

Clift Farm
Generalized Development Plan - Narrative

Applicant/Owner: JPI-Clift Farm, LLC (“*Applicant/Owner*”)
1005 Sophia St., Fredericksburg, VA 22401

Agent: James E. Jarrell IV, Agent of JPI-Clift Farm, LLC

Project Name: “Clift Farm”

Property: Stafford County Tax Parcels 46-79, 46-79H, and 46-80, consisting of approximately 56.91 acres, mainly located on Leeland Drive and Clift Farm Road (collectively, the “*Property*”)

Date: December 9, 2022

GDP: Generalized Development Plan, entitled “Clift Farm”, prepared by Monteverde Engineering & Design Studio, dated December 7, 2022 (“*GDP*”), submitted herewith.

Rezoning Request: From A-1 to R-2, age-restricted.

Rezoning File No.: RC20153640
CUP File No.: _____

1. Project Overview

The Applicant proposes rezoning the Property from the Agriculture 1 District (“A-1”) to the Residential 2 District (“R-2”), and obtaining a Conditional use Permit to allow for the units to be age-restricted. Section 28-35 of the County’s Zoning Ordinance states that the purpose of the R-2 zoning district is to “provide areas of medium density residential uses”.

The purpose of the proposed rezoning is to allow a development consisting of one hundred and forty-one (141) new age-restricted single family detached dwelling units as generally shown on the GDP. A previous filing proposed a total of 179 units in the project, so the overall unit count has been reduced by over 21%. The proposed residential development has a density of 2.6 dwelling units per acre, less than the allowed 3.5 dwelling units per acre. The GDP reflects more than 39% of the assemblage as open space, which far exceeds the 25% open space minimum per lot required for the R-2 district. Open space will be used for active and passive recreation, buffering, stormwater facilities and preservation of natural areas.

As described in more detail below under Section 3 of this narrative, the Applicant’s proposal conforms to the policies established by the County’s Comprehensive Plan dated August 16, 2016, as last updated February 7, 2017 (the “*Comp Plan*”). Furthermore, the proposal will result in no impact on the schools; and the limited impacts on public facilities and services, roads, community safety and parks will be offset through improvements and cash proffers. In this regard, we have included with this application the following studies and reports:

(1) A proffer analysis prepared by MuniCap, Inc., which is entitled “Clift Farm Stafford County, VA Proffer Justification Narrative”, dated November 2, 2020, submitted herewith (“**Proffer Analysis**”) and a proffer statement, which reflects the findings in the Proffer Analysis.

(2) A traffic impact analysis, which was prepared by Ramey Kemp Associates, dated July 9, 2020, and entitled “Transportation Impact Analysis Clift Farm Stafford County, Virginia”, which is submitted herewith and described in more detail below (“**TIA**”).

(3) A fiscal impact analysis for the project, which was prepared by MuniCap, Inc.. The FIA dated November 30, 2020, and entitled “Clift Farm Stafford County, VA Fiscal Impact Analysis”, is submitted herewith. (“**FIA**”) The FIA, as described in more detail below, provides that the residential portion of the project will generate county-wide, net positive tax revenue of an estimated annual average of \$579,000.00, over its first 30 years.

2. Project Location

The Project will be developed on three (3) parcels of land, totaling approximately 56.91¹ acres. The Project is situated in the Falmouth voting district. The Project is located along Clift Farm Road off Leeland Road. The Property is located in Stafford’s Falmouth Magisterial District, included within the Northern tip of the District’s Urban Services Area and very close to the Leeland Town Station Targeted Growth Area. It is bordered by farmland and residential estate properties to the north (zoned A – 1), by Hickory Ridge subdivision to the west (R – 1), and by Leeland Road and undeveloped land to the south (A – 1).

Given all of the above, the Applicant’s proposal is compatible with existing uses in the area and will enhance the area’s age-restricted housing stock while maintaining the area’s character and enhance additional commercial uses in this corridor. Additionally, the Applicant’s proposal is consistent with the purpose of the Urban Services Area (USA), which is to designate areas where more compact development patterns are recommended.

2.1 Site Access

Vehicular access to the Project Site will be provided via Clift Farm Road. Pedestrian access will be served via proposed pedestrian sidewalks within the community. All site access locations will be coordinated with Stafford County and the Virginia Department of Transportation. Please refer to the GDP for a depiction of site access location.

