

Planning Commission Meeting Report

File#: C-21-1
Applicant: Arthur D. Bostic IV, Bostic Real Estate Properties, LLC, and Victor A. Slade, Jr., Slade and Sons Construction, LLC, and their Agent, Ronald H. Gordon, Jr.
CUP Request: Multifamily development at a density of approximately 9.75 dwelling units per acre
Property Location: north side of Ferndale Rd. 0.230 mile northwest of the intersection of Ferndale Rd. (Route 600) and Cox Rd. (Route 226), North Dinwiddie
Tax Map Parcel #'s: 9-33 & 9-32A
Acreage: Approximately 7.594 +/- acres
Magisterial District: Rohoic District
Planning Commission Mtg.: April 14, 2021

CASE OVERVIEW

The applicant, Arthur D. Bostic IV, Bostic Real Estate Properties, LLC, and Victor A. Slade, Jr., Slade and Sons Construction, LLC, and their Agent, Ronald H. Gordon, Jr., are requesting a conditional use permit to allow for multifamily development at a density of approximately 9.75 dwelling units per acre in the Residential, General, R-2 with proffers. The R-2, Residential General, zoning classification allows multifamily dwelling units pursuant to the Zoning Ordinance allowed density of greater than six units per gross acre upon receiving a conditional use permit. The property is located on the north side of Ferndale Rd. 0.230 mile northwest of the intersection of Ferndale Rd. (Route 600) and Cox Rd. (Route 226), North Dinwiddie, Virginia and is further defined as Tax Map Parcel Nos. 9-33 & 9-32A. As indicated in the Dinwiddie County Comprehensive Land Use Plan, the subject property is located within the Urban Planning Area, which allows medium density residential uses for this general area.

ATTACHMENTS

- Rezoning & CUP Application, Location Map, and 74-Unit Apt. Concept Site Plan

LAND USE AND ZONING ANALYSIS

The subject property is located on the north side of Ferndale Rd. 0.230 mile northwest of the intersection of Ferndale Rd. (Route 600) and Cox Rd. (Route 226), North Dinwiddie. The applicants and their agent are requesting the conditional use permit for approximately 7.594 +/- acres to develop a 74-unit apartment complex consisting of five separate buildings with 75% of the units being two-bedroom and 25% of the units being one-bedroom. In order to develop the multifamily development at a density of approximately 9.75 dwelling units per acre, the subject property has to be rezoned from R-1, Residential Limited, to the R-2, Residential General, zoning classification and a conditional use permit.

The surrounding land uses include neighborhood commercial to the northwest, which is zoned B-1, Business Limited, and the remainder of the surrounding land uses include predominately low-density single-family residential development, which is zoned R-1, Residential Limited.

The property under review is designated by the Comprehensive Land Use Plan (the “Plan”) as being within the Urban Planning Area. As such, the general area is expected to accommodate future medium to high-density residential development. Chapter XI of the Comprehensive Plan outlines the policies, goals, and objectives of the County, and Housing Goal (1) states “Encourage and develop a mix of housing types to reflect the diversity of the County”. In addition, the Housing Objectives include (a) Develop a mix of housing types in growth areas of the County.; (b) Encourage infill housing.; and (h) Maintain an affordable housing in the County. As previously stated, this general area has low and medium density single-family dwellings; thus, this general area may be considered an area where a diversity of housing types is compatible with the Plan. The proposed development is consistent with the Plan’s Housing goals and objectives for this general area.

Generally, the composition of the Residential, General, District, R-2 “is composed of certain medium to high concentration of residential uses, ordinarily located between residential and commercial areas, plus certain open areas where similar development appears likely to occur”. Within this general area, there is anticipated residential development that will occur. The proposed R-2 zoning is an appropriate transitional residential zoning to buffer the B-1, Business, Limited, District zoned property.

OVERVIEW OF DEVELOPMENT IMPACTS

Public Utilities, Public Safety & School System Impacts

The following are the preliminary comments from the Water Authority based on the preliminary site plan for the proposed apartments.

- a) Our Cattail trunk sewer line can only take an additional 0.500 mgd average wastewater flow. The Water and Sewer Agreement that would be used for this project will state, “first come first serve”. In other words, if another development approved by Dinwiddie County uses the capacity before this development is built out, then the capacity would not be available for this project. I suggest having this discussion with Dinwiddie County especially if they plan on building this proposed project in phases.
- b) Provide a hydraulic analysis to make sure they have adequate water for multi-level buildings, and fire protection for the project. Our water model is performed by Arcadis. The contact is: Kris Edelman (804)665-1076. There may also be a need for additional easements in order to loop the proposed water system.
- c) They will need to submit a proposal on how they plan to provide water and wastewater service to the proposed project, on site and off site.
- d) They will need to demonstrate that any downstream wastewater pump station, or existing gravity lines, will accommodate their additional capacity. It may be necessary to make improvements to the existing sewer lines, or pump station. That could include, larger piping, new pumps, controls, godwin bypass, etc.

