

CPA-2-15, ROGERS-CHENAULT INC.

Comprehensive Plan Amendment Report
Beaverdam Magisterial District
PC Meeting Date: November 19, 2015



Overview

Request	A proposed amendment to the Comprehensive Plan as follows: <u>General Land Use Plan Map</u> – An amendment to change the land use designation from Suburban General (1-4 Dwelling Units Per Acre) to Agricultural <u>Growth Management Conservation and Suburban Development Plan Map</u> – An amendment to remove properties from the Suburban Service Area <u>Public Utility Plan Map</u> – An amendment to remove properties from the Utility Service Area
Location	Generally on the north and south lines of West Patrick Henry Road (State Route 54) adjoining the Town of Ashland
Case Planner	L. Garman

Executive Summary

The proposed amendment is a companion to a rezoning application to rezone approximately 264 acres from A-1, Agricultural, to RC, Rural Conservation District, for the purpose of developing a residential subdivision (C-19-15(c)). It has been determined that it is not feasible to extend public utilities to the subject area. Without the proposed amendment to the Comprehensive Plan, both public water and sewer service would be required to rezone and develop the property at a density greater than (1) dwelling unit per 10 acres. Staff further recommends that the area proposed by the applicant be expanded to include all of the area added to the Suburban Service Area, west of the Town of Ashland, during the 2007 Comprehensive Plan update; the 2007 expansion area also has challenges for providing the public utilities required for denser development.

Staff's Recommendation

Adoption of the attached draft resolution recommending **APPROVAL** of CPA-2-15, Rogers Chenault, Inc.

Planning Analysis

During the 2007, Comprehensive Plan update, the County received a request, from the owners of the parcels subject to the current request, to include those properties in the Suburban Service Area and designate the properties as Suburban General. Those properties were included with approximately 990 acres (map attached) that were added to the Suburban Service Area (SSA) and designated as Suburban General (1-4 DU/per acre) on the General Land Use Plan Map. Lack of adequate parcels within the pre 2007 SSA to achieve the target 70% suburban - 30% rural growth ratio was the primary rationale for this expansion of the SSA and the complementary land use change.

Subsequent Comprehensive Plan updates, since the subject area was added in 2007, provides for additional residential development opportunities within the SSA, notably the Multi-Use designation. Incorporated with the 2012 Comprehensive Plan update, Multi-use was designated for several undeveloped areas that were previously designated for non-residential uses. The designation allows for up to 65% of a development to be residential with densities up to 15 DU/per acre. The addition of the Multi-Use designations throughout the SSA compensates the potential for residential development to attain the target 70% suburban - 30% rural growth. Reliance on the subject area for the target growth ratios is less critical. Because the potential to develop the noted 2007 expansion area further diminishes when considering the feasibility for providing public utilities, staff recommends that this area also be considered with the applicant's requested amendment.

The proposed amendment is a companion to a rezoning application (C-19-15(c)) to rezone approximately 264 acres (property known as the Luck Farm) from A-1, Agricultural, to RC, Rural Conservation District. The RC District is only considered in areas designated as Agricultural and outside the SSA. Without an amendment to the Comprehensive Plan as proposed, the property could be developed at 1-4 dwelling units per acre but both public water and sewer would be required. Due to the challenges of providing public utilities, the applicant has opted to request this Comprehensive Plan amendment, apply for the RC District and develop the property as a 42 lot subdivision. The proposal was presented at a community meeting on October 7, 2015, and was received favorably by the participants primarily due to the low density and the open space proposed.

This request was also evaluated by the Department of Public Utilities. That department does not object to the removal from the Suburban Service Area (SSA) of the subject property, or to the removal of the identified area that was added during the 2007 update for the following reasons:

- Existing utility infrastructure and/or investment will not be stranded by the removal of the area for which the application was received or the larger area being recommended by staff from the SSA.
- This area is at the top of two sewer sheds and at the edge of the SSA. Removal of this area from the SSA does not impact the ability to serve other areas of the SSA with sewer.
- This area falls into two different sewer sheds. To serve it, two major sewer projects would be required.

