



County of Prince George, Virginia

"A global community where families thrive and businesses prosper"

To: Percy C. Ashcraft, County Administrator

From: Douglas Miles, AICP, Planning Manager

Date: October 24, 2018

Subject: **Jefferson Park Fire Station Relocation Summary**

On November 22, 2011, the Board approved a conditional rezoning request of 16 acres from R-2 to B-1 zoning to allow for the expansion of the Jefferson Center commercial development along Jefferson Park Road. There was a two (2) acre parcel that was proffered directly behind the current fire station with an access road that would have to be built by the developer in order to access the fire station with access to Owens Way.

On September 11, 2012, the Board approved an amendment to the 2011 conditional rezoning case and it provided for a better location as a 2.49 acre parcel located over on Brandywine Drive for the new fire station site. It allowed for better ingress and egress for the fire trucks from the new fire station and did not require an access road be built.

On September 11, 2012, the Board approved a Special Exception to permit seventy-two (72) townhouse-style apartment units with proffered conditions for higher end building materials, recreational facilities, streetlights, and other on-site amenities. There would be a flashing signal at the intersection of Jefferson Park Road and Brandywine Drive for fire trucks to gain access directly to Jefferson Park Road and not need an access road.

Please find the attached Board of Supervisors Staff Reports from the two 2012 zoning cases that further summarizes this information. Prince George County would not be responsible for purchasing land for the new fire station nor paying for certain site work needs for the new station. We are awaiting the developer to start work on his project in order to receive the land and this proffered funding before the new fire station can be built on the new site that is shown in the Timmons graphic to replace this fire station.

PRINCE GEORGE COUNTY, VIRGINIA
BOARD OF SUPERVISORS STAFF REPORT
REZONING CASE AMENDMENT RZ-12-01 JAMES R. JONES
PUBLIC HEARING DATE: SEPTEMBER 11, 2012

Request:

James R. Jones is requesting to amend an existing proffered condition of RZ-11-06, that was approved on November 22, 2011, relative to the location of a future fire station and associated uses.

Case Summary:

The applicant's reason for this proposed amendment is to designate a different portion of the property for dedication to the County for a fire station that allows for better access and more acreage. The original proffer provided for a two (2) acre parcel that was to be dedicated to the County immediately behind Company #5 on Jefferson Park Road for use as a fire station. They are now proposing to change the proffer to dedicate a portion of the property on the north side of Brandywine Drive. This property has frontage along Jefferson Park Road, Brandywine Drive and Garfield Street and has access to existing water and sewer and staff believes is a good site.

The Planning Commission held a Public Hearing on June 28, 2012 and no one spoke during the comments period on this case. However, County staff requested that the Planning Commission take a 30 day deferral on the request to allow additional staff time to review this amendment. They voted 7-0 to defer this request to their July 26, 2012 meeting date and closed the hearing. After the deferral and the continuation of this case the Planning Commission recommended approval to the Board of Supervisors by a 7-0 vote that the rezoning case amendment be approved as presented by the applicant in his revised proffered conditions dated July 23, 2012.

Public Input:

As of the writing of this report, staff has received no calls or letters in support of or in opposition to this amendment request. We have had inquiry calls from the same adjacent owners who had inquired about the B-1 conditional rezoning case on November 22, 2011 by James R. Jones.

VDOT Comments:

There are no anticipated impacts to the Department with the amendment of the developer dedicating acreage on the north side of Brandywine Drive to the County for a fire station use. As the property is developed, be advised that any future entrance location shall comply with the Department's Access Management Regulations with respect to spacing from other entrances or intersections. Comments related to the noted regulations will be made during site plan review.

Existing Proffer Condition:

RZ-11-06 Proffer:

9. A minimum two (2) acre parcel of the property in a location and configuration acceptable to the County and the developer shall be dedicated to the County for use as a fire station. The parcel shall be located east of the proposed access road directly behind the existing fire

station and adjacent to the existing apartments. Upon abandonment of the existing fire station, the fire station parcel shall be conveyed by the County to the developer subject to approval of such conveyance by the Board of Supervisors after holding a public hearing as required by the Code of Virginia. As part of the consideration for such conveyance the developer agrees to:

- a. Provide such surveying services and engineering reports including a boundary survey, a topographical survey, wetlands delineation and confirmation, Phase I Environmental Site Assessment and geotechnical investigation report to be used by the County to develop the two-acre site for a fire station; and
- b. Pay the County \$ 32,000 in equal payments of \$6,400.00 due no later than the date of issuance of the first Certificate of Occupancy and for four (4) successive years. The County intends to use such payment to enhance County EMS capabilities by purchasing an ambulance.

