
NOT TO SCALE

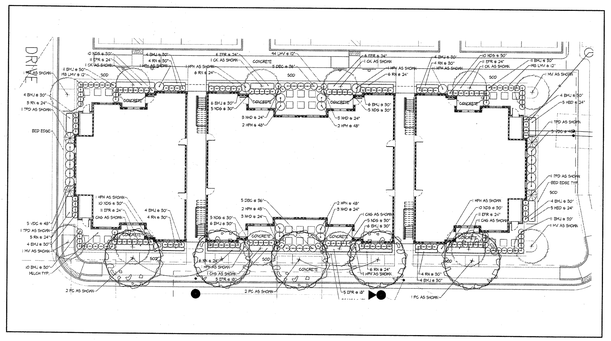


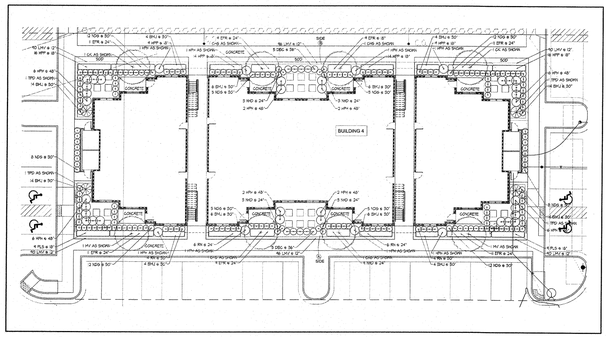
MINIMUM PLANTINGS PER SECTION 72-55.2 OF THE UNIFIED DEVELOPMENT ORDINANCE FOR VEHICULAR USE AREA LANDSCAPING.

MULTI-FAMILY LANDSCAPING (TYPICAL)

NOT TO SCALE

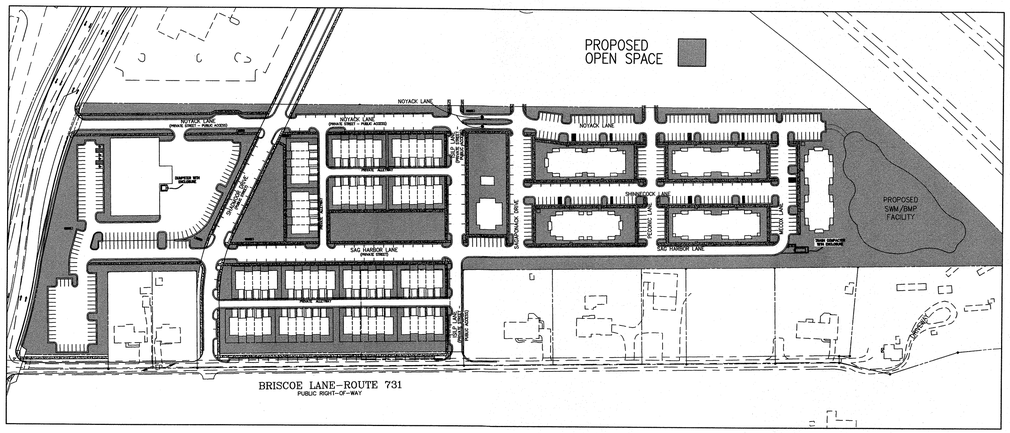






PROPOSED OPEN SPACE

NOT TO SCALE



NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO MINOR REVISION WITH FINAL ENGINEERING.
2. ALL LANDSCAPING SHALL BE PLANTED IN ACCORDANCE WITH SECTION 72-55 OF THE CITY OF FREDERICKSBURG UNIFIED DEVELOPMENT ORDINANCE (UDO); UNLESS WAIVED OR MODIFIED.
3. ALL LANDSCAPING SHALL BE MAINTAINED BY THE PROPERTY OWNER(S) IN ACCORDANCE WITH THE UDO.
4. ALL SIGNS (BUILDING AND FREE-STANDING) SHALL BE ERECTED IN ACCORDANCE WITH SECTION 72-59 OF THE UDO. MORE SPECIFICALLY, NO SIGN SHALL BE ERECTED UNTIL A SIGN DESIGN PACKAGE HAS BEEN SUBMITTED AND APPROVED BY THE DEVELOPMENT ADMINISTRATOR IN ACCORDANCE WITH SECTION 72-59.6.C. OF THE UDO. ADDITIONAL SIGNS MAY BE PROPOSED IN THE FUTURE SUBJECT TO COMPLIANCE WITH THE UDO AND AN APPROVED SIGN DESIGN PACKAGE.
5. THE FALL HILL AVENUE BUFFER SHALL BE 20 FEET WIDE AND GENERALLY CONSIST OF A MEANDERING BERM THAT SHALL BE A MINIMUM OF 2.5 FEET HIGH. LANDSCAPING SHALL CONSIST OF TREES PLANTED THIRTY (30) FEET ON CENTER WITH A MINIMUM D.B.H. OF 3.5 INCHES. IN ADDITION, FOUR (4) ORNAMENTAL SHRUBS SHALL BE PLANTED BETWEEN EACH THIRTY (30) TREE SECTION. SEE PROFFER STATEMENT FOR ADDITIONAL INFORMATION.
6. STREET TREES MEETING THE STANDARDS & REQUIREMENTS OF THE CITY'S UDO SHALL BE PROVIDED AT THE TIME OF FINAL SITE PLAN.

Bowman CONSULTING

Bowman Consulting Group, Ltd.
650A Neims Circle
Fredericksburg, Virginia 22406
Phone: (540) 371-0268
Fax: (540) 371-3479
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

LANDSCAPE & SIGNAGE PLAN
THE HAMPTONS PHASE II
GENERAL DEVELOPMENT PLAN

CITY OF FREDERICKSBURG, VIRGINIA

WARD 1

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. FYLE
Lic. No.037555
10/19/16
PROFESSIONAL ENGINEER

PLAN STATUS	
03/31/16	PRE-APP SUBMISSION
06/20/16	1ST SUBMISSION
08/09/16	2ND SUBMISSION
10/11/16	ADDRESS COMMENTS
10/19/16	ADDRESS COMMENTS

DATE	DESCRIPTION

BO/SG	SG	WSP
DESIGN	DRAWN	CHKD
SCALE	H: AS NOTED V:	

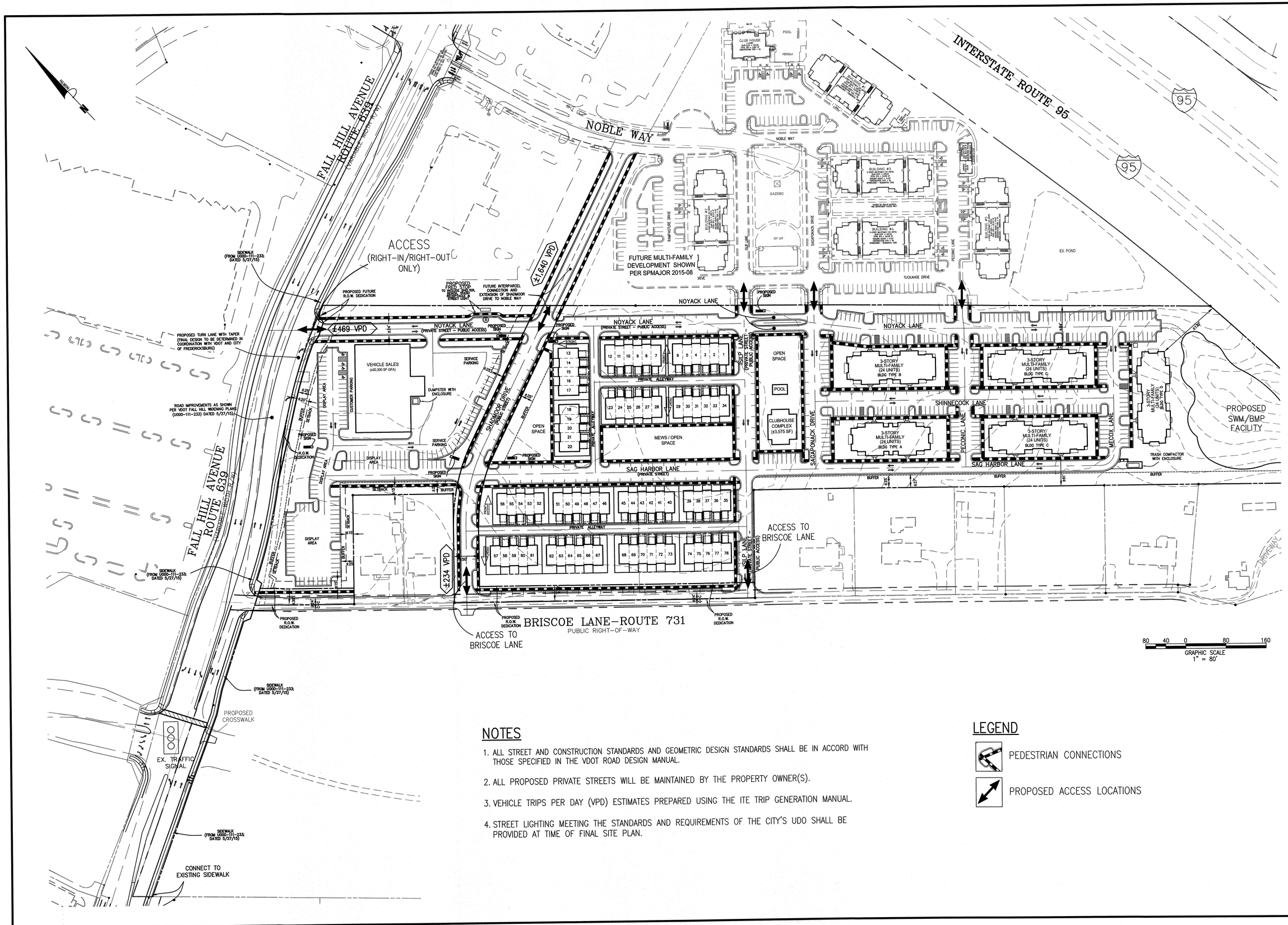
JOB No. 9432-01-001

DATE : MAY 2016

FILE No. 9432-D-ZP-001

SHEET 6 OF 8

Cad file name : P:\9432 - Coleman Property\9432-01-001 (PLN)\Planning\Rezoning\DWGS\006-9432-D-ZP-001-LS & SIGN PLAN.dwg



NOTES

1. ALL STREET AND CONSTRUCTION STANDARDS AND GEOMETRIC DESIGN STANDARDS SHALL BE IN ACCORD WITH THOSE SPECIFIED IN THE VDOT ROAD DESIGN MANUAL.
2. ALL PROPOSED PRIVATE STREETS WILL BE MAINTAINED BY THE PROPERTY OWNER(S).
3. VEHICLE TRIPS PER DAY (VPD) ESTIMATES PREPARED USING THE ITE TRIP GENERATION MANUAL.
4. STREET LIGHTING MEETING THE STANDARDS AND REQUIREMENTS OF THE CITY'S UDO SHALL BE PROVIDED AT TIME OF FINAL SITE PLAN.

