

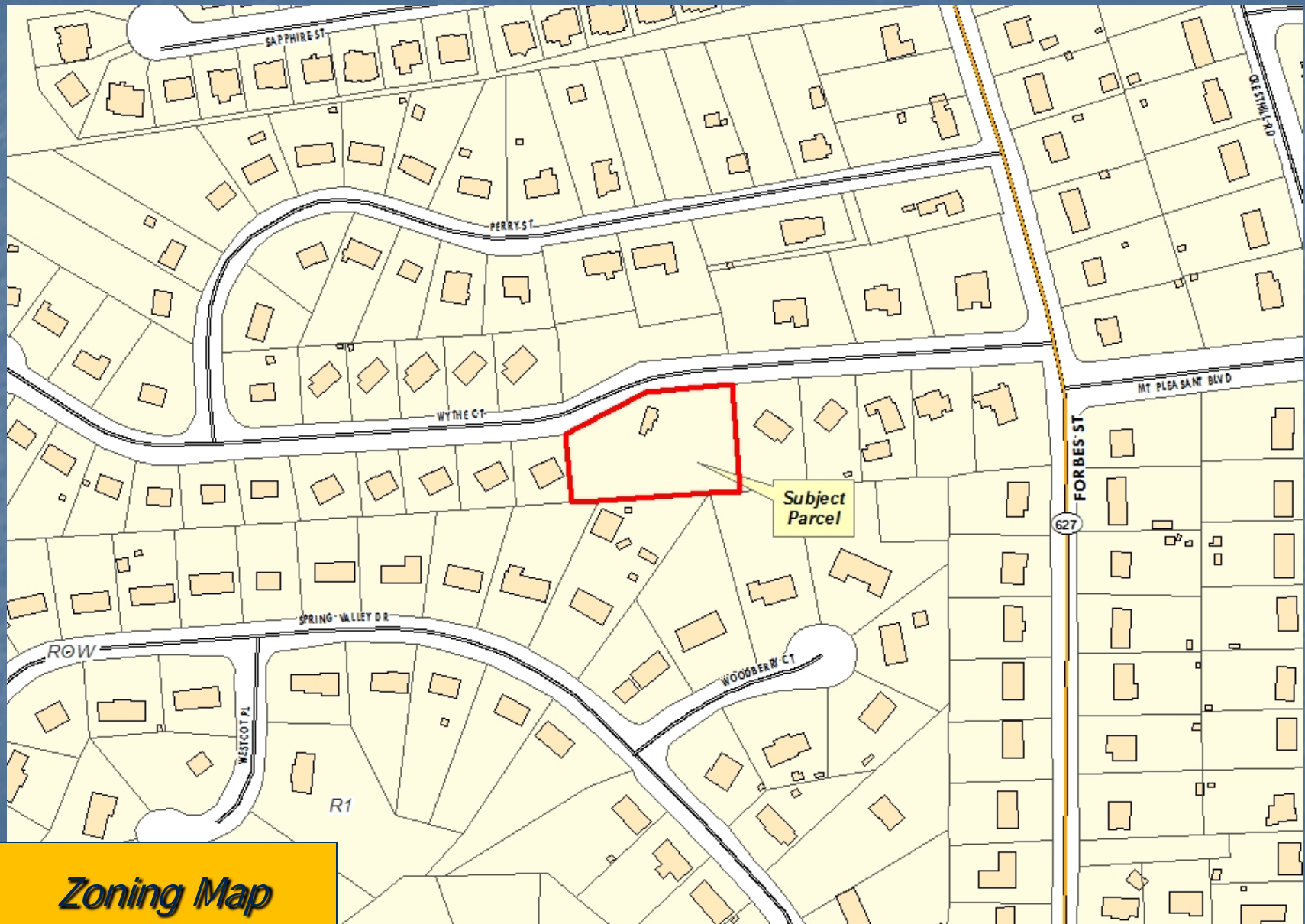
Stafford County Board of Supervisors

March 6, 2018

Falmouth Heights

Reclassification
RC17151815

Background



Zoning Map

Existing Conditions



Existing Conditions

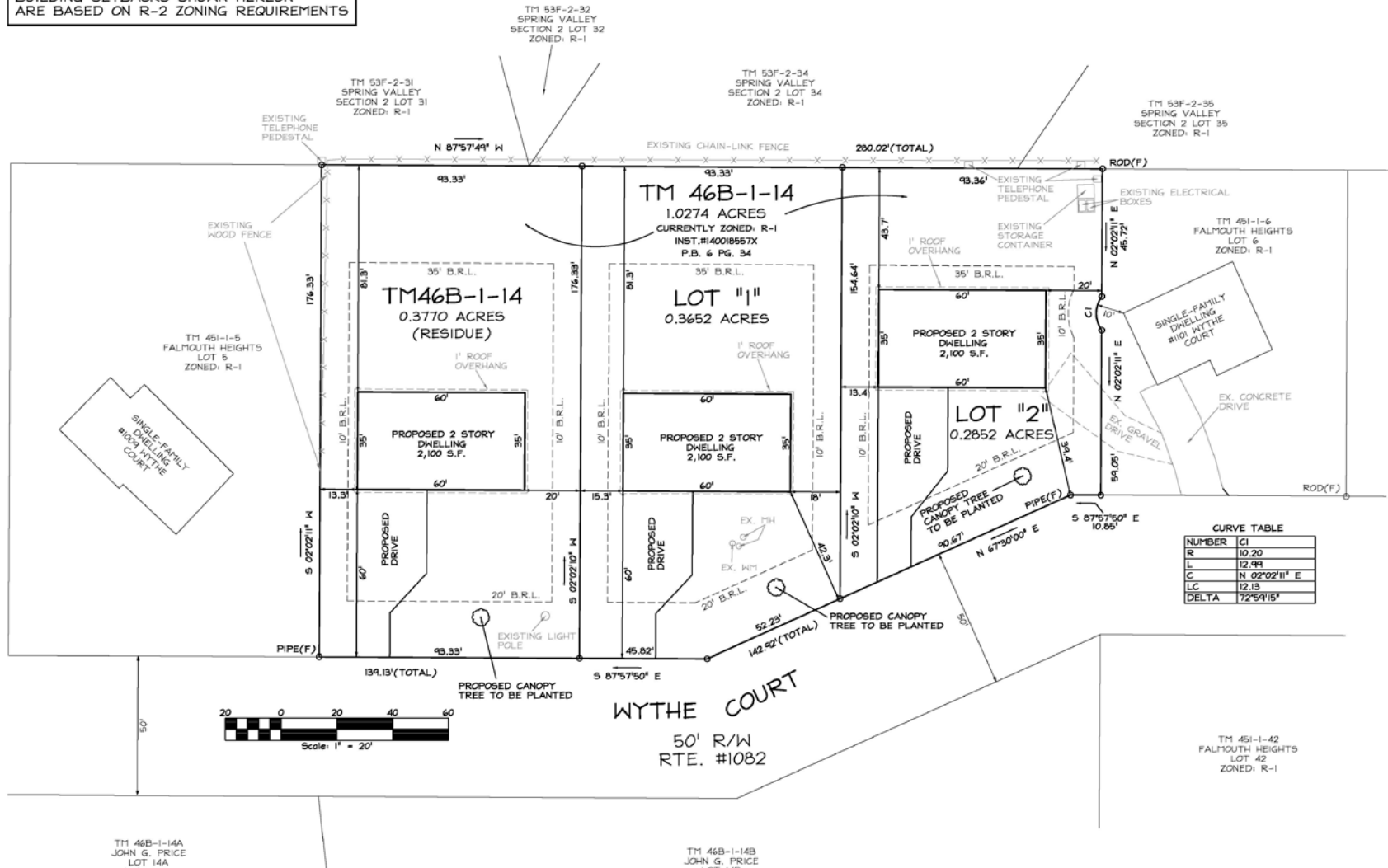


Generalized Development Plan

LOT "B".....0.2852 ACRES (NEW LOT)
TAX PARCEL 46B-1-14.....0.3770 ACRES (ADJUSTED)

P.B. 6

BUILDING SETBACKS SHOWN HEREON
ARE BASED ON R-2 ZONING REQUIREMENTS



AMENDED Proffer Statement

- Develop in general conformance with GDP
- Limit development to 3 single family dwelling units
- Homes shall be constructed in a similar design and style as the provided building elevations
- Require one canopy tree in the front yard of each home
- Reduced cash contribution for fire and rescue services from \$1,202 to \$802 per dwelling unit
- NEW: cash contribution for public schools of \$11,197.74 per dwelling unit
- Extended the deadline to remove the community pool and associated structures from April 30, 2018 to before June 15, 2018
- NEW: Require recordation of restrictive covenants to permit no more than three single-family detached units prior to recordation of a subdivision plat

Summary

- Original Public Hearing: October 17, 2017
 - Proposal deferred
- Community Meeting: February 1, 2018
 - Discussion of public hearing comments
- Staff recommends approval with the proffers pursuant to Ordinance O18-01
- On September 13, 2017, the Planning Commission voted 5-2 to recommend approval
- Questions?