- When the area was added to the SSA as part of the 2007 update to the Comprehensive Plan, it was done with the understanding that this area would not be served by the existing Ashland Wastewater Treatment Plant. The Ashland Wastewater Treatment Plant was already undersized for buildout of its existing service area. In 2007 when it was being considered for addition to the SSA, Public Utilities identified the area as being very expensive to sewer. The situation has not changed or improved.
- The property southwest of West Patrick Henry Road, which includes the property for which the application was submitted (the Luck Farm) was added at the request of the Luck Farm property owner to the SSA during the 2007 update to the Comprehensive Plan. At the time the request was made the property owner represented that they were aware of the cost of required infrastructure improvements, in particular the need to construct an approximately 4 mile sanitary sewer extension from an existing sanitary sewer located near the intersection of Cobbs Road and Stony Run. Since this time, several developers have determined that extending the sewer to this property is not economically feasible. Also, construction of this sewer will require the acquisition of easements through developed portions of the Town of Ashland.

Agency Analysis

Other than outlined by the Department of Public Utilities, there were no comments from any of the reviewing agencies.

Staff's Recommendation

Staff recommends the Planning Commission adopt the attached draft resolution recommending **APPROVAL** of CPA-2-15, Rogers Chenault, Inc. and that the area requested be further expanded to include the area currently designated as Suburban General on the General Land Use Plan map and within the Suburban Service area, generally located west of the Town of Ashland and Elmont Road (State Route 626), north of Yowell Road (State Route 665), and between Falling Creek and the Town of Ashland north of West Patrick Henry Road (State Route 54).

lwg/HTE

Attachments

- Maps
- Application Materials
- Draft Resolution

**DRAFT RESOLUTION
CPA-2-15**

WHEREAS, the Planning Commission is required by Virginia Code Section 15.2-2223 to prepare and recommend a Comprehensive Plan for the physical development of the territory within its jurisdiction, and Virginia Code Section 15.2-2229 prescribes procedures for amendment of an adopted Plan; and

WHEREAS, the Hanover County Board of Supervisors adopted a Comprehensive Plan on June 28, 1972, and adopted amendments to update the Comprehensive Plan on October 20, 1982 and during each successive five-year period; and

WHEREAS, the Hanover County Board of Supervisors adopted the last update to the County's Comprehensive Plan, Comprehensive Plan Amendment 12-01, on September 11, 2013; and

WHEREAS, on June 24, 2015, the Board of Supervisors authorized the Planning Commission to hold public hearings on proposed amendment CPA-2-15; and

WHEREAS, on November 19, 2015, following an advertised public hearing and consideration of information provided by the staff and public comment, the Planning Commission reviewed the proposed Comprehensive Plan Amendment 2-15.

BE IT RESOLVED by the Hanover County Planning Commission, that Comprehensive Plan Amendment CPA-2-15 be forwarded to the Board of Supervisors with a recommendation of **APPROVAL** as an amendment to the adopted Comprehensive Plan Hanover County, Virginia, 2012-2032, as follows:

General Land Use Plan Map – An amendment to change the land use designation from Suburban General (1-4 Dwelling Units Per Acre) to Agricultural, in the vicinity of the north and south lines of West Patrick Henry Road (State Route 54) adjoining the Town of Ashland, in the **BEAVERDAM MAGISTERIAL DISTRICT**;

Growth Management Conservation and Suburban Development Plan Map – An amendment to remove properties from the Suburban Service Area, in the vicinity of the north and south lines of West Patrick Henry Road (State Route 54) adjoining the Town of Ashland, in the **BEAVERDAM MAGISTERIAL DISTRICT**;

Public Utility Plan Map – An amendment to remove properties from the Utility Service Area, in the vicinity of the north and south lines of West Patrick Henry Road (State Route 54) adjoining the Town of Ashland, in the **BEAVERDAM MAGISTERIAL DISTRICT**

BE IT FURTHER RESOLVED by the Hanover County Planning Commission, that area currently designated as Suburban General on the General Land Use Plan map and within the Suburban Service area, generally located west of the Town of Ashland and Elmont Road (State Route 626), north of Yowell Road (State Route 665), and between Falling Creek and the Town of Ashland north of West Patrick Henry Road (State Route 54) be included with Comprehensive Plan Amendment CPA-2-15 as follows:

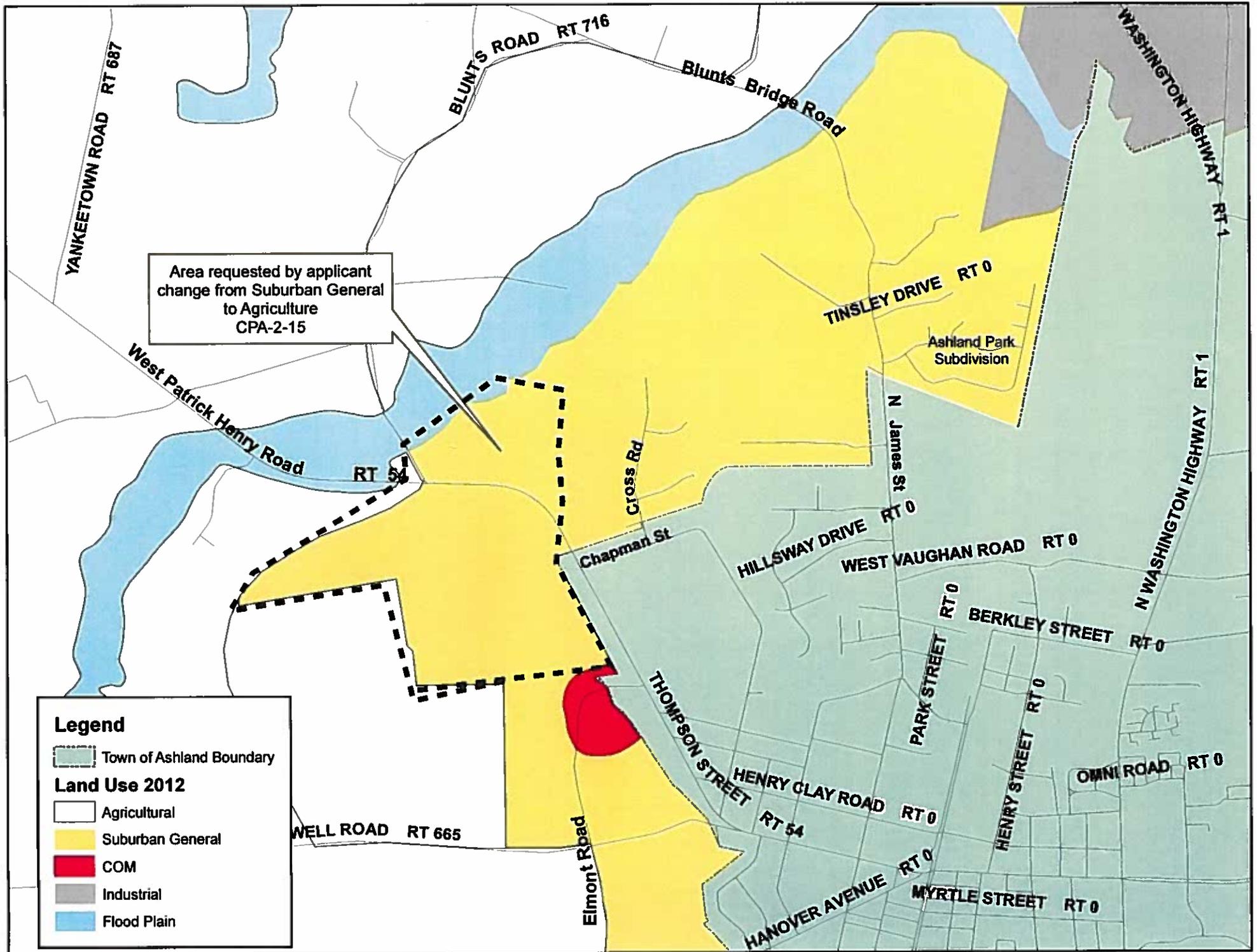
General Land Use Plan Map – An amendment to change the land use designation from Suburban General (1-4 Dwelling Units Per Acre) to Agricultural

Growth Management Conservation and Suburban Development Plan Map – An amendment to remove properties from the Suburban Service Area

Public Utility Plan Map – An amendment to remove properties from the Utility Service Area