LEGEND

PEDESTRIAN CONNECTIONS

PROPOSED ACCESS LOCATIONS

Bowman CONSULTING

Bowman Consulting Group, Ltd.
650A Neims Circle
Fredericksburg, Virginia 22406

Phone: (540) 371-0268
Fax: (540) 371-3479
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

TRANSPORTATION ANALYSIS & PEDESTRIAN PLAN
THE HAMPTONS PHASE II
GENERAL DEVELOPMENT PLAN

CITY OF FREDERICKSBURG, VIRGINIA

WARD 1

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
10/19/16
PROFESSIONAL ENGINEER

PLAN STATUS	
03/31/16	PRE-APP SUBMISSION
06/20/16	1ST SUBMISSION
08/09/16	2ND SUBMISSION
10/11/16	ADDRESS COMMENTS
10/19/16	ADDRESS COMMENTS

DATE	DESCRIPTION

BO/SG	SG	WSP
DESIGN	DRAWN	CHKD

SCALE H: 1"=80' V:

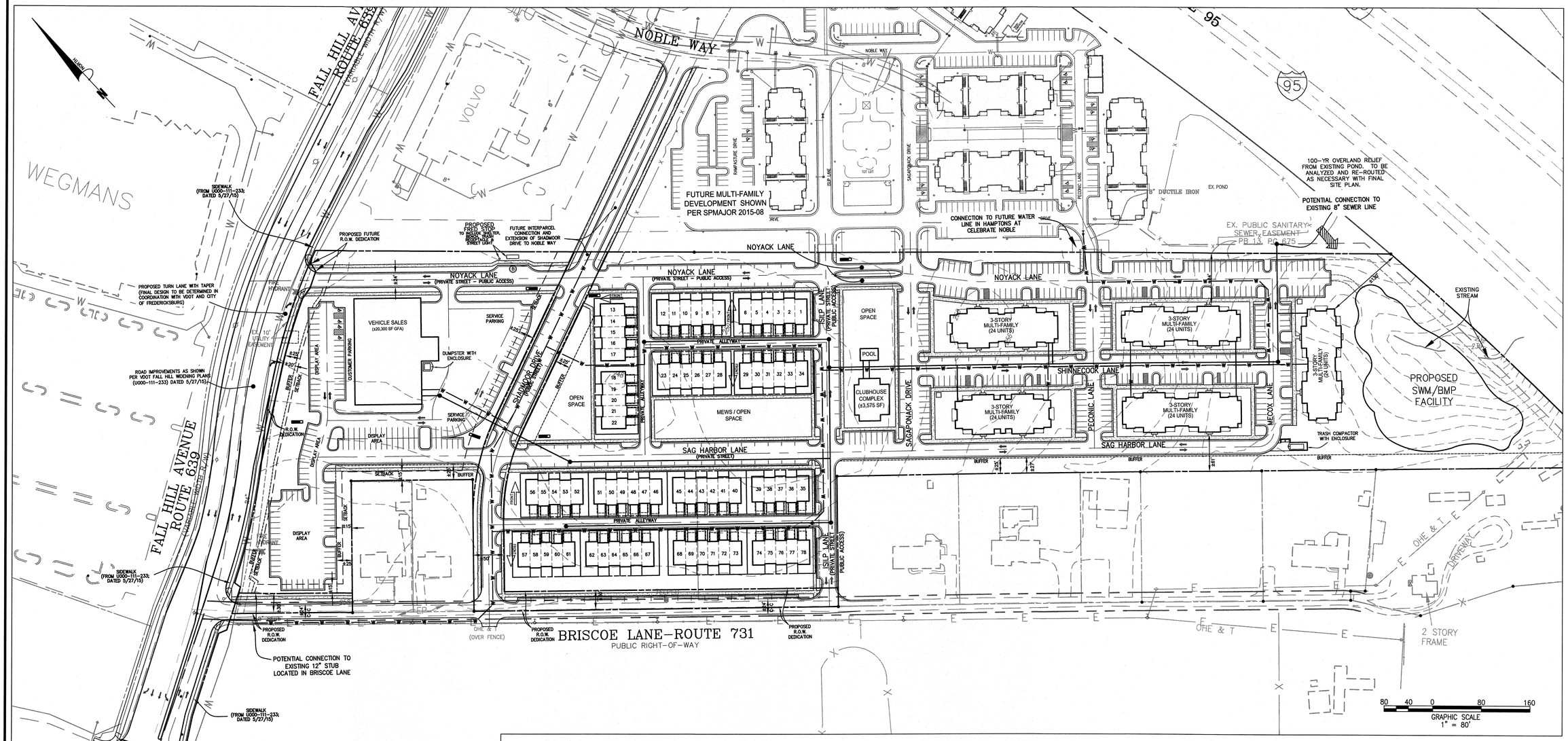
JOB No. 9432-01-001

DATE : MAY 2016

FILE No. 9432-D-ZP-001

SHEET 7 OF 8

Cad file name : P:\9432 - Coleman Property\9432-01-001 (PLN)\Planning\Rezoning\DWGS\007-9432-D-ZP-001-TRANS ANALYSIS & PED PLAN.dwg



NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS INTENDED TO DEMONSTRATE A POTENTIAL SEWER AND WATER UTILITY LAYOUT. REVISION TO THIS PLAN MAY BE REQUIRED WITH FINAL ENGINEERING.
2. ALL UTILITY CONSTRUCTION STANDARDS AND GEOMETRIC DESIGN STANDARDS SHALL BE IN ACCORD WITH THOSE SPECIFIED BY THE CITY OF FREDERICKSBURG.
3. THE PROPOSED DEVELOPMENT IS NOT ANTICIPATED TO HAVE A SIGNIFICANT IMPACT ON THE PUBLIC WATER SYSTEM. THE POTENTIAL CONNECTIONS WILL IMPROVE SYSTEM PRESSURE AND REDUNDANCY.
4. THE PROPOSED DEVELOPMENT IS NOT ANTICIPATED TO HAVE A SIGNIFICANT IMPACT ON THE PUBLIC SANITARY SEWER SYSTEM. THE PROJECT WILL CONNECT TO AN EXISTING 8" SEWER MAIN LOCATED ALONG THE PROPERTY'S SOUTHERN BOUNDARY AND THEN TIE INTO AN EXISTING 15" SEWER MAIN. ADDITIONAL STUDY MAY BE REQUIRED TO ASCERTAIN THE ADEQUACY OF CAPACITY AND OUTFALL.
5. STORMWATER AND BMP DESIGN WILL BE IN ACCORDANCE WITH ALL STATE AND CITY REQUIREMENTS. A POTENTIAL STORM POND IS PROPOSED NEXT TO THE INTERSTATE 95 RIGHT-OF-WAY. THIS FACILITY WILL SERVE THE SITE AND STORMWATER GENERATED FROM FALL HILL AVENUE. COORDINATION WITH VDOT WILL BE NECESSARY AS FINAL PLANS ARE COMPLETED FOR THE IMPROVEMENTS TO FALL HALL AVENUE. ALL NECESSARY BMP TREATMENT OF STORMWATER SHALL OCCUR ON THE SUBJECT PROPERTY.
6. SEE THE APPLICATION NARRATIVE FOR FURTHER DISCUSSION OF IMPACTS TO PUBLIC FACILITIES.

LEGEND

PROPOSED WATERLINES

PROPOSED SEWER LINES / MANHOLES

Bowman CONSULTING

Bowman Consulting Group, Ltd.
650A Mettris Circle
Fredericksburg, Virginia 22406
Phone: (540) 371-0268
Fax: (540) 371-3479
www.bowmanconsulting.com
© Bowman Consulting Group, Ltd.

PUBLIC FACILITIES ASSESSMENT PLAN
THE HAMPTONS II
GENERAL DEVELOPMENT PLAN

CITY OF FREDERICKSBURG, VIRGINIA

WARD 1

CITY PROJECT NUMBER

COMMONWEALTH OF VIRGINIA
WILLIAM S. PYLE
Lic. No.037555
10/19/16
PROFESSIONAL ENGINEER

PLAN STATUS	
03/31/16	PRE-APP SUBMISSION
06/20/16	1ST SUBMISSION
08/09/16	2ND SUBMISSION
10/11/16	ADDRESS COMMENTS
10/19/16	ADDRESS COMMENTS

DATE	DESCRIPTION	
BO/SG DESIGN	SG DRAWN	WSP CHKD
SCALE	H: N/A V:	

JOB No. 9432-01-001

DATE : MAY 2016

FILE No. 9432-D-ZP-001

SHEET 8 OF 8

Cad file name : P:\9432 - Coleman Property\9432-01-001 (PLN)\Planning\Rezoning\DWGS\008-9432-D-ZP-001-PUBLIC FACILITIES ASSESSMENT PLAN.dwg