Proposed Proffer Condition:

RZ-12-01 Proffer:

9. A 2.49 acre parcel shall be dedicated to the County. The parcel shall be located on the north side of Brandywine Drive at the intersection with Garfield Street. Upon abandonment of the existing fire station, the fire station parcel shall be conveyed by the County to the developer subject to approval of such conveyance by the Board of Supervisors after holding a public hearing as required by the Code of Virginia. As part of the consideration for such conveyance, the developer agrees to:
 - a. Provide such surveying services and engineering reports including a boundary survey, a topographical survey, wetlands delineation and confirmation, to be used by the County to develop the parcel; and
 - b. Pay the County \$ 32,000 in equal payments of \$6,400.00 due no later than the date of issuance of the first Certificate of Occupancy and for four (4) successive years. The County intends to use such payment to enhance County EMS capabilities by purchasing an ambulance.

Staff recommends approval of the revised proffer condition language as submitted and as dated July 23, 2012 addressing staff's concerns relative to maintaining the Phase I Environmental Site Assessment and geotechnical investigation report as part of the revised proffered conditions.

PRINCE GEORGE COUNTY, VIRGINIA
BOARD OF SUPERVISORS STAFF REPORT
SPECIAL EXCEPTION SE-12-01 JAMES R. JONES
PUBLIC HEARING DATE: SEPTEMBER 11, 2012

Request:

James R. Jones is requesting a Special Exception / Conditional Use to permit 72 multiple family dwelling units in an R-2, Limited Residential District.

Case Summary:

The project will consist of 72 townhouse style apartment units with garages grouped together in six (6) twelve (12) unit buildings. They will be two (2) story buildings and include 50 two (2) bedroom and 22 three (3) bedroom units. A sprinkled fire suppression system for each building will be provided as well as fire hydrants throughout the apartment complex development.

The site will be accessed by a commercial entrance and all parking, drives and roadways will be private and will be the responsibility of the property owner. An internal sidewalk system will be provided that will connect each building and a connection to the commercial property will be provided by the property owner. Building materials for the exterior walls will be constructed with finish materials including but not limited to, brick, stone, wood, metal, architectural block and pre-cast panels, excluding vinyl siding.

Streetlights will be provided and maintained in this development by the property owner at the property owner's cost. The exact location of the streetlights will be reviewed and approved through the site plan review process with County staff. All proposed utilities will be provided underground for this development to include, but not limited to, power, telephone, gas and cable television. Access to the property will be provided onto Brandywine Drive and includes the construction of a right turn lane taper per the previously prepared Traffic Impact Analysis (TIA) Chapter 527 that was a part of Conditional Zoning Case RZ-11-06 that was approved on November 22, 2011.

The Planning Commission held a Public Hearing on June 28, 2012 and no one spoke during the comments period on this case. However, County staff requested that the Planning Commission take a 30 day deferral on the request to allow additional staff time to review this amendment. They voted 7-0 to defer this request to their July 26, 2012 meeting date and closed the hearing. After the deferral and the continuation of this case the Planning Commission recommended approval to the Board of Supervisors by a 7-0 vote that the Special Exception case be approved as presented by the applicant in his revised proffered conditions dated July 23, 2012.

2007 Comprehensive Plan:

This request is in compliance with the 2007 Plan that recommends this area for residential uses.

Existing Use and Surrounding Zoning:

The subject parcel is zoned R-2, Limited Residential, is vacant and contains 8.3 acres. The properties to the North and East are zoned R-2, Limited Residential and contain single family dwellings; the property to the South is zoned R-3, General Residential and it contains multiple family dwellings, known as Independence Place Apartments; and the properties to the West are zoned B-1, General Business and is the future site of the Jefferson Centre development project.

Public Input:

As of the writing of this report, staff has received no calls or letters in support of or in opposition to this amendment request. We have had inquiry calls from the same adjacent owners who inquired about the B-1 conditional rezoning case on November 22, 2011 by James R. Jones.

Infrastructure:

Prince George County for the past several years has expected residential development to participate in the cost of improvements necessitated by residential growth. Accordingly, under the County's cash proffer policy the County will accept a cash proffer amount of \$10,974 for the increase in the density range that exceeds the underlying zoning district.

See the 2006 Adopted Cash Proffer amounts by category:

Schools	\$ 8,166	Fire & EMS	\$ 978
Parks	\$ 241	Public Safety	\$ 328
General Government	\$ 1,128	Libraries	\$ 224
		Total	\$ 10,974

Case Analysis and Density Calculations:

Please see the attached Monticello Village Apartments density calculations and the surrounding apartment complexes of Bailey's Ridge Apartments, Independence Place Apartments and Jefferson Pointe Apartments for comparable density considerations.

Please see the attached Monticello Village Density Summary Sheet that is dated June 27, 2012. The applicant has stated that they could develop 68 duplex units now and are proposing 72 apartment units, for a difference of 4 dwelling units. The applicant has proffered \$ 32, 664 (8,166 X 4 units) towards Schools as a part of this case to address the increase in the requested density and to offset any impact upon the school system.