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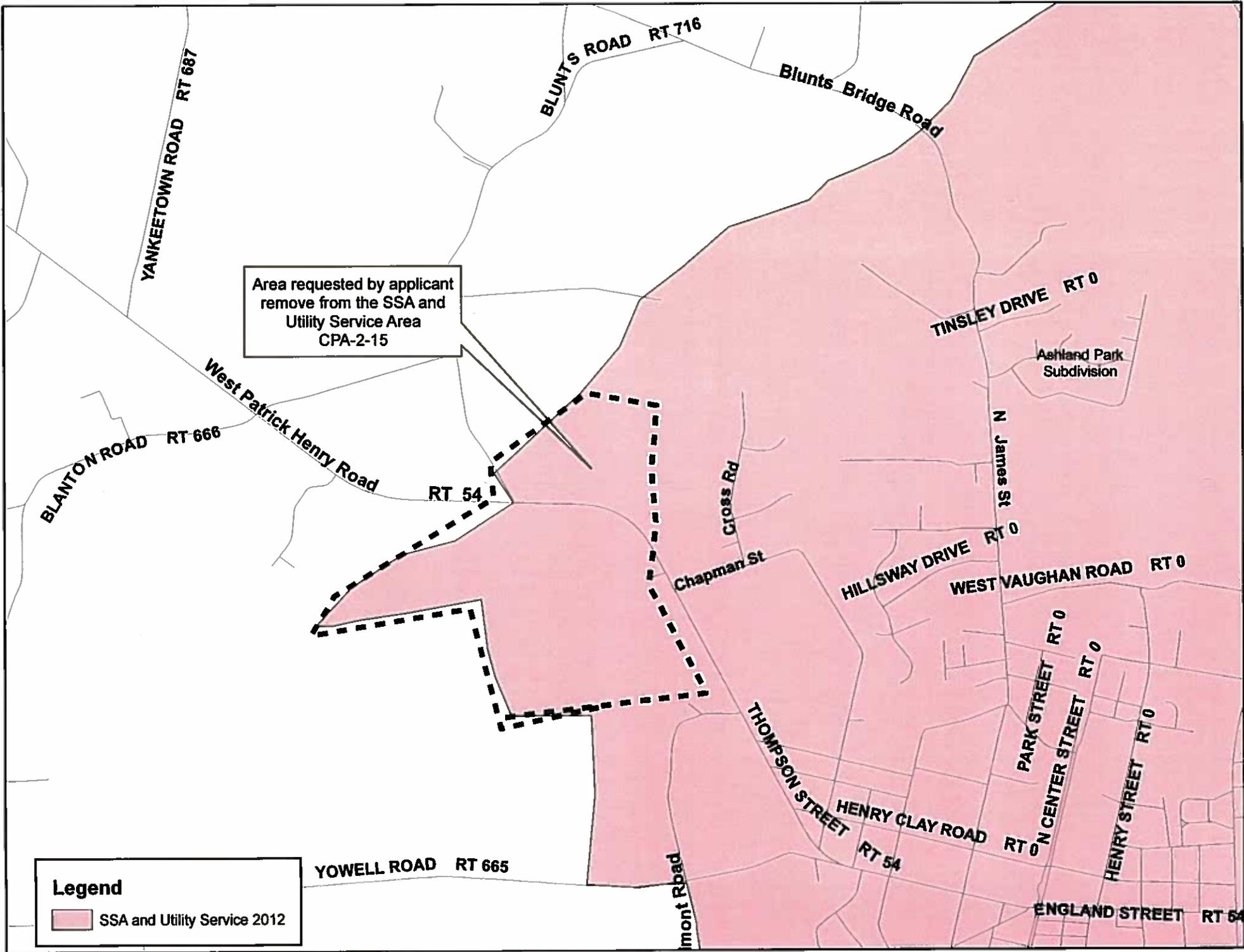
Lee W. Garman, Secretary
Hanover County Planning Commission