EXHIBIT B

ELEVATIONS

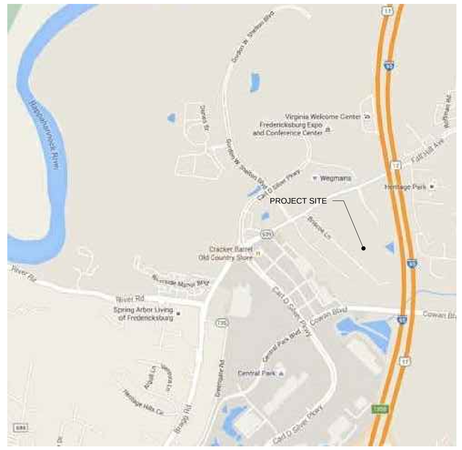
7978182-1 013680.02753

THE HAMPTONS PHASE II

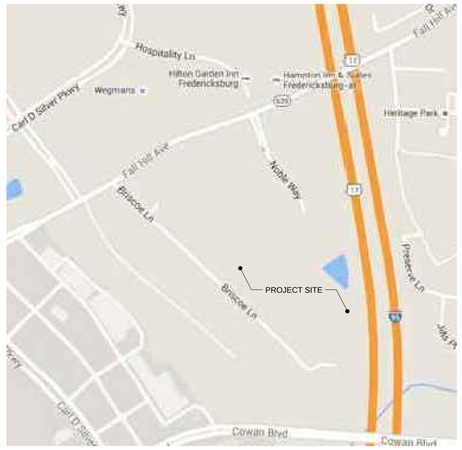
FREDERICKSBURG, VIRGINIA

REZONING APPLICATION
06.17.16

VICINITY MAP



LOCATION MAP



ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE	FRT	FIRE RETARDANT TREATED	PROJ	PROJECTED (ION)
AD	AREA DRAIN	FUR	FURRING	PT	POINT
ADD	ADDENDUM	FV	FIELD VERIFY	PTD	PAINTED
ADH	ADHESIVE	FVC	FIRE VALVE CABINET	PTN	PARTITION
ADJ	ADJACENT	GA	GAUGE, GAGE	PLYWD	PLYWOOD
AFF	ABOVE FINISH FLOOR	GALV	GALVANIZED		
ALT	ALTERNATE	GL	GLASS	QT	QUARRY TILE
ALUM	ALUMINUM	GEN	GENERATOR		
ARCH	ARCHITECT(URAL)	GWB	GYPSUM WALL BOARD	R	RISER
ASPH	ASPHALT			RAD	RADIUS
		H	HEIGHT, HIGH	RB	RUBBER BASE
BD	BOARD	HC	HOLLOW CORE	RD	ROOF DRAIN
BLDG	BUILDING	HDCP	HANDICAP	REF	REFERENCE
BTWN	BETWEEN	HM	HOLLOW METAL	REINF	REINFORCE (D) (ING)
BLK	BLOCK(ING)	HORZ	HORIZONTAL	REQ'D	REQUIRED
BM	BEAM	HR	HOUR	RES	RESILIENT
BOC	BOTTOM OF CABINET	H&V	HORIZONTAL & VERTICAL	REV	REVISION
				RH	RIGHT HAND
CG	CORNER GUARD	ID	INSIDE DIAMETER	RM	ROOM
CJ	CONSTRUCTION JOINT	INCL	INCLUDE (D) (ING)	RO	ROUGH OPENING
CL	CLOSET	INSUL	INSULATION		
CLG	CEILING	INT	INTERIOR	SAB	SOUND ATTENUATION BLANKET
CLR	CLEAR			SAFB	SOUND ATTENUATION FIRE BLANKET
CMU	CONCRETE MASONRY UNIT	JC	JANITOR'S CLOSET		
CO	CLEAR OPENING	JT	JOINT	SC	SOLID CORE
COL	COLUMN			SCHD	SCHEDULE
COMB	COMBINATION	KD	KNOCK DOWN	SCPLAM	SOLID CORE PLASTIC LAMINATE
CONC	CONCRETE	KIT	KITCHEN	SCW	SOLID CORE WOOD
CONF	CONFERENCE	KO	KNOCK OUT	SF	SQUARE FEET
CONST	CONSTRUCTION			SH	SHELF, SHELVING
CONT	CONTINUOUS	LAM	LAMINATE	SHT	SHEET
CONTR	CONTRACTOR	LAV	LAVATORY	SIM	SIMILAR
COORD	COORDINATE	LBL	LABEL	SN	SANITARY NAPKIN DISPOSAL
CPT	CARPET	LG	LENGTH	SND	SANITARY NAPKIN DISPENSER
CR	CARD READER	LH	LEFT HAND	SPEC	SPECIFICATION, SPECIFIED
CT	CERAMIC TILE	LOC	LOCATION	SQ	SQUARE
CTR	CENTER	LT	LIGHT	SS	STAINLESS STEEL
				STD	STANDARD
DBL	DOUBLE	MACH	MACHINE	STL	STEEL
DEMO	DEMOLITION	MAT	MATERIAL	STOR	STORAGE
DEFS	DIRECT APPLIED EXTERIOR FINISH SYSTEM	MAX	MAXIMUM	STRUCT	STRUCTURE
		MECH	MECHANICAL	SUSP	SUSPENDED
DIAG	DIAGONAL	MIN	MINIMUM	SYS	SYSTEM
DIA	DIAMETER	MISC	MISCELLANEOUS		
DIM	DIMENSION	MFR	MANUFACTURER	T	TREAD
DISP	DISPENSER	MO	MASONRY OPENING	TBD	TO BE DETERMINED
DIV	DIVISION	MOV	MOVABLE	TD	TRENCH DRAIN
DF	DRINKING FOUNTAIN	MUL	MULLION	TEL	TELEPHONE
DN	DOWN	MT	MARBLE TILE	TERR	TERRAZZO
DO	DOOR OPENING	MTL	METAL	T&G	TONGUE AND GROOVE
DR	DOOR	MTD	MOUNTED	THK	THICK (NESS)
DS	DOWN SPOUT			THRES	THRESHOLD
DTL	DETAIL	N	NEW	TO	TOP OF
DWG (S)	DRAWING(S)	N/A	NOT APPLICABLE	TOIL	TOILET
		NIC	NOT IN CONTRACT	TOS	TOP OF STEEL
EA	EACH	NO	NUMBER	TPD	TOILET PAPER DISPENSER
EIFS	EXTERIOR INSULATION FINISH SYSTEM	NOM	NOMINAL	TRANS	TRANSFORMER
		NTS	NOT TO SCALE	TS	TOP OF SHELF
ELEC	ELECTRICAL			TYP	TYPICAL
ELEV	ELEVATOR	OA	OVERALL / OUTSIDE AIR		
EJ	EXPANSION JOINT	OC	ON CENTER	UC	UNDERCUT
ENCL	ENCLOSE (URE)	OD	OUTSIDE DIAMETER	UNF	UNFINISHED
EQ	EQUAL	OFF	OFFICE	UON	UNLESS OTHERWISE NOTED
EWC	ELECTRIC WATER COOLER	OH	OVERHEAD		
EXG	EXISTING	OPG	OPENING	VB	VINYL BASE
EXP	EXPOSED	OPP	OPPOSITE	VCT	VINYL COMPOSITION TILE
EXT	EXTERIOR			VERT	VERTICAL
		PBD	PARTICLE BOARD	VWC	VINYL WALL COVERING
FA	FIRE ALARM	PC	PRECAST CONCRETE		
FD	FLOOR DRAIN	PERF	PERFORATED	W	WIDTH, WITH
FE	FIRE EXTINGUISHER	PREFIN	PRE-FINISHED	W/O	WITHOUT
FEC	FIRE EXTINGUISHER CABINET	PLAM	PLASTIC LAMINATE	WC	WALL COVERING,
FF	FINISHED FLOOR	PLAS	PLASTER	WC	WATER CLOSET
FHC	FIRE HOSE CABINET	PLUM	PLUMBING	WD	WOOD
FIN	FINISH (ED)	PNL	PANEL	WP	WATERPROOFING
FLR	FLOOR (ING)	PR	PAIR	WR	WATER RESISTANT
FO	FLOOR OUTLET				
FR	FIRE RATED (ING)				

ARCHITECTURAL SYMBOLS

1 / A101	ELEVATION REFERENCE ELEVATION NUMBER INDICATES DRAWING SHEET ON WHICH ELEVATION IS SHOWN
A / A101	INTERIOR ELEVATION REFERENCE ELEVATION LETTER INDICATES DRAWING SHEET ON WHICH ELEVATION IS SHOWN
1 / A101	SECTION OR DETAIL REFERENCE ELEVATION NUMBER INDICATES DRAWING SHEET ON WHICH ELEVATION IS SHOWN
ROOM NAME	
X	ROOM NUMBER TAG
1	REVISION NUMBER
1	DRAWING NOTE
A	WALL TAG
1	DOOR NUMBER
X	WINDOW NUMBER
X	EQUIP. NUMBER
0'-0"	ELEV. MARKER
	SPOT ELEVATION

MATERIAL GRAPHIC

EARTH	FINISHED WOOD
GRANULAR FILL	PLYWOOD
POURED CONCRETE	RIGID INSULATION
CONCRETE BLOCK	BATT INSULATION
FACE BRICK	GYPSUM BOARD
STEEL	NATURAL STONE
ROUGH WOOD	

GENERAL NOTES

1. UNLESS INDICATED OTHERWISE, ALL NOTES, DETAILS AND FEATURES DRAWN AS APPLICABLE FOR ONE CONDITION SHALL BE APPLICABLE TO SIMILAR CONDITIONS WHETHER OR NOT IT IS SPECIFICALLY INDICATED OR NOTED.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL HAVE ALL DISCREPANCIES BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. THE CONTRACTOR SHALL BEAR ALL RESPONSIBILITY FOR CORRECTIVE ACTION DUE TO THE CONTRACTOR'S FAILURE TO COORDINATE THE WORK.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF COLUMNS, FACE OF STUDS, OR FACE OF MASONRY, UNLESS OTHERWISE INDICATED.
5. THE CONTRACTOR SHALL COMPLY WITH CURRENT APPLICABLE CODES, ORDINANCES, LAWS, AND OTHER LEGAL REQUIREMENTS OF THE PUBLIC AUTHORITIES HAVING JURISDICTION.
6. PROVIDE ALL FIRE BLOCKING AND DRAFT STOPPING AS REQUIRED BY CODE AND LOCAL AUTHORITIES HAVING JURISDICTION.

PROJECT DIRECTORY

CLIENT CONTACT
RICHARD COUNSELMAN
ST. PAUL'S APARTMENTS
S.L. NUSBAUM REALTY CO.
440 MONTICELLO AVE. SUITE 1700
NORFOLK, VIRGINIA 23510
757.640.2299
rcounselman@slnusbaum.com

PROJECT ARCHITECT
PROJECT MANAGER
THOMAS F SMITH, AIA
JENNIFER YOUNG, ASSOC. AIA
TS3 ARCHITECTS PC
1789 LONDON BRIDGE ROAD, SUITE 201
VIRGINIA BEACH, VA 23453
757.689.2699
jennifer.young@ts3architects.com

DRAWING INDEX

		REZONING APPLICATION 06.17.16
GENERAL		
G001	TITLE SHEET	■
ARCHITECTURAL DRAWINGS		
AD101	BUILDING TYPE D - FIRST FLOOR PLAN	■
AE101	BUILDING TYPE E - FIRST FLOOR PLAN	■
AF101	BUILDING TYPE F - FIRST FLOOR PLAN	■
AH101	BUILDING TYPE H - FIRST FLOOR PLAN	■
AD201	BUILDING TYPE D - ELEVATIONS	■
AE201	BUILDING TYPE E - ELEVATIONS	■
AF201	BUILDING TYPE F - ELEVATIONS	■
AH201	BUILDING TYPE H - ELEVATIONS	■