The following are the preliminary comments from Public Safety based on the preliminary site plan for the proposed apartments.

- a) Knox Boxes will be required on all buildings - master keys for apartments will be installed prior to C.O. being issued

- b) We will need clear dimensions on driving lane widths
- c) Fire hydrants will need to be provided and arranged so that there is adequate coverage and access for each building
- d) Will the buildings have fire suppression systems?
- e) Turning radius for apparatus will need to be modeled on the plans. Vehicle specifications will be provided to the engineer.
- f) Addressing of each building will need to be discussed

The North Dinwiddie fire/EMS station is located on Lee Boulevard and Pelham Avenue approximately ¼ mile from the subject property.

For related impacts on the public school system any children living in the apartments would be zoned for Sutherland Elementary School. At Sutherland Elementary School, the school system is currently serving 492 students with a capacity of 600 students. In addition, there are special education programs at Sutherland Elementary School that limit the number of students that the school could take in. The next closest Elementary schools are Midway and Southside and both are above capacity. The schools system estimates 1.75 to 2.0 students per unit. Based on the school system's census information, which estimates 1.75 students per housing unit, and at build out (three to five years in normal economic housing market conditions) this proposed development would add 130 students to the school system with one-third attending elementary (43 students), one-third attending middle (43 students), and one-third attending high school (43 students). After review of this request, based on current school assignments and student enrollment the proposed rezoning case will have an impact on schools. It is possible that over time this case, combined with other tentative residential developments and other zoning cases in the area will continue to push these schools to their capacity and therefore influence the capacity of facilities division-wide.

Transportation Impacts

- a) Ferndale Road (SR 600) has a functional classification of minor arterial with a posted speed limit of 40 MPH;
- b) Based upon the preliminary layout plan, the proposed access road for the apartments does not meet VDOT's secondary street acceptance requirements and would not be eligible for state acceptance. The access road will be constructed as a private road;
- c) The proposed apartments will require a commercial entrance in accordance with VDOT standards. Turn lane warrant analysis were not provided for VDOT's review. Turn lanes would be required if warranted to serve this proposed project;
- d) The proposed entrance would be subject to VDOT's Access Management Regulations. Spacing between full access entrances on minor arterials with a 40 MPH speed limit requires a minimum spacing of 470' between full access entrances or intersections. A dimension was not provided on the preliminary plan, but a cursory review utilizing Google Earth indicates the proposed entrance would meet VDOT's access management spacing standards.

Based on ITE trip generation data for 74 low-rise apartment units there will be approximately 542 daily trips generated. According to VDOT there are in 2019 there were 11,000 average daily trips between Cox Road (Route 226) and River Road (Route 601). The applicant will have to locate the

commercial entrance to the apartments at the VDOT approved location/alignment, and provide any taper(s) and turn lane(s) for traffic entering and exiting the subject property from Ferndale Road. Further, subject to the rezoning and conditional use permit being approved the applicant will submit a traffic generation study as part of the site plan for the proposed apartments for review and approval by the planning staff and VDOT.

Staff Recommendation

Staff recommends APPROVAL of the request for a conditional use permit to allow for multifamily dwelling units at a maximum density of 9.75 dwelling units per acre subject to the following conditions:

1. The applicant shall develop the property generally as shown on the concept site plan dated November 6, 2020, as attached. Modifications in the concept site plan may be allowed or modifications as needed to satisfy VDOT, COE/DEQ, County Health Department, County Staff or other regulatory agencies without further review by the Planning Commission or Board of Supervisors.
2. Trash dumpsters will be provided on site and shall be enclosed within a wooden fence or brick wall of a sufficient height to screen the dumpsters from view at grade level.
3. A playground area will be provided on site with playground equipment.
4. All exterior site lighting will be box-type lighting and directed downward and inward to the site, and a site lighting plan shall be submitted as part of the site plan review process.
5. The applicant will submit a traffic study as part of the site plan for the proposed apartments for review and approval by the planning staff and VDOT. The applicant will have to locate the commercial entrance to the apartments at the VDOT approved location/alignment, and provide any taper(s) and turn lane(s) along Ferndale Road for traffic entering and exiting the subject property from Ferndale Road.
6. An emergency entry system for the dwelling units shall be coordinated between the owner and Dinwiddie County Emergency Services and Public Safety to provide emergency access to each individual apartment unit.

PLANNING COMMISSION RECOMMENDATION

Since this is a zoning matter, the standard statement regarding the Planning Commission's recommendation on this matter must be read. In order to assist, staff prepared the following statement:

BE IT RESOLVED, that in order to assure compliance with Virginia Code Section 15.2-2286(A) (7) it is stated that the public purpose for which this Resolution is initiated is to fulfill the requirements of public necessity, convenience, general welfare and good zoning practice, I move that rezoning, C-21-1, as presented be recommended for (approval, approval with conditions, or disapproval) to the Board of Supervisors.