

Planning Commission Meeting Report

File#: P-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.
Rezoning Request: Residential, Limited, R-1 to Residential, General, R-2 with proffers
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 Mtgs.: April 14, 2021, July 14, 2021 (Amended Request for Rezoning Only)

CASE OVERVIEW

The applicants, Arthur D. Bostic, Bostic Real Estate Properties, LLC, and Victor A. Slade, Jr., Slade and Sons Construction, LLC, and their Agent, Ronald H. Gordon, Jr., are requesting to rezone with proffers property containing approximately 7.594 +/- acres from Residential, Limited, R-1 to Residential, General, R-2 with proffers. The R-1 zoning district allows single-family dwellings on 20,000 sq. ft. minimum lots, and the R-2 zoning district allows a maximum of six dwelling units per acre. 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 Application, Location Map, Proffers for case

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 rezoning of approximately 7.594 +/- acres from Residential, Limited, R-1 to Residential, General, R-2 with proffers in order to develop the property for multifamily development. The R-2 zoning district allows a maximum of six dwelling units per acre, and if the property is developed for a single permitted use on a lot the minimum lot area is 10,000 square feet, and for lots containing or intended to contain more than a single permitted use served by public water and sewage disposal systems, the minimum lot area shall be as follows: two units, 12,000 square feet; three units, 14,000 square feet; and for each additional lot above three and additional 1,000 square feet is required.

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 multifamily zoning.

- 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 multifamily zoning.

- 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 elementary school-aged 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) at the maximum allowable density (six units per acre) the development of the property could add 78 students to the school system with one-third attending elementary (26 students), one-third attending middle (26 students), and one-third attending high school (26 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 45 low-rise apartment units there will be approximately 330 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 being approved the applicant will submit a traffic generation study as part of the site plan for the proposed development for review and approval by the planning staff and VDOT.

Voluntary Proffer Conditions

The applicant submitted the following voluntary proffer conditions as part of the rezoning request:

1. The uses on the Property shall be limited to single-family dwellings, multifamily dwellings, parks and playgrounds.
2. There shall be a dedicated playground area with playground equipment on the Property.
3. The exterior finish of the multifamily buildings shall be as follows: brick, vinyl and/or wood. The exterior of any accessory building or structure shall be compatible in architectural style, material, and color with the principal buildings.
4. Except for the lighting inside buildings, any lighting installed on the Property shall be directed downward and inward to the site to avoid casting lighting on adjacent properties or into the night sky.
5. The applicant shall install a professional landscape package to include entrance landscaping and signage.

Staff Recommendation

Staff recommends APPROVAL of the request to rezone the subject property given that:

1. The zoning classification requested, R-2, Residential General, is compatible with the surrounding zoning pattern and surrounding land uses; and
2. The requested zoning classification, R-2, Residential General, conforms to the underlying uses recommended for this general area (medium density residential uses) as set forth in the Urban Planning Area of the Comprehensive Land Use Plan.

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, P-21-1, as presented be recommended for (approval, approval with proffers, or disapproval) to the Board of Supervisors.