TS3 ARCHITECTS•PC

CONSULTANTS

1789 LONDON BRIDGE ROAD
SUITE 201
VIRGINIA BEACH, VIRGINIA
23453
www.ts3architects.com
757.689.2699

TS3 ARCHITECTS PC © 2016

VIRGINIA CORPORATION NO.
405001837

REVISIONS / SUBMISSIONS

PROJECT TITLE
THE HAMPTONS
PHASE II

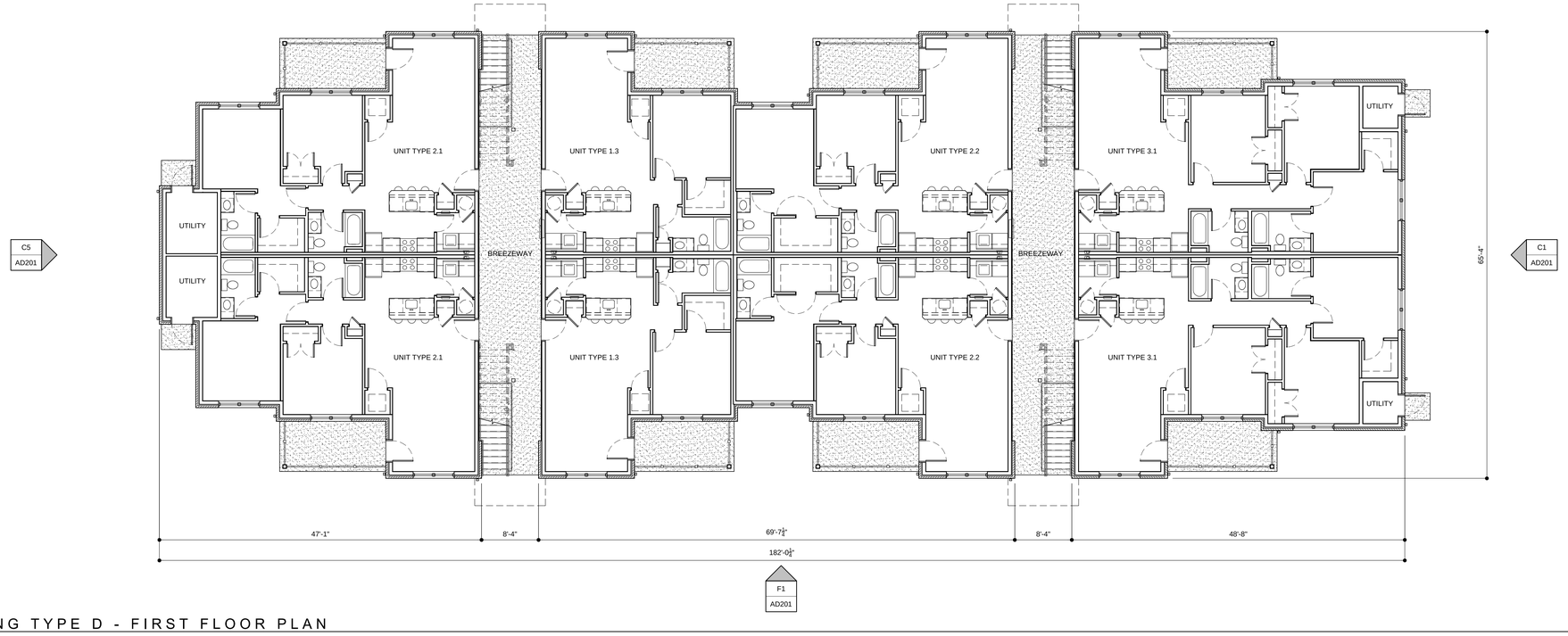
PROJECT NUMBER
TS316041.00

CONTRACT DRAWING DATE
JUNE 17, 2016

DRAWING TITLE
TITLE SHEET

DRAWING NUMBER
G001

SHEET 1 OF



BUILDING TYPE D - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

TS3 ARCHITECTS•PC

CONSULTANTS

1789 LONDON BRIDGE ROAD
SUITE 201
VIRGINIA BEACH, VIRGINIA
23453
www.ts3architects.com
757.689.2699

TS3 ARCHITECTS PC © 2016

VIRGINIA CORPORATION NO.
405001837

REVISIONS / SUBMISSIONS

PROJECT TITLE
THE HAMPTONS
PHASE II

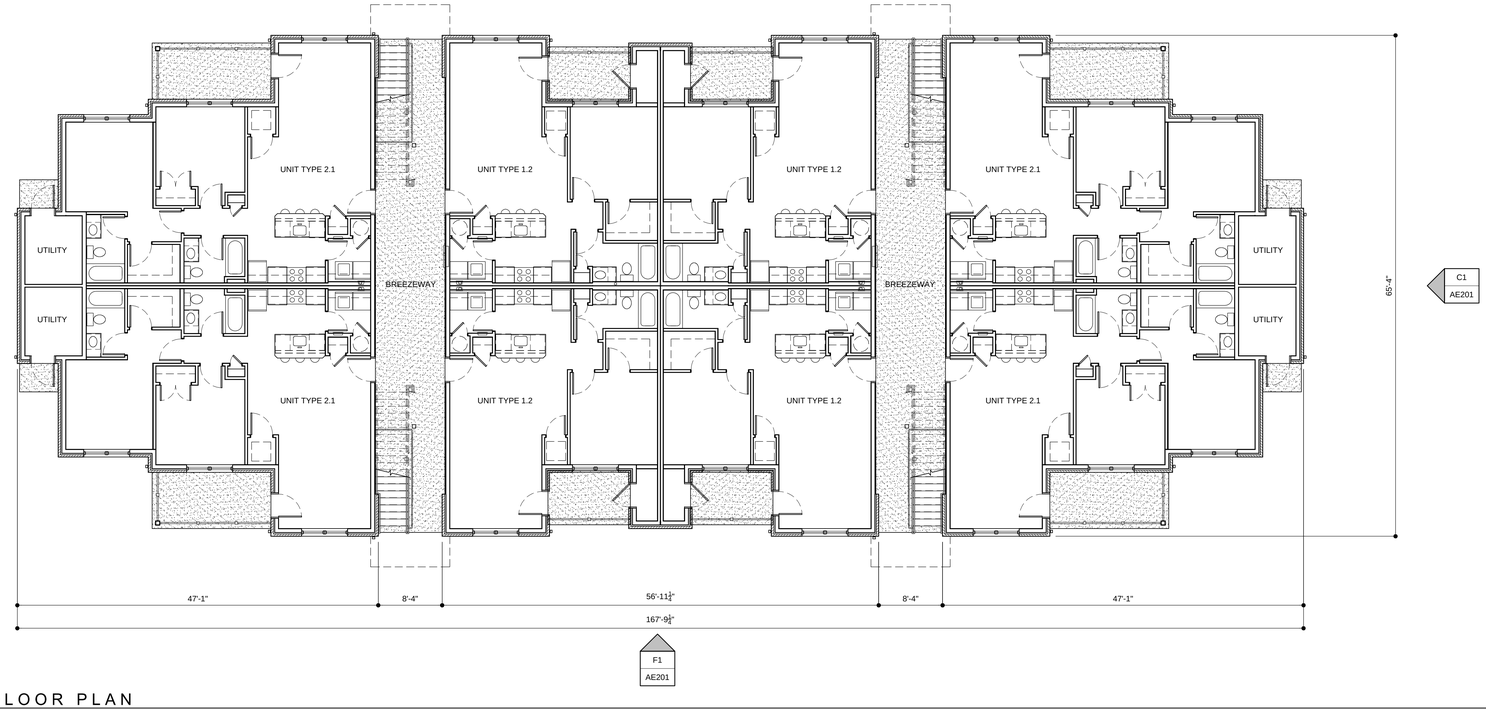
PROJECT NUMBER
TS316041.00

CONTRACT DRAWING DATE
JUNE 17, 2016

DRAWING TITLE
BUILDING TYPE D -
FIRST FLOOR PLAN

DRAWING NUMBER
AD101

SHEET 1 OF



BUILDING TYPE E - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

TS3 ARCHITECTS•PC

CONSULTANTS

1789 LONDON BRIDGE ROAD
SUITE 201
VIRGINIA BEACH, VIRGINIA
23453
www.ts3architects.com
757.689.2699

TS3 ARCHITECTS PC © 2016

VIRGINIA CORPORATION NO.
405001837

REVISIONS / SUBMISSIONS

PROJECT TITLE
THE HAMPTONS
PHASE II

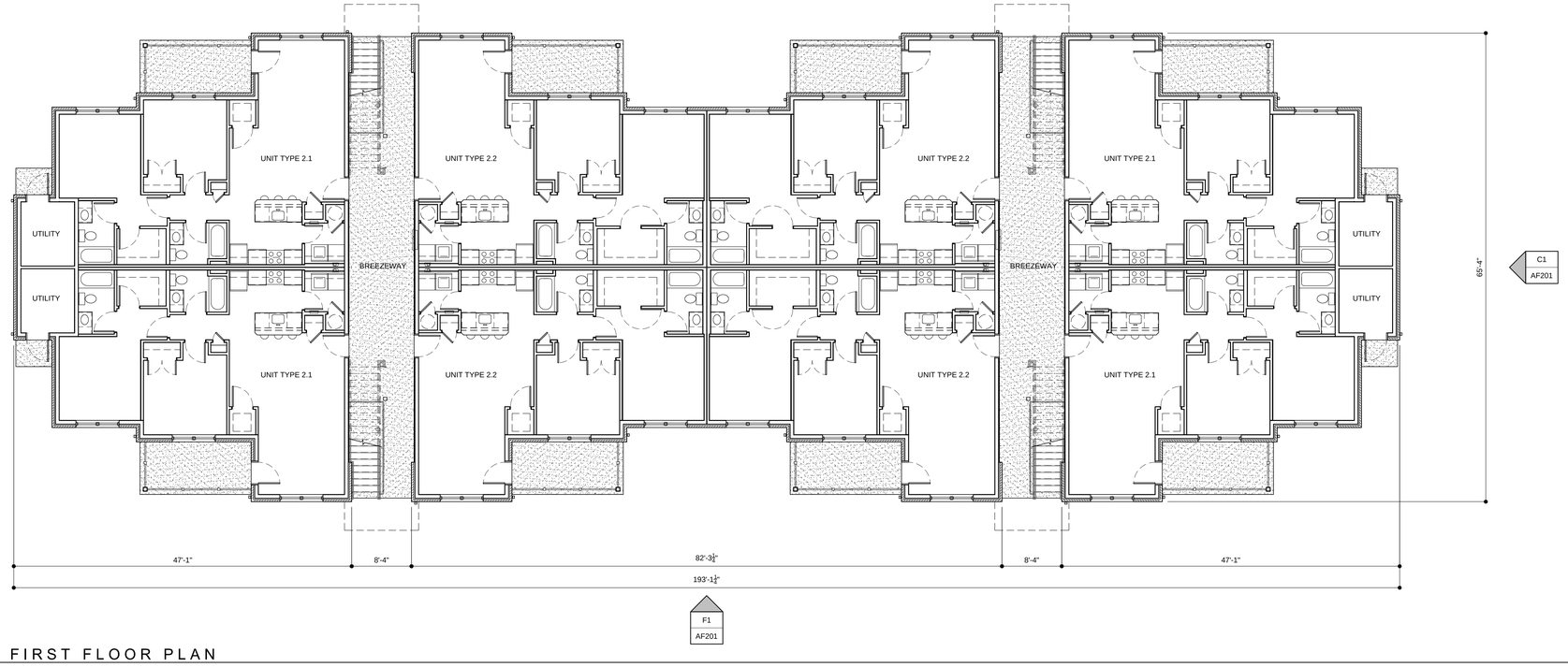
PROJECT NUMBER
TS316041.00

CONTRACT DRAWING DATE
JUNE 17, 2016

DRAWING TITLE
BUILDING TYPE E -
FIRST FLOOR PLAN

DRAWING NUMBER
AE101

SHEET 1 OF



BUILDING TYPE F - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

TS3 ARCHITECTS•PC

CONSULTANTS

1789 LONDON BRIDGE ROAD
SUITE 201
VIRGINIA BEACH, VIRGINIA
23453
www.ts3architects.com
757.689.2699

TS3 ARCHITECTS PC © 2016

VIRGINIA CORPORATION NO.
405001837

REVISIONS / SUBMISSIONS

PROJECT TITLE
THE HAMPTONS
PHASE II

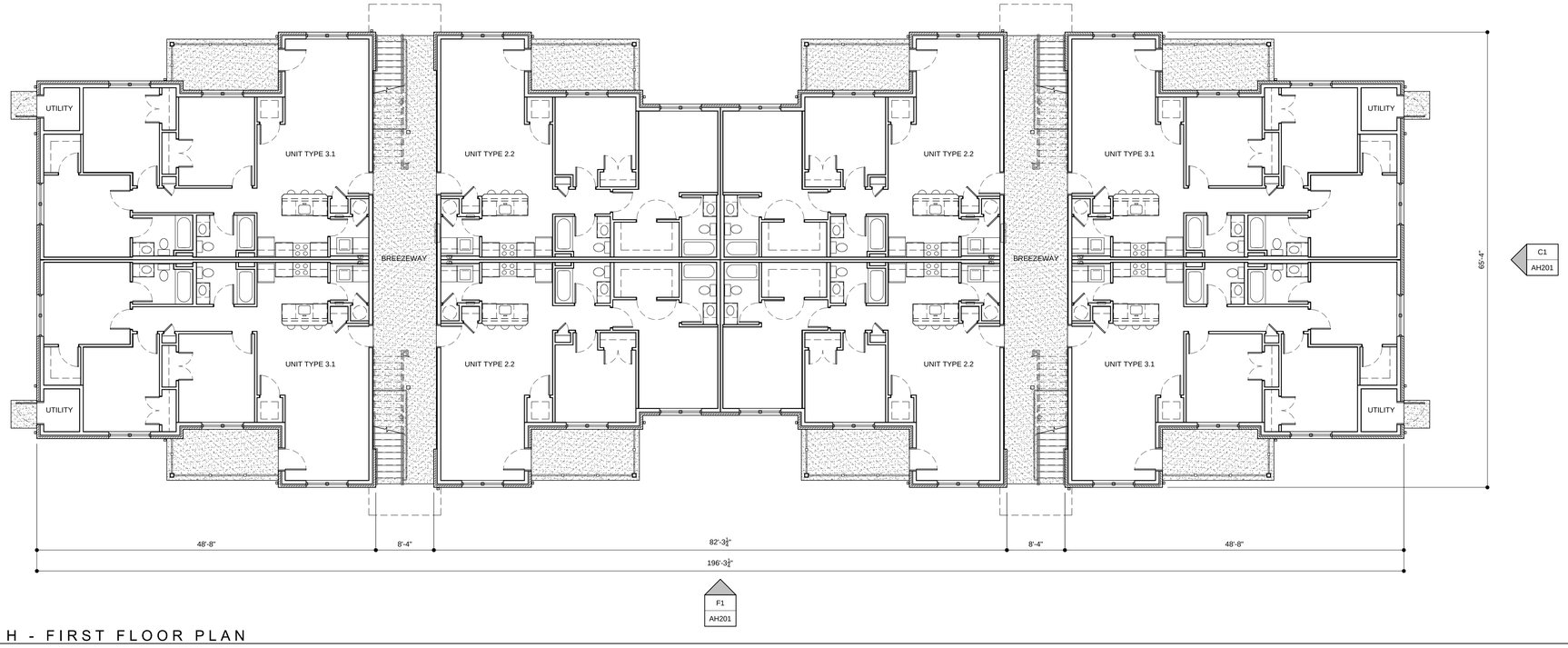
PROJECT NUMBER
TS316041.00

CONTRACT DRAWING DATE
JUNE 17, 2016

DRAWING TITLE
BUILDING TYPE F -
FIRST FLOOR PLAN

DRAWING NUMBER
AF101

SHEET 1 OF



