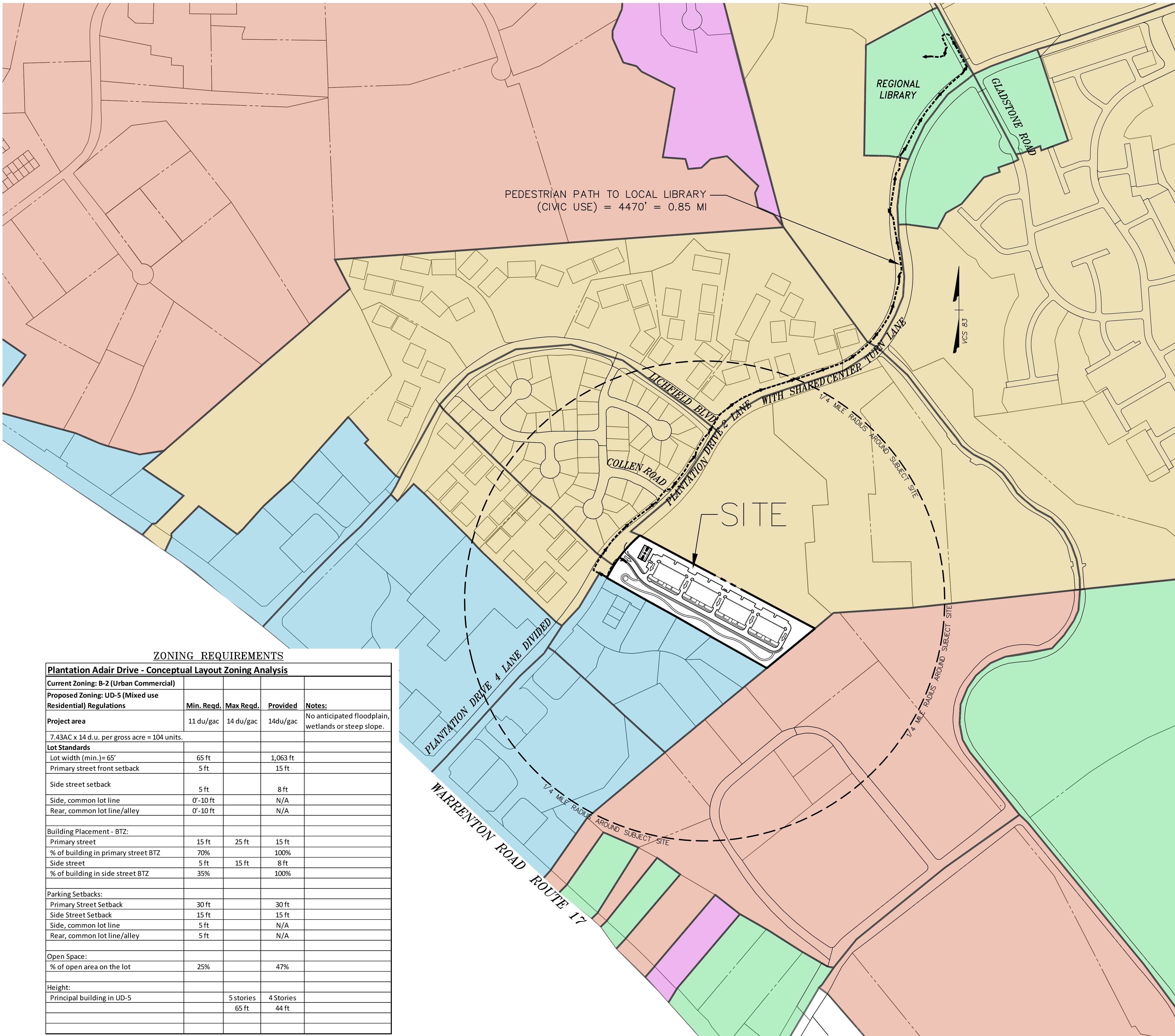


ZONING REQUIREMENTS					
Plantation Adair Drive - Conceptual Layout Zoning Analysis					
Current Zoning: B-2 (Urban Commercial)					
Proposed Zoning: UD-5 (Mixed use Residential) Regulations	Min. Regd.	Max Regd.	Provided	Notes:	
Project area	11 du/gac	14 du/gac	14du/gac	No anticipated floodplain, wetlands or steep slope.	
7.43AC x 14 d.u. per gross acre = 104 units.					
Lot Standards					
Lot width (min.)= 65'	65 ft		1,063 ft		
Primary street front setback	5 ft		15 ft		
Side street setback	5 ft		8 ft		
Side, common lot line	0'-10 ft		N/A		
Rear, common lot line/alley	0'-10 ft		N/A		
Building Placement - BTZ:					
Primary street	15 ft	25 ft	15 ft		
% of building in primary street BTZ	70%		100%		
Side street	5 ft	15 ft	8 ft		
% of building in side street BTZ	35%		100%		
Parking Setbacks:					
Primary Street Setback	30 ft		30 ft		
Side Street Setback	15 ft		15 ft		
Side, common lot line	5 ft		N/A		
Rear, common lot line/alley	5 ft		N/A		
Open Space:					
% of open area on the lot	25%		47%		
Height:					
Principal building in UD-5		5 stories	4 Stories		
		65 ft	44 ft		



LEGEND

◆

FRED BUS STOP

PEDESTRIAN PATH TO LOCAL LIBRARY

SUBJECT SITE/PROJECT PROPERTY

URBAN COMMERCIAL

LIGHT INDUSTRIAL

URBAN RESIDENTIAL- MEDIUM DENSITY

OFFICE

SUBURBAN RESIDENTIAL

NOTES

1. THE PURPOSE OF THIS RECLASSIFICATION APPLICATION IS TO REZONE THE SUBJECT PROPERTIES FROM B-2 (URBAN COMMERCIAL) TO UD-5 (MIXED USE RESIDENTIAL) WITH 4 MULTI-FAMILY BUILDINGS TO ACCOMMODATE ACTIVE ADULT 55+ USES. THE PROPOSED PROJECT WILL ALSO INCLUDE PRIVATE AMENITIES, SUCH AS, A MULTIPURPOSE