Staff has taken into account both the Monticello Village Density Summary and Parcel Dedication Value Summary Sheets, dated June 27, 2012, as provided by the applicant. The County does not have a need for the 2.8 acre B-1 portion of the subject property that was offered by the applicant. Staff would like to see that portion of the property remain in private ownership, be developed and then be added to the commercial tax base through the development of the property.

Staff has researched the history of the Board's acceptance of cash proffers through a Special Exception case and found these examples where cash proffers have been paid:

Baymont Inns & Suites Hotel / Tax Map 120(0A)00-003-D / 5380 Oaklawn Boulevard:

"The applicant shall pay \$5000 per year for a total of seven years for an aerial device for the Prince George County Fire and EMS Services, with the first payment to be made prior to issuance of a certificate of occupancy and annually thereafter. This device will be kept at a location determined by the County." - Board approval issued on August 28, 2007

Sleep Inn & Suites Hotel / Tax Map 220(07)00-006-0 / 2200 Waterside Drive:

"The applicant shall pay \$5000 per year for a total of eight years for an aerial device for the Prince George County Fire and EMS Services. This device will be kept at a location determined by the County" - Board approval issued on August 15, 2006

Real Estate Assessment Analysis:

Please see the attached Memorandum from the County Assessor as dated July 16, 2012.

Utilities Comments:

Water for this development will be provided from the existing Virginia American Water Company water lines within Jefferson Park and Brandywine Roads and the applicant plans to extend these lines into the development. The closest County water line in close proximity to the project is on the west side of Jefferson Park Road at the Shop Road gate of Fort Lee and it is not available to serve this project. Sewer service for this project will be provided from the existing County gravity lines within Mulberry Drive. This County sewer line discharges into the Bailey's Creek Trunk line through the existing metering station behind Bailey's Ridge Apartments.

VDOT Comments:

The entrance location to serving the apartments as proposed is in compliance with the Access Management Regulations spacing standards. No consideration for an exception to the Regulations is required. The applicant needs to provide the proposal to construct a right turn and taper lane on Brandywine Drive onto the Monticello Village Special Exception Map, dated May 22, 2012.

The applicant has proposed to construct 72 apartment units on an 8.3 acre parcel. The Dubovsky Property / Jefferson Centre Rezoning TIA review letter to the Planning Department dated October 13, 2011, acknowledges conformance of the TIA to the Chapter 527 Regulations and of the proposed road improvements based on the construction of 42 apartments with the parcel size not provided. Please note that the size of the commercial parcel located west of the proposed apartments is greater than originally anticipated at 6.4 acres in the TIA and 8.1 acres currently proposed by the applicant.

Please be advised that further analysis of traffic impacts and the evaluation on the need for improvements is recommended with each parcel site plan review as the ultimate trip generation at buildout of the entire site may exceed that as noted in the TIA, depending on the land use and the number of units. Alternately, Prince George County could request or require a TIA revision and VDOT will review and comment accordingly on any revision.

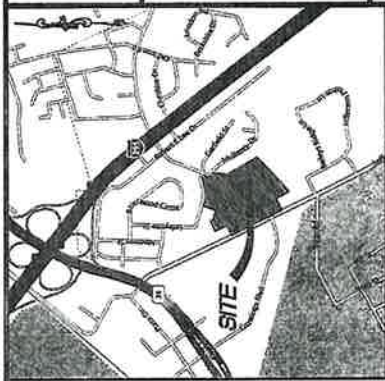
According to the VDOT Regional Traffic Engineering Office the approximate construction cost for an emergency flashing signal at the intersection of Brandywine Drive and Jefferson Park Road would be \$150,000 in 2012 dollars. The signal could be installed under the normal permitting process. VDOT does not see any issues with the eventual installation of the signal. Yet, Prince George County would be responsible for all design and construction costs associated with the signal. The County would also assume all maintenance of the signal after the construction has been completed at the intersection.

Depending upon when the internal access road bisecting through the Jefferson Center development is built between Brandywine Drive and Owens Way an emergency flashing signal may not be needed as ambulances and fire trucks could access Jefferson Park Road at the Owens Way traffic signal in the near future.