BUILDING TYPE H - FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

TS3 ARCHITECTS•PC

CONSULTANTS

1789 LONDON BRIDGE ROAD
SUITE 201
VIRGINIA BEACH, VIRGINIA
23453
www.ts3architects.com
757.689.2699

TS3 ARCHITECTS PC © 2016

VIRGINIA CORPORATION NO.
405001837

REVISIONS / SUBMISSIONS

PROJECT TITLE
THE HAMPTONS
PHASE II

PROJECT NUMBER
TS316041.00

CONTRACT DRAWING DATE
JUNE 17, 2016

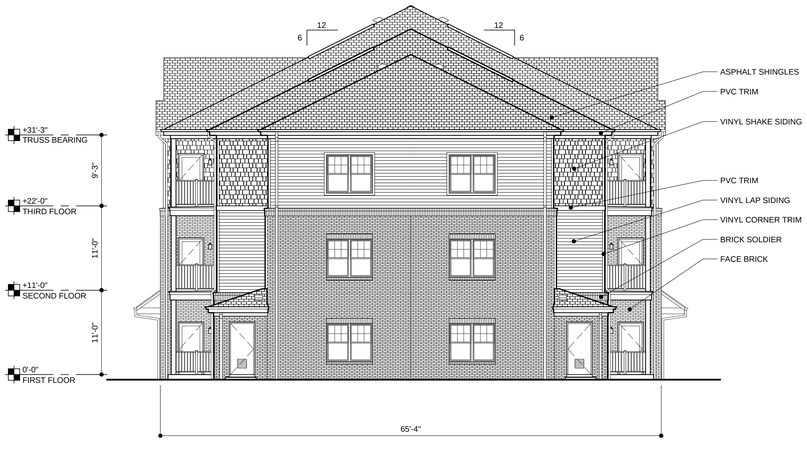
DRAWING TITLE
BUILDING TYPE H -
FIRST FLOOR PLAN

DRAWING NUMBER
AH101

SHEET 1 OF

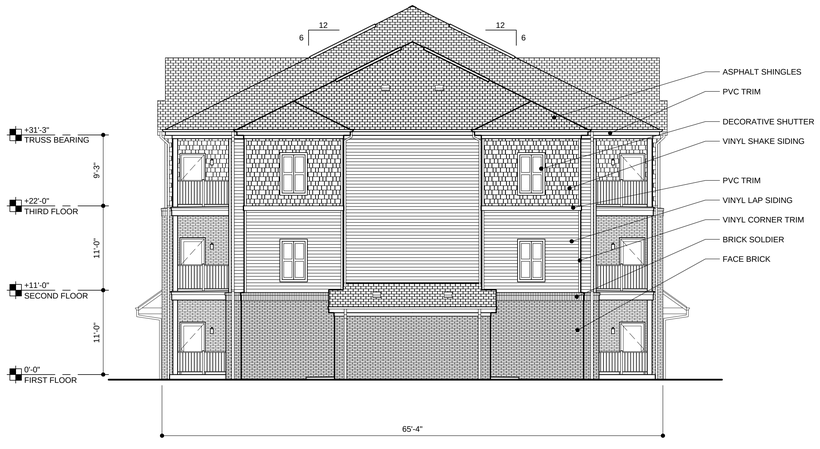
F1 AD201 BUILDING TYPE D - EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



C1 AD201 BUILDING TYPE D - EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



C5 AD201 BUILDING TYPE D - EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

TS3 ARCHITECTS•PC

1789 LONDON BRIDGE ROAD
SUITE 201
VIRGINIA BEACH, VIRGINIA
23453
www.ts3architects.com
757.689.2699

TS3 ARCHITECTS PC © 2016

VIRGINIA CORPORATION NO.
405001837

CONSULTANTS

REVISIONS / SUBMISSIONS

PROJECT TITLE
THE HAMPTONS
PHASE II

PROJECT NUMBER
TS316041.00

CONTRACT DRAWING DATE
JUNE 17, 2016

DRAWING TITLE
BUILDING TYPE D - ELEVATIONS

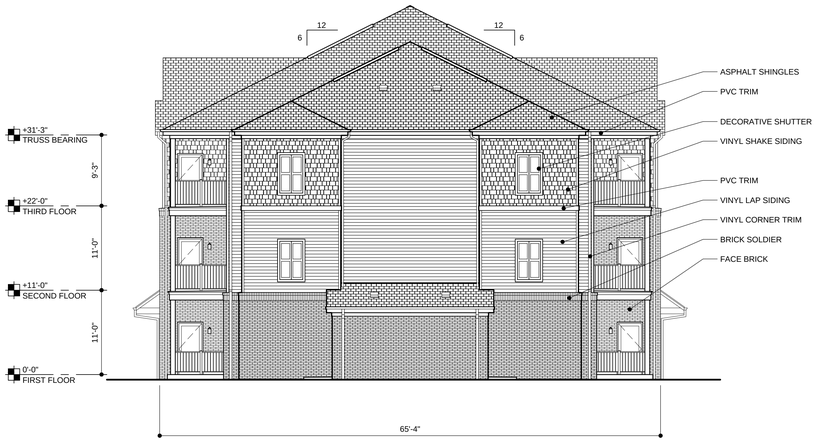
DRAWING NUMBER
AD201

SHEET 1 OF

F1
AE201

BUILDING TYPE E - EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



C1
AE201

BUILDING TYPE E - EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

TS3 ARCHITECTS•PC

CONSULTANTS

1789 LONDON BRIDGE ROAD
SUITE 201
VIRGINIA BEACH, VIRGINIA
23453
www.ts3architects.com
757.689.2699

TS3 ARCHITECTS PC © 2016

VIRGINIA CORPORATION NO.
405001837

REVISIONS / SUBMISSIONS

PROJECT TITLE
THE HAMPTONS
PHASE II

PROJECT NUMBER
TS316041.00

CONTRACT DRAWING DATE
JUNE 17, 2016

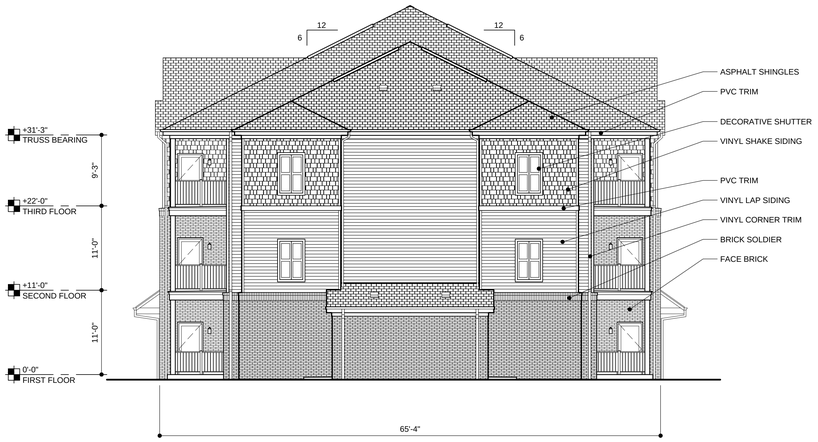
DRAWING TITLE
BUILDING TYPE E - ELEVATIONS

DRAWING NUMBER
AE201

SHEET 1 OF

F1 AF201 BUILDING TYPE F - EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



C1 AF201 BUILDING TYPE F - EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

