

Stafford County  
Board of Supervisors

March 20, 2018

Consider New Cluster Development  
Regulations



## **Cluster Development Authority (Virginia Code §§ 15.2-2242 & 15.2-2286.1)**

- ❖ Requires the County to allow for compact residential development in exchange for open space.
- ❖ Cluster development regulations must be applicable to 40% of the unimproved land in agricultural and residential zoning districts.
- ❖ Land use requirements for cluster development shall not be more stringent than that of the zoning district.
- ❖ Limits and prohibits what localities may consider regarding open space land, as defined in the State Code.
- ❖ Density calculations for cluster development shall be based upon the same criteria for the property as would be applicable in the zoning district.
- ❖ Proposals for clustering must be approved by-right and implemented administratively.



## Cluster Development Concerns

- ❖ Not promoting the intended goals and objectives for land preservation and good subdivision practices as envisioned in the Comprehensive Plan.
- ❖ Open space land configured such that it is not visible by the public creating a perception of overcrowding in rural areas and the loss of rural character.
- ❖ Increased number of lots and driveway accesses on existing rural roads creating a perception of overcrowding and loss of rural character.
- ❖ More lots are being created through cluster development than could be obtained by conventional subdivision development.
- ❖ Use of community drainfields.
- ❖ Open space not configured for intended farming or forestry uses.
- ❖ Open space land not contiguous or fragmented.
- ❖ Lack of community amenities - useable areas or recreation areas in neighborhoods.
- ❖ Open space substantially comprised of swm facilities and utility easements.



## CEDC Suggested Changes for Cluster Development

- ❖ Phased Approach
- ❖ Phase 1
  - ❖ Limit the location of Cluster Development
    - ❖ Urban Service Area (USA)
    - ❖ Areas Adjacent to Urban Services Area where public sewer and water could be more readily extended if needed due to small lot sizes
    - ❖ Limit the use of large utility easements and stormwater ponds for required open space
- ❖ Phase 2
  - ❖ Design Aspects
    - ❖ Configuration of open space and lots
    - ❖ Useable open space
    - ❖ Buffers as open space