COURT AND A 1.8 ACRE PARK WITH A GAZEBO. THE SUBJECT PROPERTY AND ADJACENT PROPERTIES ARE PREVIOUSLY DEVELOPED SITES. THERE DO NOT APPEAR TO BE HISTORIC STRUCTURES ON THE PROPERTY BASED ON FIELD OBSERVATION. THE NATIONAL REGISTER OF HISTORIC PLACES AND THE STAFFORD COUNTY MASTER REDEVELOPMENT PLAN - VOL. VIA: CULTURAL RESOURCES REPORT DO NOT IDENTIFY HISTORICAL SIGNIFICANCE AT THE PROJECT SITE OR THE ADJACENT DEVELOPED PROPERTIES.

2. IN ACCORDANCE WITH UD (URBAN DEVELOPMENT) ZONING REGULATIONS, A TRANSITIONAL BUFFER YARD IS REQUIRED ALONG THE NORTH BORDER OF THE PROPERTY BOUNDARY. THE NORTH SIDE OF THE PROPERTY BOUNDARY IS ADJACENT TO AN URBAN RESIDENTIAL USE OF MEDIUM DENSITY AND THEREFORE REQUIRES A TB-C 50' BUFFER. THE ADJACENT PROPERTIES ARE LIGHT INDUSTRIAL AND URBAN COMMERCIAL AND THOUGH NOT REQUIRED, FOR THE BENEFIT OF THE DEVELOPMENT SITE AND SURROUNDING PROPERTIES A TB-A 20' BUFFER IS PROPOSED ALONG THE SOUTH AND EAST BORDERS & A TB-A 25' ENHANCED BUFFER ALONG THE WEST BOUNDARY OF THE PROPERTY IS PROPOSED.

3. VISTA TERMINATION POINTS AND VIEW LINES ARE DESIGNATED ON THE PLAN AS THUS (⇔).

REVISION

NO.	DATE	NO.	DATE
1	6/16/2020		

SUBMISSION

NO.	DATE
1	6/16/2020

COMMONWEALTH OF VIRGINIA

6/16/2020

GREGORY A. BRUSH

LIC. NO. 056234

PROFESSIONAL ENGINEER

CLIENT

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RALEIGH - RICHMOND

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MASTER PLAN

PLANTATION ADAIR DRIVE

GEORGE WASHINGTON ELECTION DISTRICT

STAFFORD COUNTY, VIRGINIA

AUTHOR: Z.M.E.

CHECK: G.A.B.

PROJ.#: 001276

DATE: 12/26/2019

SCALE: 1" = 250'

SHEET: 1 of 1