TS3 ARCHITECTS•PC

1789 LONDON BRIDGE ROAD
SUITE 201
VIRGINIA BEACH, VIRGINIA
23453
www.ts3architects.com
757.689.2699

TS3 ARCHITECTS PC © 2016

VIRGINIA CORPORATION NO.
405001837

CONSULTANTS

REVISIONS / SUBMISSIONS

PROJECT TITLE
THE HAMPTONS
PHASE II

PROJECT NUMBER
TS316041.00

CONTRACT DRAWING DATE
JUNE 17, 2016

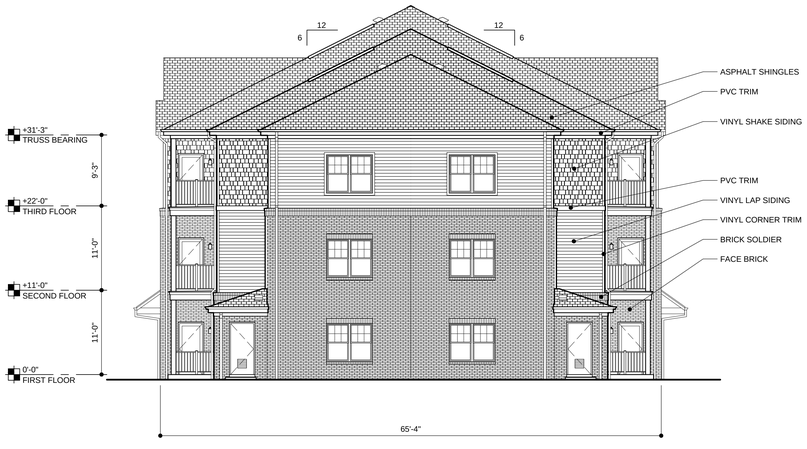
DRAWING TITLE
BUILDING TYPE F - ELEVATIONS

DRAWING NUMBER
AF201

SHEET 1 OF

F1 / AH201 BUILDING TYPE H - EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



C1 / AH201 BUILDING TYPE H - EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

TS3 ARCHITECTS•PC

CONSULTANTS

1789 LONDON BRIDGE ROAD
SUITE 201
VIRGINIA BEACH, VIRGINIA
23453
www.ts3architects.com
757.689.2699

TS3 ARCHITECTS PC © 2016

VIRGINIA CORPORATION NO.
405001837

REVISIONS / SUBMISSIONS

PROJECT TITLE
THE HAMPTONS
PHASE II

PROJECT NUMBER
TS316041.00

CONTRACT DRAWING DATE
JUNE 17, 2016

DRAWING TITLE
BUILDING TYPE H - ELEVATIONS

DRAWING NUMBER
AH201

SHEET 1 OF

The Hamptons- Phase II
Fredericksburg, VA
06.17.16

S.L. NUSBAUM Realty Co.

TS3 ARCHITECTS • PC

TS316041.00

The Hamptons- Phase II
Fredericksburg, VA
06.17.16

HUBER
MOTOR CARS

October 27, 2016

Honorable Mayor Katherine Greenlaw
City of Fredericksburg, Virginia
PO Box 7447
Fredericksburg, VA 22404

Re: Support for RZ2016-03-Hamptons at Family, L.P.
Hamptons Phase II, Mixed Use Project

Mayor Greenlaw,

I hope this finds you well. The purpose of this letter to express my support for the above referenced rezoning case. As you may be aware, we have been working with the applicant to develop a potential third car dealership adjacent to our Huber Volvo location. We are excited about the potential for this new dealership, and the City's approval of this application will be beneficial to this cause.

I thank you for your time and attention to this matter and happy to further discuss at your convenience.

Very truly,

Clay Huber
President
Huber Motor Cars

cc: Hamptons at Family, L.P.

8322957-1 013680.02753

Wegmans
POST OFFICE BOX 30844
ROCHESTER, NEW YORK 14603-0844

November 3, 2016

Honorable Mayor Katherine Greenlaw
City of Fredericksburg, Virginia
PO Box 7447
Fredericksburg, VA 22404

Re: Support for RZ2016-03-Hamptons at Family, L.P.
Hamptons Phase II, Mixed Use Project

Mayor Greenlaw,

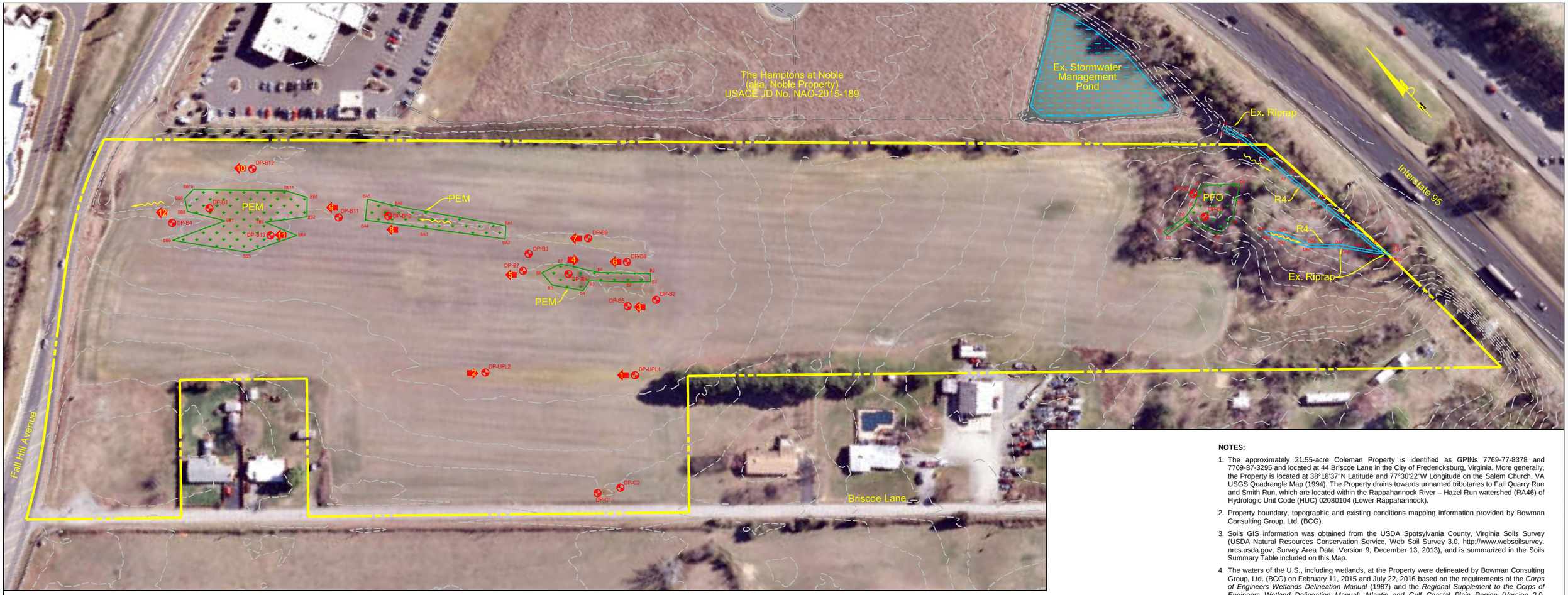
I hope this finds you well. The purpose of this letter is to express our support for the above referenced rezoning case. Notwithstanding our success in attracting shoppers and consumers to our Fredericksburg location, we believe having more rooftops in the immediate area will further expand positive opportunities for our store. Thus, we are supportive of this application and believe it will contribute to the short and long term benefit of our investment in the City.

I thank you for your time and attention to this matter and happy to further discuss at your convenience.

Very truly,

Dan Aken
Director of Real Estate and Site Development
Wegmans Food Markets, Inc.

cc: Hamptons at Family, L.P.



Legend

- Property Boundary
- Index Contours
- Contours (CI=2')
- Intermittent Streams (R4)
- Palustrine Wetlands (PEM, PFO)
- A1 Flags
- DP-UPL1 Data Points
- Photographs

150 0 150 300

GRAPHIC SCALE

FOR INFORMATION PURPOSES ONLY

Data Point Summary Table

Data Point	Mapped Soil Unit	Hydrophytic Vegetation	Hydric Soils	Wetland Hydrology	Community ID
DP-B1*	5	Yes	Yes	Yes	PEM Wetland
DP-B2*	36B	No	Yes	Yes	Upland Field
DP-B3*	5	No	No	No	Upland Field
DP-B4*	5	No	Yes	No	Upland Field
DP-B5*	36B	No	Yes	No	Upland Field
DP-B6*	5	Yes	Yes	Yes	PEM Wetland
DP-B7*	5	No	Yes	No	Upland Field
DP-B8*	5	No	Yes	No	Upland Field
DP-B9*	5	No	Yes	No	Upland Field
DP-B10*	5	Yes	Yes	Yes	PEM Wetland
DP-B11*	5	No	Yes	No	Upland Field
DP-B12*	5	No	No	No	Upland Field
DP-B13*	5	Yes	Yes	Yes	PEM Wetland
DP-C1	36B	No	Yes	Yes	Upland Field
DP-C2	36B	No	Yes	No	Upland Field
DP-D1	W	Yes	Yes	Yes	PFO Wetland
DP-D2	W	No	No	No	Upland
DP-UPL1*	36B	No	No	No	Upland Field
DP-UPL2*	36B	No	No	No	Upland Field

** Data Points updated/added by BCG during the field investigation conducted on July 22, 2016.*

Waters of the U.S. and Wetlands Summary Table[1]

Classification[2]	Length (LF)	Area (SF)	Area (Ac)
Intermittent Streams (R4)	465	N/A	N/A
Palustrine Emergent Wetlands (PEM)	N/A	23,185	0.53
Palustrine Forested Wetlands (PFO)	N/A	4,712	0.11
Total Waters of the U.S.	**465**	**27,897**	**0.64**

[1] The amount of waters of the U.S. and wetlands indicated in the table reflects the amount located within the Property limits.
[2] Stream classifications are based on a field assessment by BCG on February 11, 2015 using the NCDWQ Identification Methods for the Origins of Intermittent and Perennial Streams (Version 4.11, September 2010).

Soils Summary Table

Map Unit	Map Unit Name	Drainage Class [1]	National & Local Hydric Soils Lists [2]	Hydric Component
1B	Abell sandy loam, 2 to 7 percent slopes	MWD	No	N/A
5	Aquults, clayey subsoil	PD	Yes	Aquults (80%)
18B	Emporia sandy loam, 2 to 7 percent slopes	WD	No	N/A
21B	Faceville-Varina complex, 2 to 7 percent slopes	WD	No	N/A
21C2	Faceville-Varina complex, 7 to 15 percent slopes, eroded	WD	No	N/A
24	Goldsboro sandy loam	MWD	No	N/A
36B	Savannah sandy loam, 2 to 7 percent slopes	MWD	No	N/A
W	Water	N/A	No	N/A

[1] MWD – Moderately Well Drained; PD – Poorly Drained; WD – Well Drained, N/A - Not Applicable
[2] Per National Hydric Soils List for Spotsylvania County, Virginia published by USDA Natural Resources Conservation Service.

