

Stafford County Board of Supervisors

July 10, 2018

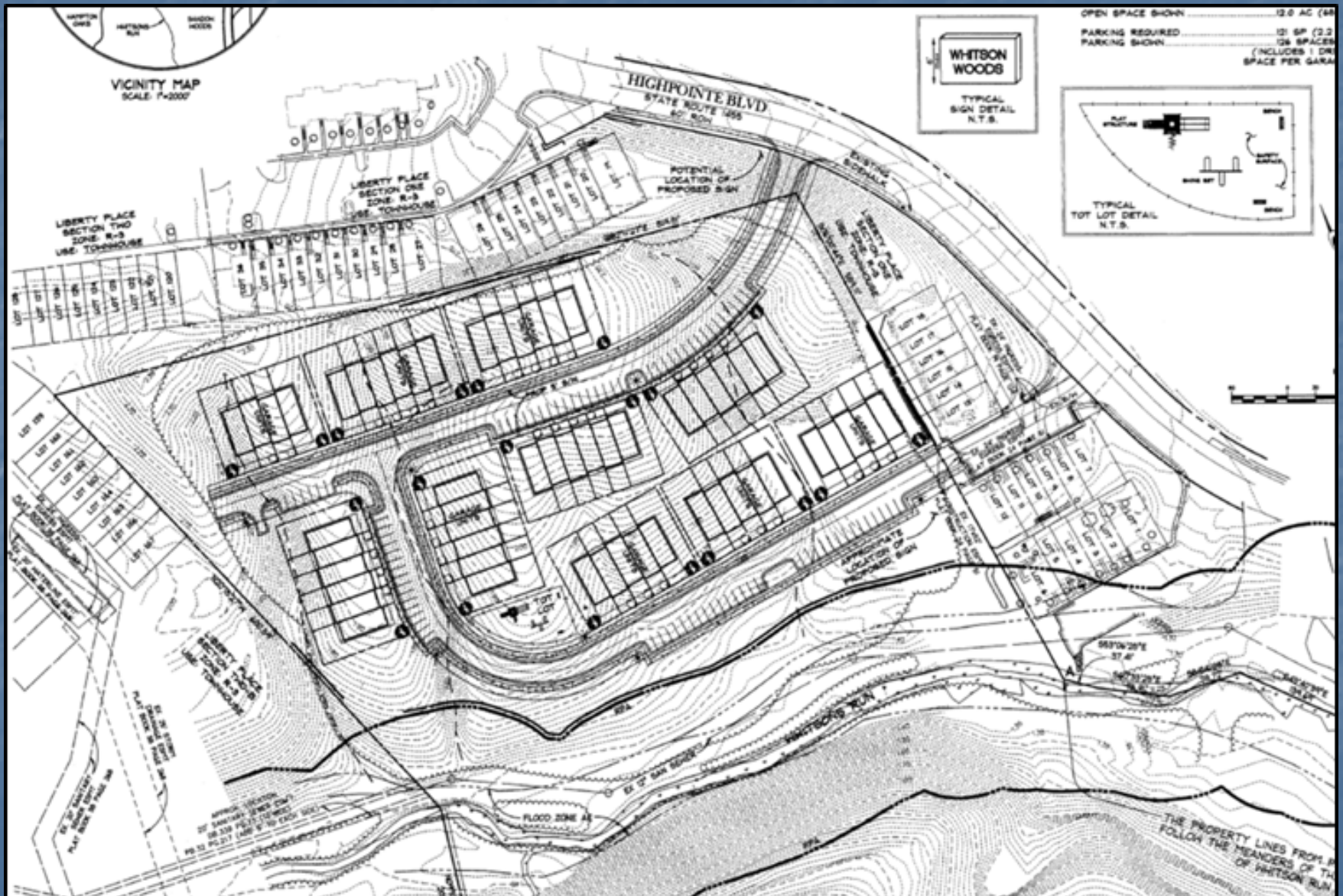
Whitson Woods

Minor Proffer Amendment
RC17152111

Background

- Request to amend proffered conditions
 - Assessor's Parcel 20-125
 - Total Area: 17.64 Acres
 - Zoned R-3, Urban Residential – High Density
- Applicant:
 - Matt Murphy, Wakefield Development, LLC
- Agent:
 - Charlie Payne, Hirschler Fleischer

Original Development Plan



Existing Conditions



Proffer Amendments

- Proffer 1, Site Layout
 - Modify the GDP for the same 55-lot townhouse development, and allow for minor modifications



Proffer Amendments

- Proffer 3, Off-site improvement Agreement
 - Reference a new agreement between the applicant and the Liberty Town Homeowner's Association (LTHOA), in place of a prior contingency to obtain written authorization from the HOA for offsite improvements that include:
 - Sidewalk repair on Highpointe Boulevard,
 - parking lot and curb repair and final paving, and
 - slope stabilization.

Improvements Plan



Proffer Amendments

- Proffer 10, Architectural Design
 - Modification of the architectural design requirement



- Proffer 11, Screening
 - Provide evergreen tree screening between the proposed and existing townhouse units

Evaluation

■ Staff Findings - Positives

- The amendment supports a site design that is more sensitive to the site conditions.
- The amendment does not change the intensity or use of the development.
- The amendment reflects agreements that support needed off-site improvements.

■ Staff Findings - Negatives

- No apparent negative aspects.

Recommendation

- Staff is supportive of the amended proffers pursuant to Ordinance O18-28 given the positive aspects of this request.
- On May 23, 2018, the Planning Commission voted 7-0 to recommend approval.
- Questions?