2.2 Environmental Characteristics

The Project has been laid out to maximize usage of the current lay of the land, and maintain a minimal impact to the site. Based on a confirmation of environmental assessment by Envirodata, Inc. dated July 7, 2020; there are 1,240.5 linear feet of perennial streams, 109.8 linear feet of

¹ The 3 parcels total 56.91 acres. There is an existing house located on Parcel 46-80. This house will be preserved and will be located on a three (3) acre lot that will be subdivide from Parcel 46-80; so the total area of the project, to be rezoned, is 53.91 acres.

intermittent streams and an RPA on the site. There are approximately 1.7 acres of wetlands within the Project. The Applicant is not proposing any impacts to the streams, RPA or wetlands as part of the Project.

3. Planning and Zoning

3.1 Zoning District and Ordinance

The Property is currently zoned Agricultural 1 (A-1). The surrounding parcels are zoned R-1 and A-1. The Property currently has access to public water and sewer via a proposed sanitary pump station. By-right, the Property could yield eighteen (18) single family detached dwelling units.

The Property is in the northern tip of Stafford's southern Urban Services Area, which is an area highlighted for more intense development, due to proximity to public services. Further, this Project will support commercial activity in one of the County's Targeted Growth Areas (TGA), with no impact of the County's schools. Leeland Town Station TGA begins less than one-half mile down Leeland Road.

3.2 Comprehensive Plan Analysis

Although currently designated A-1, the Comp Plan's Future Land Use Map places the Property in the USA in a Suburban Use. These areas are identified as areas where "suburban scale of development is most appropriate." The Applicant wishes to develop the Property as a R-2 district for residential uses with a Conditional Use Permit to allow the units to be age-restricted. The Applicant's planned residential density is 2.6 units to the acre, as shown on the GDP. This density is compatible with the sub- 3 units per acre density anticipated by the Suburban Land Use designation. Thus, the Applicant's proposed development aligns with the County's future land use goals.

The County has outlined its goals for future development and land use in its Comp Plan, which is designed to encourage the most appropriate use of land, water, and resources within the County, consistent with citizens' interests. The Comp Plan supports development that promotes job creation and benefits the economy. Further, the County generally expects residential developments to pay for themselves and demonstrate that they will not have a significant impact on the existing infrastructure or resources. In this regard, the Applicant anticipates that homes within the Project will average 1550 square feet in size.

Clift Farm will contribute to the County's effort to offer diverse housing, with a range of housing sizes and types that meet the needs of citizens throughout all stages of life and income levels. The Project's common passive and active areas will be integrated into the development. The common areas will include a clubhouse, walking paths, gardens, bocci ball courts, and tennis courts, among other features.

For purposes of the above and this application, the proposed Project is consistent with the Comp Plan: (i) is as a good transition with the existing uses in the area and promotes the purpose of the USA; (ii) will enhance the area's housing stock by providing housing for an expanding portion of the population, while locals relocating provide new home buying opportunities for families; (iii) fits with the Suburban Future Land Use designated for the Project limits and (iv) is a financial benefit for the County, V) incorporates the County's Senior Housing Design Standards, and (vi) incorporates the County's Neighborhood Development Standards.

3.3 *Community Meeting*

As part of the Rezoning Application process and its own community outreach, Applicant and its representatives hosted a Community Meeting for the Project, at Conway Elementary School on May 25, 2021. At this meeting, we introduced the project and engaged with a large scope of the surrounding property owners. Subsequent to this Community Meeting, we coordinated a more intimate meeting with neighbors that would be directly impacted by the Project. On September 15, 2021 at the home of Mr. and Mrs. Robert Rowlette, we addressed more questions and listened to concerns. We then followed up with a series of meetings with each of the immediate neighbors to discuss, in more detail, how the Project would impact their particular property. Based upon that input, we have developed individualized landscaping packages to address each of their concerns. These landscaping packages are reflected in the GDP.

4. **Construction**

The Applicant anticipates close collaboration with Stafford County during the permitting process to identify and manage environmental conditions and design criteria specific to the Project. Through the permitting process, Applicant will implement all required mitigation measures and Best Management Practices (BMPs) as determined by Stafford County and regulatory agencies.

Should the County approve this rezoning request, construction is anticipated to begin in late 2023. The Applicant anticipates that all lots will be constructed within seven years of any rezoning approval, subject to market conditions.

4.1 *Site Preparation*

The Project is currently undeveloped. Construction of the Project would begin with installation of erosion and sediment controls and clearing and grading within the limits of construction.

4.2 *Construction Workforce*

The Applicant's goal is to retain local on-site workforce, which will consist of various skilled trades, supervisory personnel, support personnel, and construction management personnel.