NOTES:

1. The approximately 21.55-acre Coleman Property is identified as GPINs 7769-77-8378 and 7769-87-3295 and located at 44 Briscoe Lane in the City of Fredericksburg, Virginia. More generally, the Property is located at 38°18'37"N Latitude and 77°30'22"W Longitude on the Salem Church, VA USGS Quadrangle Map (1994). The Property drains towards unnamed tributaries to Fall Quarry Run and Smith Run, which are located within the Rappahannock River – Hazel Run watershed (RA46) of Hydrologic Unit Code (HUC) 02080104 (Lower Rappahannock).
2. Property boundary, topographic and existing conditions mapping information provided by Bowman Consulting Group, Ltd. (BCG).
3. Soils GIS information was obtained from the USDA Spotsylvania County, Virginia Soils Survey (USDA Natural Resources Conservation Service, Web Soil Survey 3.0, http://www.websoilsurvey.nrcs.usda.gov, Survey Area Data: Version 9, December 13, 2013), and is summarized in the Soils Summary Table included on this Map.
4. The waters of the U.S., including wetlands, at the Property were delineated by Bowman Consulting Group, Ltd. (BCG) on February 11, 2015 and July 22, 2016 based on the requirements of the *Corps of Engineers Wetlands Delineation Manual* (1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region* (Version 2.0, November 2010), and represent those areas that are most likely within the regulatory purview of the U.S. Army Corps of Engineers (USACE); refer to the Waters of the U.S. and Wetlands Summary Table included on this Map.
5. In response to comments received from the USACE on July 18, 2016, BCG revisited the Property on July 22, 2016 to more accurately delineate and map wetlands in the agricultural field that would be considered jurisdictional by the USACE. Based on this supplemental information, Wetlands B, BA, and BB were identified on the Property. These additional flagged wetland boundaries were field located by BCG in July 2016 using a handheld GPS capable of sub-meter accuracy. Survey information is provided at NAD83, Virginia State Plane, North Zone, - 4501, NAVD88, US Survey Feet.
6. The flagged boundaries should be considered preliminary until approved by the USACE during a Jurisdictional Determination.
7. Refer to the Updated Coleman Property Wetland Delineation and Jurisdictional Determination Letter, and updated Wetland Delineation Map Letter for more detailed information.

WETLAND DELINEATION MAP
COLEMAN PROPERTY

City of Fredericksburg, Virginia

SCALE: 1"=150'

DATE: April 14, 2016
REVISED: July 25, 2016

Bowman CONSULTING

Bowman Consulting Group, Ltd.
3863 Centerview Drive, Suite 300
Chantilly, Virginia 20151

Phone: (703) 464-1000
Fax: (703) 481-8410
www.bowmanconsulting.com

Memorandum

Date: October 18, 2016
Subject: RZ2016-03 – Hamptons at Family, L.P. (Contract Purchaser) requests a rezoning of GPIN 7769-77-8378 and a portion of GPIN 7769-87-3295 (the "Property" totaling 20.840 acres) from R2, Residential to Commercial Highway (CH) and R12, Residential (R12).
Project: Neighborhood Area Plans
To: Michael Craig, Zoning Administrator

Since our work with the City is specific to Neighborhood Areas 3 and 6 only, we are not able to comment on market issues for other Neighborhood Areas within Fredericksburg.

However, the depth of this site, the inability to create an east-west through-street due to limitations caused by I-95, and the existing presence of adjacent residential units have created a condition where 300' deep commercial frontage along Fall Hill Avenue transitioning to residential use does not conflict with our continuing market, land use and planning studies for the City of Fredericksburg.

Portion of the August 31, 2016 Minutes pertaining to Hamptons at Family LP Rezoning

1. **RZ2016-03 - Hamptons at Family, L.P. (contract purchaser),** requests a zoning map amendment to change the R2, Residential designation on a portion of GPIN 7769-87-3295 (44 Briscoe Lane) and GPIN 7769-77-8378 (30 Briscoe Lane) totaling 20.84 acres, to Commercial Highway (CH) (Conditional) and R12, Residential (Conditional) to permit the development of commercial highway uses, 78 townhomes, and 120 multi-family dwelling units. The rezoning includes proffered conditions with land-use controls, transportation improvements, architectural features, cash proffers to offset public facilities impacts, and site amenities. The CH portion of the site is proposed to be 4.31 acres, which would permit a maximum Floor Area Ratio of 0.70. The R12 portion of the site is proposed to be 16.53 acres and will consist of a total 198 dwelling units at 11.98 units per acre. The R12 zoning district permits residential density at 12 units per acre. The Comprehensive Plan designates the area for Planned Development-Commercial, which has no specific recommended residential or commercial density.

Mr. Craig presented the staff report on the application.

Mr. McAfee asked Mr. Craig to touch on two additional proffers that were in the staff report but not mentioned during the discussion, relating to schools and fire services; and, he asked Mr. Nelson to expand on the cash contribution for wayside panels, which the applicant also voluntarily proffered.

Mr. Craig said the applicant has voluntarily proffered $99,990 to offset the project's impacts on fire and rescue services and over $900,000 to go toward schools; amounting to almost one million dollars in cash proffers.

Mr. Nelson explained that the subject area was a Civil War battleground in May of 1863, during the Chancellorsville Campaign, and that the City has a panel/wayside exhibit program specifically in the Smith Run/Cowan Boulevard area, which could logically extend into this area. During discussions early on in the application process for this project, staff suggested that perhaps funds for interpretative panels could be proffered, which the applicants readily offered.

Mr. Beavers said that most models are not accurate and noted that the proposed project is projecting approximately 62 school-aged children. He asked if anyone has ever gone back to review how accurate those models are.

Mr. Craig said the school data comes from the School Administration and that he is confident that the data reflects reality.

Mr. McAfee noted that the Planning Commission had previously asked the School Board this question, with respect to The Haven's project, and they said at that time the figures were adequate, or very close to those projected.

Mr. Dynes said he would like to see the property to the south integrated into this project as retail use, so people would have the convenience of walkability.

Mr. Dynes asked the City Attorney her opinion with respect to the Proffer Statement.

Ms. Dooley said she and Mr. Craig have reviewed the Proffer Statement and, by and large, the Proffer Statement is clear with regard to who is going to do what, when, where and how, and the applicants have made some adjustments to the Proffer Statement in response to questions posed by City staff.

Dr. Gratz noted that on both the Generalized Development Plan (GDP) and page two of the Proffer Statement, the word "proposed" was used with respect to the car dealership. He suggested that this be modified and that "proposed" be stricken from the Proffer Statement and the GDP.

Mr. Craig said he and Ms. Dooley had already talked with the applicants and that they have agreed to strike the word "proposed" from their Proffer Statement.

Mr. O'Toole referenced a memo Mr. Craig had written for a previously-held Technical Review Committee (TRC) meeting on this application. One issue was with respect to the Chesapeake Bay Overlay District. Specifically, he said the TRC wanted the 100-year floodway addressed now; he had also noticed on the plans that the applicant intends to address it at a later date, which is in conflict to what was requested.

Mr. Craig said there is an existing stormwater pond that has an emergency spillway for a 100-year storm, and the City's Senior Environmental Planner had some concern on where this 100-year storm level of water was going to go, and he posed that question to the applicant, to which he responded that this was really a Site Plan engineering requirement detail, which would come later in the process.

Mr. O'Toole said it appeared to him that the staff asked for it for a specific reason and the applicant's just not doing it.

Mr. Craig said the applicant will be required to meet any state and local regulations in terms of stormwater management. He also noted that the applicants have an arrow depicted on the submitted plans (GDP), indicating that they do intend to deal with this issue. This was sufficient for the Senior Environmental Planner.

Mr. Johnston said a GDP is supposed to be "general" and not a detailed Site Plan. After the rezoning is approved, this would be a Site Plan requirement, which must be in substantial conformance with the GDP.

Mr. O'Toole asked how much the new fire station is going to cost, relative to how much the applicant has proffered.

Mr. Johnston said he believes there is a "ballpark estimate" of about $10-12 million, but it has not yet been designed.

Mr. Pates referred to the Proffer Statement, page 2, under "<u>Generalized Development Plan</u>." He said it states that "[t]he Property shall be developed in general conformance with the GDP,…." He asked how this relates to the City's general requirement that any material change [in a GDP] has to come back and go through the planning process.

Mr. Craig said any changes in use, density, etc., are major changes, which would obviously have to go back through the process. Even with the overall road network of this project, or the

fronting of the houses, if they wanted to change these things it would be considered a material change. But exploring Mr. O'Toole's concern regarding the storm pond, if it were to have to change a little bit from the blob that is indicated on the GDP, that is the kind of leeway that the statement is intended to give, and that is how staff interprets it.

Mr. Pates suggested that perhaps this paragraph might be amended to include an explicit statement that says that any material changes would require a proffer amendment. He moved on to page 2 of the Proffer Statement, "2. TRANSPORTATION." He said one of the things that he has always been interested in with conditional rezonings is what is really a proffer, and what is not. For example, he asked, with respect to the Briscoe Lane Improvements; what portion of those would be a requirement for any applicant and what portion is actually a proffer? He said a lot of times an applicant will say "we will improve the intersection," when in reality they are required to improve the intersection as part of the site plan requirements.

Mr. Craig said that is a situation where Public Works has a lot of discretion, and they are always in the mode to make things work on a site. He said he does not know the answer to Mr. Pates' question but believes that this adds a level of certainty to the standard that the City expects.

Mr. Johnston said there is obviously a bit of grey area and the Ordinances do talk about sidewalks, per se, but by proffering that there is a sidewalk network as shown on the GDP, this makes it more specific and the purpose of the proffer is to tie it to the property.

Mr. Pates asked staff to talk more about "Exhibit B – Materials."

Mr. Craig said the applicants have provided in Exhibit B some general elevations of the apartment buildings, general layout and type of construction and they have noted materials to be used, such as asphalt shingles, PVC trim, vinyl, shake and lap siding, and brick. Townhomes will be no less than 18 feet in width, and the general features for the commercial project shall be generally similar to the adjoining Mercedes and Volvo Car Dealerships.

Mr. Pates asked if they have set any minimum percentages [for use of specific materials].

Mr. Craig said they have not.

Mr. Pates said it appears to him that the elevations roughly show about 20% brick and he thinks they should be able to calculate that number. He said what has been submitted looks very similar to what is going up out there now.

Mr. Craig responded, yes sir.

Mr. O'Toole referenced page 95 within the application material. Specifically, page 95 of the Fredericksburg, Virginia Unified Development Procedures Manual: "*h. A statement certifying the use and development of the property, and all improvements thereon, are subject to the final General Development Plan as well as to the generally applicable regulations set forth in UDO Section 72-33."* He asked if this addresses what Mr. Pates was asking and should it replace the previous language, because it has to be somewhere in the GDP, according to the application requirements.

Mr. Craig said he thinks the question regarding Briscoe Lane by Mr. Pates was an interesting one. He said the UDO sets a certain level of standard, but there is also a lot of administrative leeway in developing these projects. He said what Mr. O'Toole just read is a required statement

in the application to ensure that if someone puts something on their GDP that is not in accordance with the general regulations and gets missed then there is no recourse of saying "Ahh, gotcha." Instead, we can say, we missed this and to bring it into conformance.

Mr. O'Toole said this references a Final General Development Plan. He said what the Commission has before them is a General Development Plan but the documents call for a "Final General Development Plan."

Mr. Craig asked Mr. O'Toole if he was reading from the narrative of the application.

Mr. O'Toole said it is in the zoning map amendment application.

Mr. Craig said there are certain statements that they are required to make, and that sounds like one of them. He said if it is in the narrative, it is information the City requires.

Mr. O'Toole said he did not see the statement on the Plans and that it is supposed to be on there.

Mr. Craig asked Mr. O'Toole if he was suggesting that it be on the GDP.

Mr. O'Toole said it says it has to be somewhere, so he would assume that is where it should be, which would clarify a lot of GDP concerns.

Mr. McAfee asked that, for clarification purposes, if there is something that is supposed to be indicated on the GDP and it is not, staff will ensure that all requirements are met prior to the application moving forward.