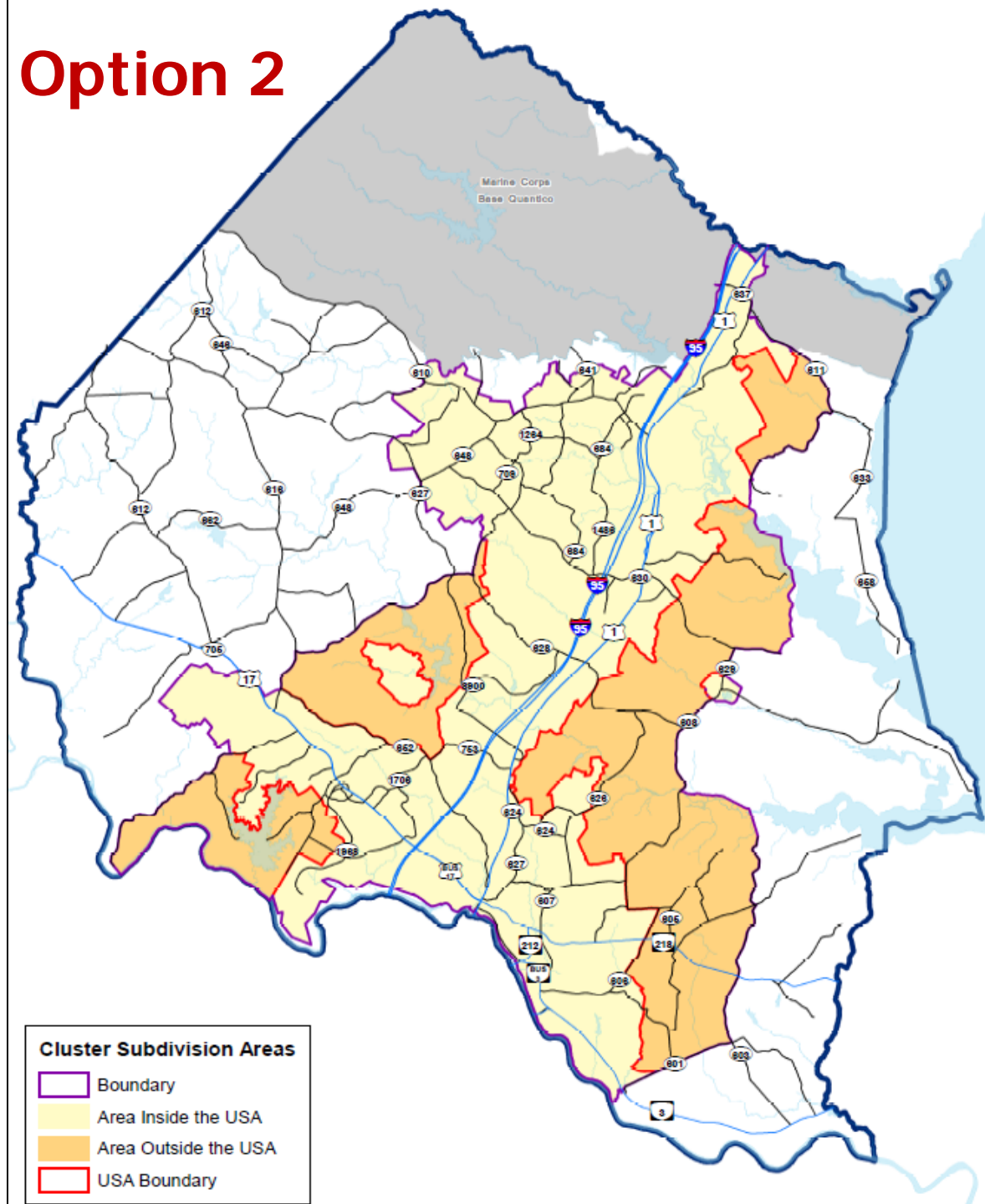
## Phase 1 Process

- ❖ Location for Cluster Development
  - ❖ Identify unimproved lands
  - ❖ Identify unimproved lands inside and adjacent to USA meeting the minimum 40% requirement
  - ❖ Consider which map option is the best (Option 1, 2, or 3)
- ❖ Comprehensive Plan Amendment
  - ❖ Create new subchapter 3.9
  - ❖ Modify policies to specify new area for cluster
  - ❖ Expand criteria for cluster development for inside and outside the USA
- ❖ Amend the Zoning Ordinance
  - ❖ Create new table for single location of lot requirements
  - ❖ Create new performance standards for use swm facilities and utility easements

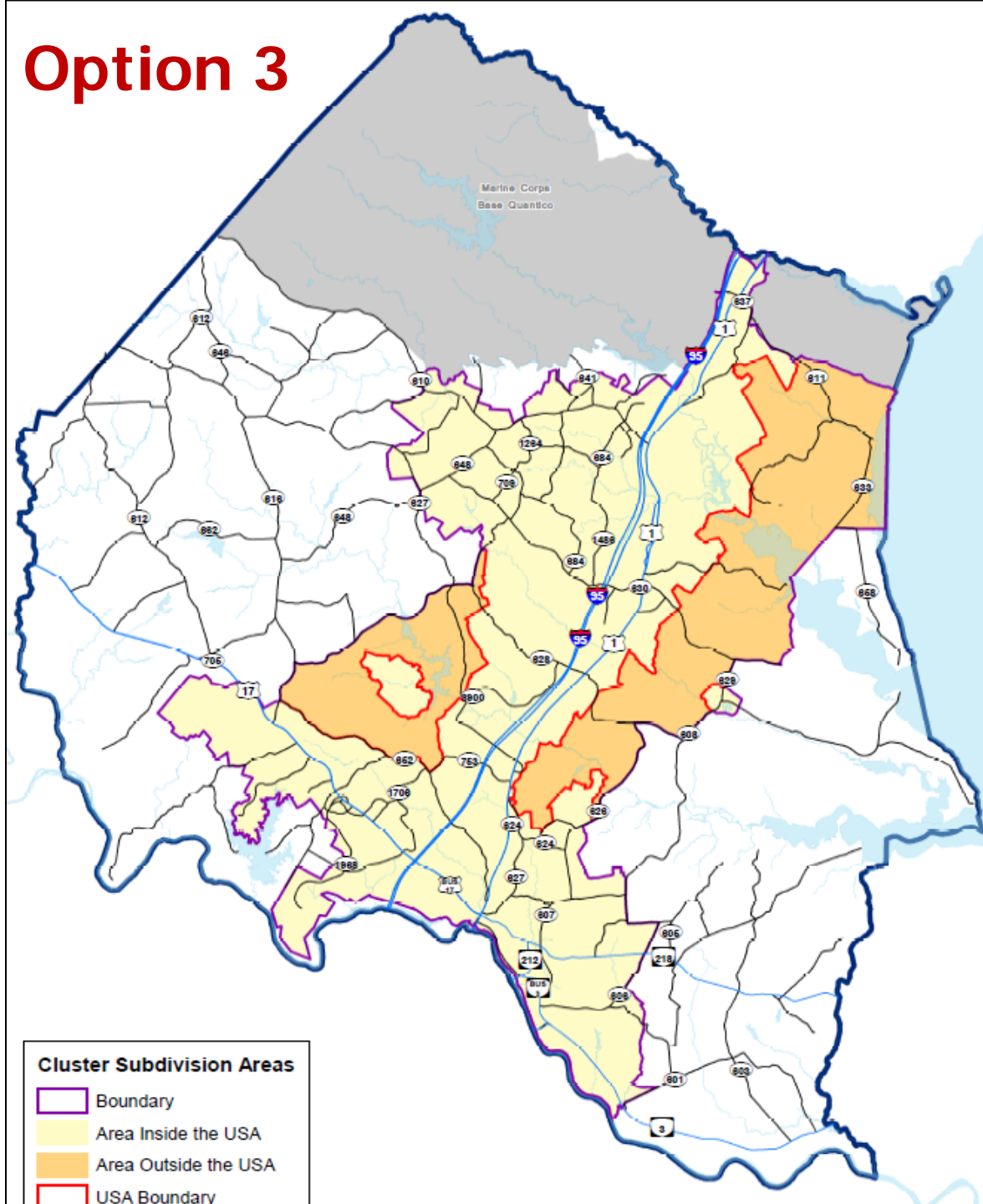




# Option 2



# Option 3





## Potential Board Actions

- ❖ Pursue the recommendation of the CEDC:
  - ❖ Select a cluster development option
  - ❖ Adopt Resolution R18-75 referring Comprehensive and Zoning Ordinance Amendment to the Planning Commission
- ❖ Defer to:
  - ❖ Pursue other map options
  - ❖ Pursue other amendments
  - ❖ Consider a non-phased approach