Pursuant to the FIA, the Project is anticipated to generate an estimated 258 direct and indirect jobs during the construction phase, and \$11,921,894.00 in new labor wages, benefits, payroll taxes and proprietor's income.

5. **Public Facilities**

5.1 *Fire and Rescue*

The proposal will have minimal impact on the County's fire and rescue facilities. The proposed roads and building setbacks will allow for adequate travel space within the project for emergency access to the improvements. Fire and Rescue Company 1, Falmouth Volunteer Fire and Rescue Station, located approximately 3.9 miles south of this site, will provide the Property with necessary emergency services. The minimal impacts to the fire and rescue facilities will be offset by proffers

as detailed on the attached proffer statement and as further explained in the Proffer Analysis.

5.2 *Schools*

The Property is intended to be an age-restricted community. Therefore, there will not be any impacts of the Stafford County Public Schools.

5.3 *Parks, Buffers and Open Space*

Portions of the Property will be maintained as open space. The open space will be used for active and passive recreational amenities, stormwater facilities and preservation of natural areas.

All buffers, landscaping, and setbacks will be as generally provided on the GDP and will conform to the applicable Zoning Ordinance requirements.

5.4 *Water & Sewer*

The Property will be serviced by public water and sewer with a sanitary pump station to be installed by the Applicant and the existing 8" public water main located along Leeland Road, as shown on the GDP. These utility lines will be extended throughout the proposed development. As a benefit to the County, the proposed sanitary pump station is anticipated to handle the sanitary sewer for approximately sixty-three (63) acres of land that is outside of the Project. This additional service area is over 100% of the size of the Project itself. It should be noted that the County owned future school site makes up a significant portion of the expanded service area. Thus, this project's proposed sanitary sewer pump station could be utilized to provide service to the future school site.

5.5 *Transportation*

The Property fronts on Clift Farm Road, which is a two (2) lane undivided public road, as well as Leeland Drive, which is also a two (2) lane divided public road. Access to the Property will be provided from Clift Farm Road. Roads constructed within the project will be public.

The County's Transportation Plan seeks to maintain an efficient transportation system using available and expected resources, while maintaining functional and effective transportation systems that keep pace with future growth. General policies include (1) maintaining acceptable levels of service on public roads; and (2) ensuring that new development does not degrade levels of service and mitigates its impact on the transportation network through ensuring connections within and between developments that offer alternative routing of traffic.

The Applicant's TIA studied the Project's introduction to the road network and concluded the following:

- The proposed development is expected to generate 53 trips during the morning peak hour and 63 trips during the evening peak hour.
- The current and future growth background traffic, coupled with the Project will have minimal impact on traffic volume.

- TIA indicated the existing roadway network is adequate to accommodate the Project's traffic.

6. Housing

The project will enhance the County's stock of 55+ age-restricted single-family detached dwelling units in desirable location for growth in the County. With an anticipated average size of 1550 sq. ft., the proposal meets market expectations for this area of the County. We believe that all lots will be developed within seven years of any rezoning approval (subject to market conditions).

7. Fiscal Impact Analysis

The FIA includes an analysis for revenue projections of the project at full build-out, both for on site development and off-site expenditures from residents of the project (see Exhibit D). The total revenue generated from the project was then compared with expected County costs to provide services to the residents of the proposed development.

For the 141 new single-family detached homes at the site, the total real property tax resulting from the project is estimated to be about \$568,211.00 annually in current dollars (each annual amount is average calculated over 30 years). In addition, the personal property tax resulting from the project is estimated to be \$178,681.00 annually in current dollars. The sum of all of the on-site tax revenues that could be expected to flow to the County from the project annually after build-out is over \$746,892.00 each year in current dollars.

In addition to the on-site fiscal impact, the project is estimated to generate \$87,781.00 in taxes off-site for the County annually after build-out and occupancy. As mentioned above, the Project would generate approximately 258 new direct and indirect jobs during the construction phase, resulting in about \$11,921,894.00 in new labor wages, benefits, payroll taxes and proprietor's income.

The project is expected to result in 141 single-family detached households with a 55+ age-restricted estimated 2.00 persons per household for a total of 282 people, with no school children. The total annual tax-supported cost of the project is estimated to be \$255,264.00 each year in current dollars.

After considering the tax revenues generated by the project and the costs to the County resulting from the project, it is anticipated that the residential portion of this project will generate annually a net revenue surplus (onsite and offsite) after full build-out of \$579,409.00 in current dollars, plus additional revenue to be generated by the supporting of existing and under-patronized offsite commercial.