Mr. Craig said, absolutely.

Mr. Charlie Payne, Hirschler Fleisher, representing the applicant. He thanked staff for providing such a detailed presentation. He reiterated details of the proposed project. He also noted that the proffers offered by the applicant fall under the old proffer regulations. He restated the proffers and noted that the applicant had indeed agreed to strike the word "proposed" for the Car Dealership use. He noted that the Future Land Use Plan calls for this area to be PDC but that this parcel of land cannot meet the zoning requirements of that zoning district as it stands today. PDC projects encourage a minimum of 150 acres for development and a location that can handle over 500,000 square feet of commercial use. He said that cannot work for this site, which is roughly 20 acres. He said, in looking at the development pattern, that the highest and best use for this area appears to be what is being proposed today – Commercial Highway and Multifamily residential. He said in regard to the proffers, he cannot recall anyone offering a cash proffer of one million dollars to the City. He noted that this breaks down to $4,545.50 per unit.

In answer to a question raised by Mr. Pates regarding material changes, he said he agrees with staff that it is important, given the requirements of the City in the GDP, that they proffer the [GDP], which is required under the City's application process, and clearly explain exactly what they are going to do.

With respect to the question by Mr. O'Toole regarding the Chesapeake Bay Overlay District, Bill Pyle, Bowman Consulting (representative for the applicant), said he had e-mail and phone discussions with the Senior Environmental Planner about the 100-year floodway. He said the terminology "floodway" was not what the Environmental Planner had meant. What he meant

was the 100-year outfall from the existing stormwater management pond located on the Noble site. Through discussions, it was determined that it was too early to really go through a detailed design at this point, so he and the Environmental Planner came up with the note that is currently on the GDP. Therefore, staff comments have been satisfied.

Mr. McAfee asked, with respect to the final site plan, he asked if it is the intent of the applicant to have the front of the buildings front the road on which they are located.

Mr. Pyle said the intended orientation is as indicated on the GDP. The townhouses are rear load so the fronts will face the roads and the rear will be the garages. The front doors on the multi-family units will be as shown on the GDP.

Mr. Craig said the GDP has arrows that indicate the front of the units will front on the roadways.

Mr. Pates asked if the applicants would be willing to amend the Proffer Statement under 1B by adding a statement that *any material changes would require returning for a proffer amendment* (just to be clear).

Mr. Johnston asked Mr. Pates if that would be somewhat inconsistent with his previous observation that the UDO already requires it.

Mr. Pates said, no. He said there are all these exceptions, which he is concerned about – all the exceptions regarding general conformance with the GDP. He said he wanted to circle back and clarify that any material change to the GDP would require a proffer amendment, which is what the law is, but he would like to see it added to the proffers.

Mr. Payne said even if they were to make a minor change it would have to be approved by the Zoning Administrator, so the bar is already high to make any adjustments. He said he would look it over, but he said he did not believe there would be an issue with adding the language.

Regarding the cash proffers, Mr. Pates asked how they arrived at those numbers.

Mr. Payne said it comes to what they believe the impact will be. If you are generating 62 children out of the whole development, the capital impact of that is fairly minimal. He said it's capital facilities and not operating costs. The taxes generated from the site help contribute towards the operating costs. The other factor is economic feasibility – what the project is going to cost and what the applicant can afford to provide. He said he believes the proffer numbers are pretty high for purposes of those impacts.

Mr. Pates asked regardless of whether the amount is $3,000 or $30,000 per unit, isn't it supposed to bear some relation to what the actual costs will be? He said he is interested to know how it was computed or if the numbers were simply pulled out of the air.

Mr. Payne said what they do is look at other projects and what they have consistently proffered, and this is on the high end of that.

Mr. Pates asked the City Attorney if, under the new [proffer legislation], she believes these proffers are ones that the City would be able to accept.

Ms. Dooley said she would like to hold that discussion until we get to the overall presentation.

Mr. Payne said this application falls under the “old” proffer law, which allows for more flexibility between the jurisdiction and the developer.

Mr. O’Toole asked, in general, what the rental rates would be for the multi-family units.

Mr. Payne said for multi-family, he believes a one-bedroom will go for $1,100 a month and a three-bedroom will run about $1,500 a month.

Mr. O’Toole asked if this includes all utilities.

Mr. Payne responded, no, only water and sewer.

Mr. O’Toole said he had read in the provided documents that the applicant expects that the people renting these units would be in the $35,000-$75,000 [income] range and that there was going to be approximately 20% federal subsidy involved.

Mr. Payne said he believes those figures were $47,000-$78,000. He said because of where this project is located (in the Washington Metropolitan Area), they are able to take advantage of the Income Tax Credit Program, which basically gives you the ability to borrow cheaper money but still be able to develop a quality project and attract the median incomes that are in that jurisdiction.

Mr. O’Toole said he was curious of how the 20% subsidy will work.

Mr. Payne said it is not a subsidy. It is a 20% less rent than what the market rate would generate, so you are borrowing money cheaper.

Mr. Beavers asked if there is insurance behind the program.

Mr. Payne said yes, it is a HUD program.

Mr. O’Toole asked if the applicant had done any studies to project how much money the project will provide to the City.

Mr. Payne said they have not conducted such an analysis.

Mr. O’Toole asked if the townhouse units would also be rentals.

Mr. Payne said they would be marketed to be owner-occupied.

Dr. Gratz asked if there has been a traffic study conducted.

Mr. Payne responded, yes.

Mr. Pyle said Public Works asked them to conduct a traffic-impact analysis on queuing and stacking along Fall Hill Avenue into the site.

Dr. Gratz asked if people want to [drive] west, toward I-95, how they would be able to exit the project?

Mr. Payne said that as many may recall, the Noble Way and Fall Hill Avenue intersection is going to be a full-light intersection.

Dr. Gratz said then that there will only be one way in and out of the project.

Mr. Payne said, yes, and you cannot turn left on Briscoe out, but the intersection will allow folks to go left.

Mr. Craig said one of the areas that Public Works was concerned about was the stacking at the future stop light and staff had the applicant study it, assuming that all traffic would always go to that light from the proposed development and the development next to it. As a result, sufficient stacking was found at Fall Hill Avenue and Noble Way to make that movement.

Dr. Gratz said that in reference to the amount of school-age children that would be generated from this development, out of 198 units, 108 of them are three-bedroom units. He said one might expect that if someone has a three-bedroom unit, they will have a minimum of one child in the unit as well, which would put the amount of potential students past 100, not 62 as the application indicates. He said he thinks the projection of school-aged children is low.

Mr. Payne said all they can do is go to the people who do the analysis and go with that figure. Although he believes that Dr. Gratz has made a good point, one needs to remember that first-time homeowners, etc., use extra bedrooms as offices, etc.

Dr. Gratz asked what the price ranges would be for the townhomes and asked if there had been a market study done to determine that all these units would not end up as rental units.

Mr. Payne said he believes the days of someone coming in and buying up a bunch of townhouses to turn them into rentals are pretty much gone because it is much more difficult to obtain financing than it used to be. He said one of the goals of the City is to have different housing options and the applicant sees this project as a very good mix to meet that goal. He said they have not done any market studies but they are going to partner with a builder in regard to developing these townhouses and, based on where this project is located, being close to shopping, downtown and I-95, he believes the prices will begin in the $300,000's.

Dr. Gratz said this project does not really appear to be a "mixed-use" project as mentioned several places in the documents. He said it has one commercial use mixed in with 198 residential units so, in his opinion, it is not actually "mixed-use".

Mr. Payne said he respectfully disagrees because they will be providing a potentially high-end luxury market and the units are planned within over 3 million square feet of commercial space that currently exists [at Central Park].

Mr. McAfee opened the floor for public comment.

PUBLIC COMMENT

Ron Fraser (owner, 8 Briscoe Lane) said he has enjoyed being able to rent his home out for the past 9-10 years and is concerned as to whether or not any thought has gone into ensuring that they maintain the privacy of their property. He said he is concerned about the noise and traffic that will be generated from the proposed project. He said he would make an appointment with Planning staff to discuss his concerns in more detail.

Mr. Craig said a 25-foot landscaped buffer is required, which should provide some privacy between Mr. Fraser's property and the vehicle sales establishment.

Mr. Rupert Farley – 1305 Caroline Street - He said that although he was not in attendance this evening to object to the project, he wanted to let the City know how disappointed he is in allowing this type of development in the proposed area of the City. He said years ago he had served on a committee to keep this area of the City green and have less intensive uses.

There were no additional public comments.

Mr. McAfee closed the public comment period for this application.

Mr. Dynes made a motion to recommend approval of the rezoning request (RZ2016-03 Hamptons at Family, L.P), with the conditions outlined by City Staff, but with one modification to Page Two on the Voluntary Proffer Statement. Specifically, Proffer 1. **LAND USE** A. (i). The word "proposed" is to be stricken from the language on the Voluntary Proffer Statement, and stricken from the GDP as well.

Mr. Beavers seconded the motion.

Mr. Dynes said he appreciates that the proposal includes sidewalks and encourages pedestrian friendly access, etc., and he considers this proposal the same or better than the previous development in this area, which the City Council approved recently. He said he is concerned that the City does not have the tools in assessing whether the proffers are appropriate. He said this has been an ongoing thing and now the General Assembly has gotten into it by rewriting the proffer rules. He said until our staff is able to provide the tools with which to access these things, it continues to be difficult to hold a developer to account on proffers when no proffer policy exists.

Mr. Gantt said in going along with the comment made by Mr. Dynes, he is concerned when we talk about the proffers at this point. He asked what type of tools do exist, because it appears to him that the City staff liked the comfort of the flexibility. The question becomes: Is it that what the City staff and the City Attorney are presenting we are not comfortable with? If so, then perhaps we need to figure out a way to resolve that, or is there some other way? With the recent action of the General Assembly, it may hamper us being able to talk about it regardless.

Mr. Dynes said that neighboring jurisdictions get, on occasion, three to four times the amount than what we are getting in this particular case. But the amount being offered by this applicant happens to be more than the City gets on average.

Mr. McAfee reminded Commissioners that there would be a presentation and discussion regarding the changes made to proffer policies by the Virginia General Assembly.

Mr. Pates said the Commission is now faced with the second phase of this project and he is not any more ready to support it than he was for the first phase. He said there continue to be a number of concerns with the project, which is contrary to the Comprehensive Plan, which calls for commercial uses in this area and not 198 residential units. He said the applicant is able to construct 42 single-family dwellings as a by-right use. The City needs to look at the larger picture. He said that although he agrees that an additional car dealership is a good idea for this area, he continues to have problems with the residential use that is currently proposed. He

said he does not believe multi-family units and a townhouse development surrounded by commercial uses is a good idea and he will not support the motion.

Mr. Gantt said the Planning Commission seems to continue to go round and round regarding what sort of progress and advancement it wants to see. He said this type of development creates pocket areas that many people enjoy. He said he has spoken to several people that say they do enjoy being able to walk to commercial facilities/areas that meet their needs. He said he is not sure why the City continues to stunt opportunity/growth.

There were no additional comments.

Mr. McAfee called for the vote.

Motion to recommend approval carried by a vote of 4 – 3 with Commissioner's Pates, Gratz and O'Toole voting no.