Area requested by applicant
change from Suburban General
to Agriculture
CPA-2-15

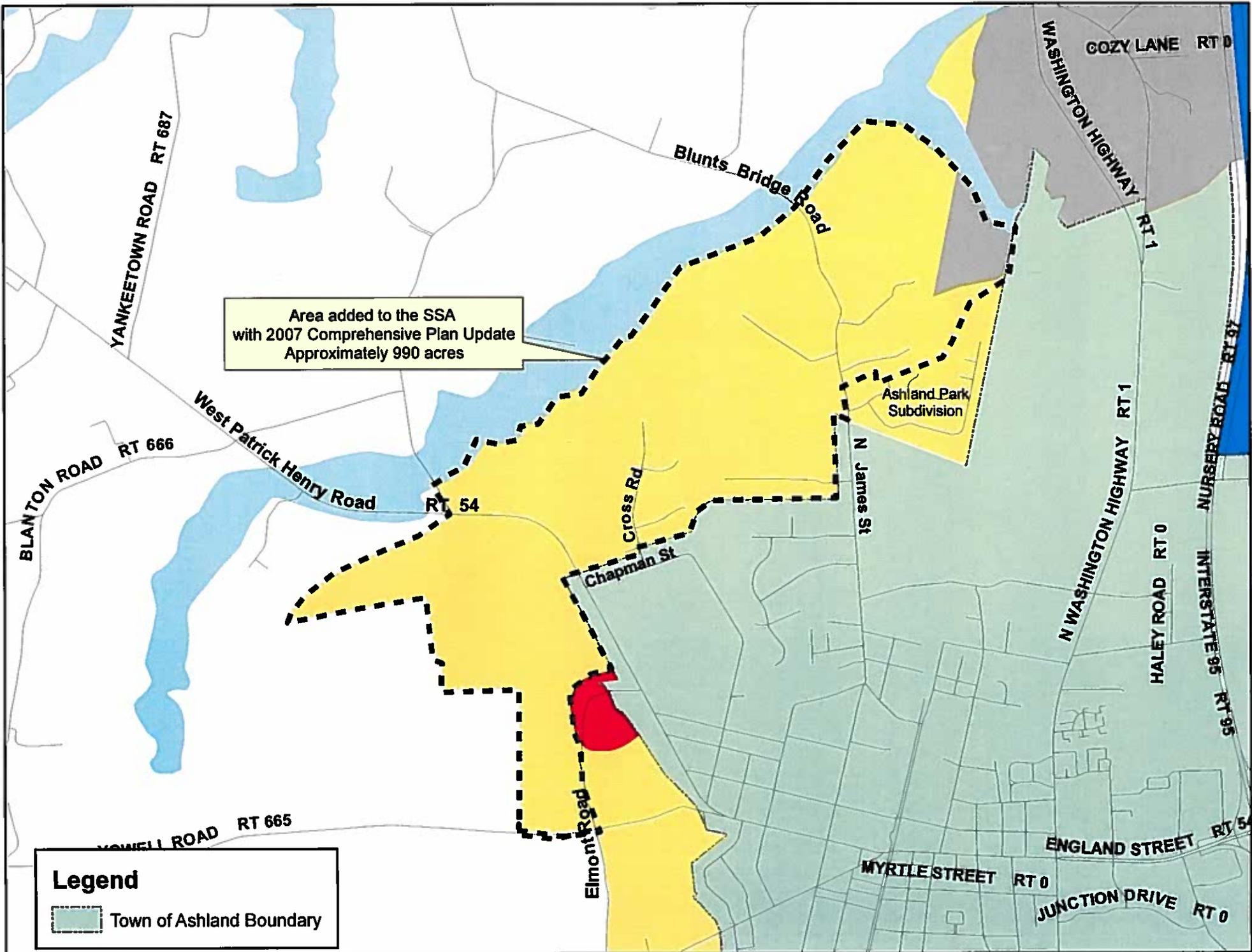
Legend

- Town of Ashland Boundary
- Land Use 2012**
- Agricultural
- Suburban General
- COM
- Industrial
- Flood Plain



Legend

 SSA and Utility Service 2012



Area added to the SSA
with 2007 Comprehensive Plan Update
Approximately 990 acres