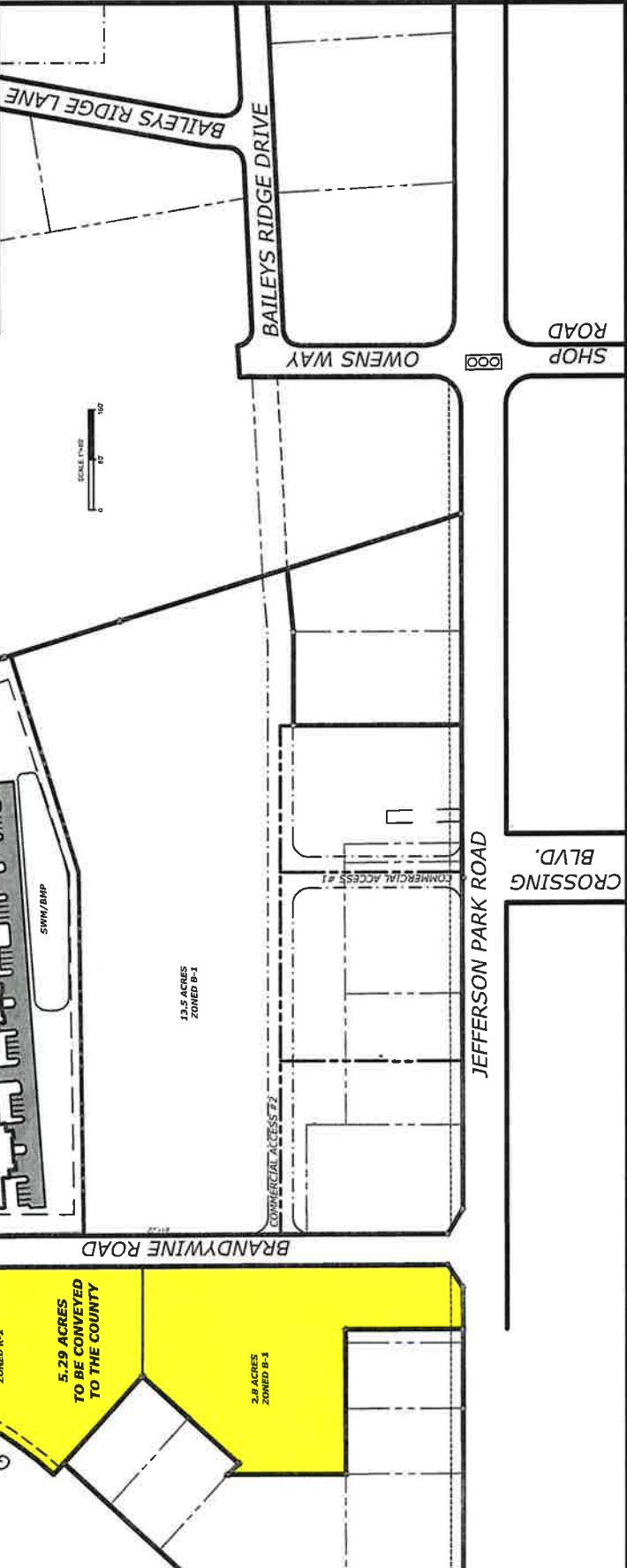
Recommendation:

Staff recommends Approval of this request along with the recommended conditions and a cash proffer amount towards Schools of 8,166 per unit that exceeds the underlying R-2 density allowance. The applicant has agreed to proffer a cash payment of \$8,166 per residential unit in excess of 68 units thus addressing the potential impact upon Schools:

1. This Special Exception shall be for James R. Jones or a successor business owner of James R. Jones, Builder, Inc., or a family member and is not transferable and hereafter shall be known as the Property owner.
2. Building Materials for the exterior walls will be constructed with finish materials, including but not limited to, brick, stone, wood, metal, architectural block and pre-cast panels. Alternative materials may be permitted if approved by the Community Development and Code Compliance Department; however vinyl siding shall not be permitted; all buildings will be two (2) stories in height.
3. Private Roads. Roads within the Property shall be private roads and shall be maintained by the Property owner.
4. Approved Gating. If access to the Property is gated, the equipment used for such gating shall be approved by the Fire, EMS & Emergency Management Department, if requested by the Property owner.
5. Recreational Facilities. Prior to the issuance of the initial Certificate of Occupancy for any dwelling unit, an outdoor recreational area, to include passive or active recreational areas, shall be provided on a total of one (1) acre of land on the Property; or an indoor recreational fitness center that may include free weights, fitness machines, a computer lab area or a social gaming area; shall be provided on the Property.
6. Maximum Number of Dwelling Units. The maximum number of dwelling units shall be 72. No more than 30 % of these units may contain more than two bedrooms.
7. Streetlights will be provided at the Property owner's cost and maintained on the Property by the Property owner. Exact location of lights will be reviewed and approved through the site plan review process with County staff.
8. Utilities will be provided underground on the Property to include, but not limited to, power, telephone, gas and cable television.



GENERAL INFORMATION
 PROJECT NO. 1008402003 PART OF
 ENGINEER: TIMMONS GROUP OF VIRGINIA, INC.
 1008402003 PART OF
 PROJECT NO. 1008402003
 DATE: 22 MAY 2012



5.29 AC TO BE DEDICATED TO COUNTY