

Stafford County Board of Supervisors

April 17, 2018

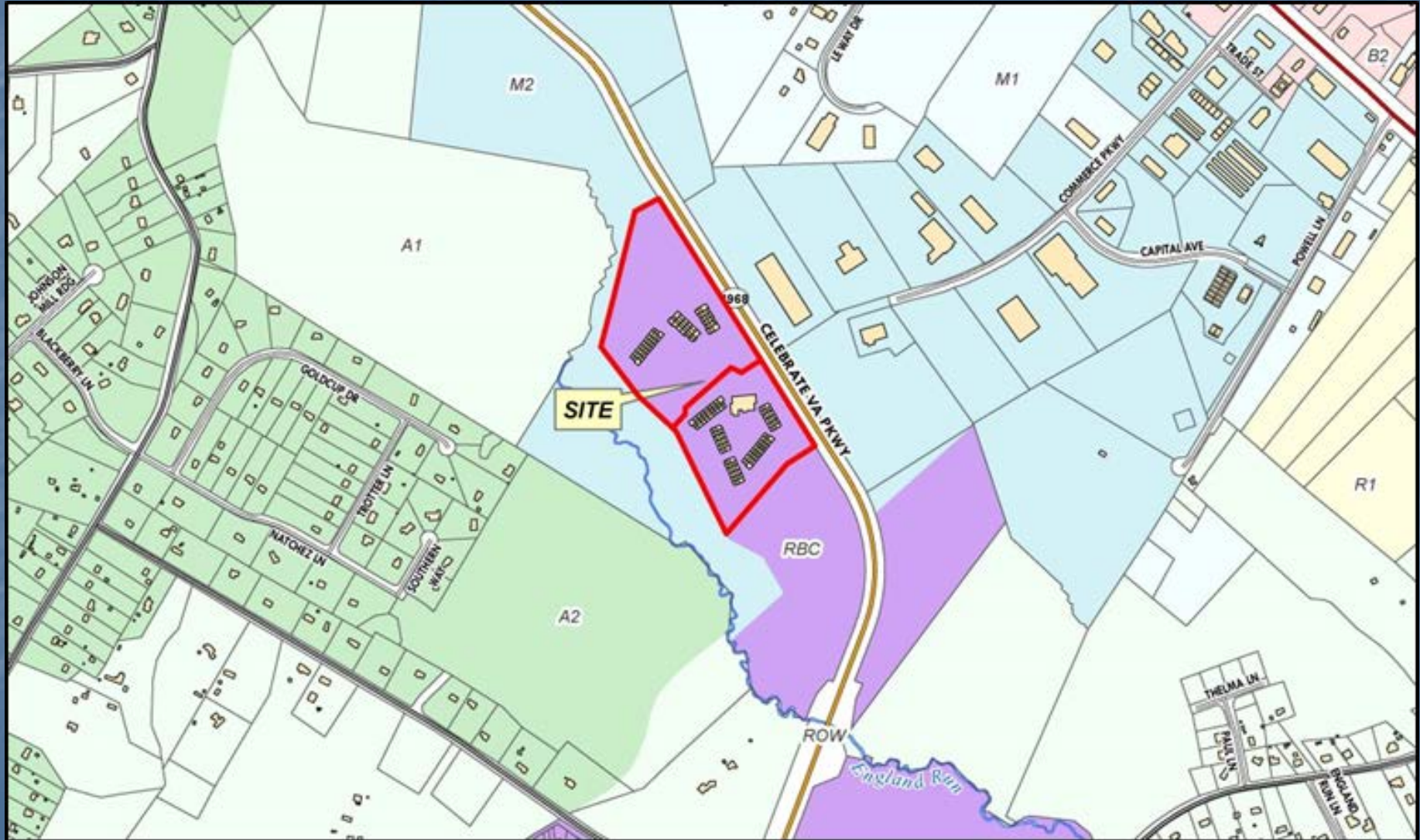
Celebrate Virginia Multi-Family (Silver Collection at Celebrate)

Minor Proffer Amendment
RC17152138

Background

- Request to amend proffered conditions
 - Assessor's Parcels 44W-2A & 44W-2B
 - Total Area: 24.63 Acres
 - Zoned RBC, Recreational Business Campus
- Applicant:
 - Chris Hornung, Silver Companies

Location and Zoning



Existing Conditions



Zoning History

- 1970's: Land originally rezoned from A-1 to M-2 (part of Heritage Commerce Center; no proffers)
- Early 2000's: land incorporated into Celebrate VA North
- Oct. 2013: 44W-2B rezoned to RBC for secure short term housing 192 units (with proffers)
- Oct. 2015: 44W-2B proffer amendment, 44W-2A rezoning, & CUP for 278 unit apartment complex
- Jan. 2017: site plan approved for apartments
- Current: Under construction with 1st phase complete

Generalized Development Plan



Generalized Development Plan



Site Photos



Site Photos



Site Photos



Proffer Amendments

- Proffer 3e, Dwelling Unit Features
 - The current proffer states "All units shall have washers and dryers in the units".
 - The amendment would require at the time of issuance of an occupancy permit, necessary electrical, plumbing, and venting connections be installed.
 - The applicant has indicated the need for the amendment due to prospective tenants wanting to bring their own washers and dryers.
 - The applicant provides washers and dryers from a third party vendor.
 - The amendment would give renters an option to bring their own washers and dryers.

Evaluation

■ Staff Findings - Positives

- The amendment does not degrade the desired high quality of the development.
- The amendment does not change the intensity or use of the development.
- The amendment allows for reliable compliance with the proffers.

■ Staff Findings - Negatives

- No apparent negative land use aspects.

Recommendation

- Staff is supportive of the amended proffers pursuant to Ordinance O18-11 as the project benefits outweigh the negatives.
- The Planning Commission recommended denial of the request on February 14, 2018.