Legend

 Town of Ashland Boundary

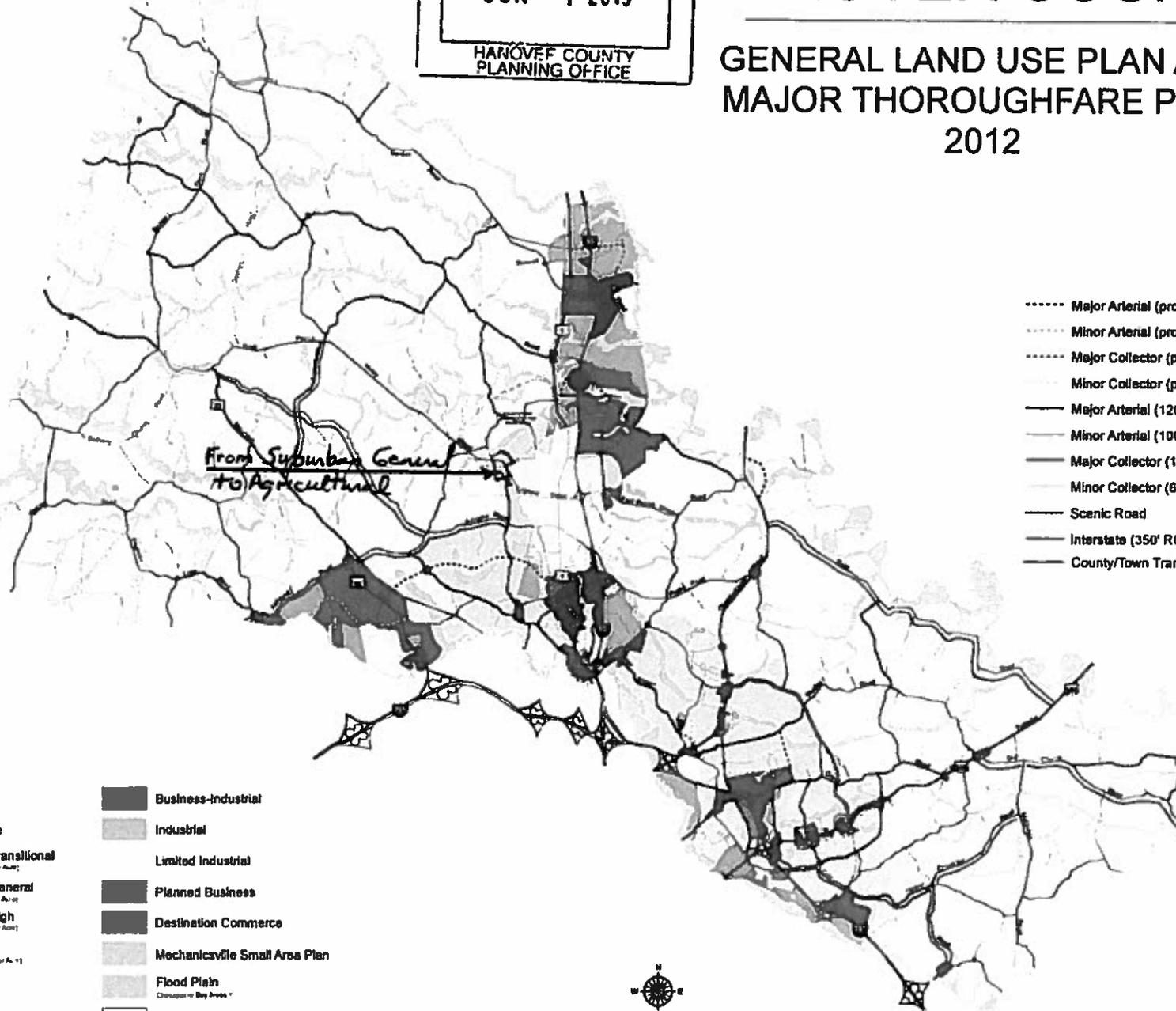
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GENERAL LAND USE PLAN AND MAJOR THOROUGHFARE PLAN 2012



- Major Arterial (proposed road)
- Minor Arterial (proposed road)
- Major Collector (proposed road)
- Minor Collector (proposed road)
- Major Arterial (120' ROW)
- Minor Arterial (100' ROW)
- Major Collector (100' ROW)
- Minor Collector (80' ROW)
- Scenic Road
- Interstate (350' ROW)
- County/Town Transportation Study Area

- | | |
|--|--|
| Agricultural | Business-Industrial |
| Rural Village | Industrial |
| Suburban Transitional
<small>(1.2 Densities Units Per Acre)</small> | Limited Industrial |
| Suburban General
<small>(1.6 Densities Units Per Acre)</small> | Planned Business |
| Suburban High
<small>(4.9 Densities Units Per Acre)</small> | Destination Commerce |
| Multi-Family
<small>(3.15 Densities Units Per Acre)</small> | Mechanicville Small Area Plan |
| Commercial | Flood Plain
<small>Chesapeake Bay Areas *</small> |
| Multi-Use | Town of Ashland |



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(804) 341-6171

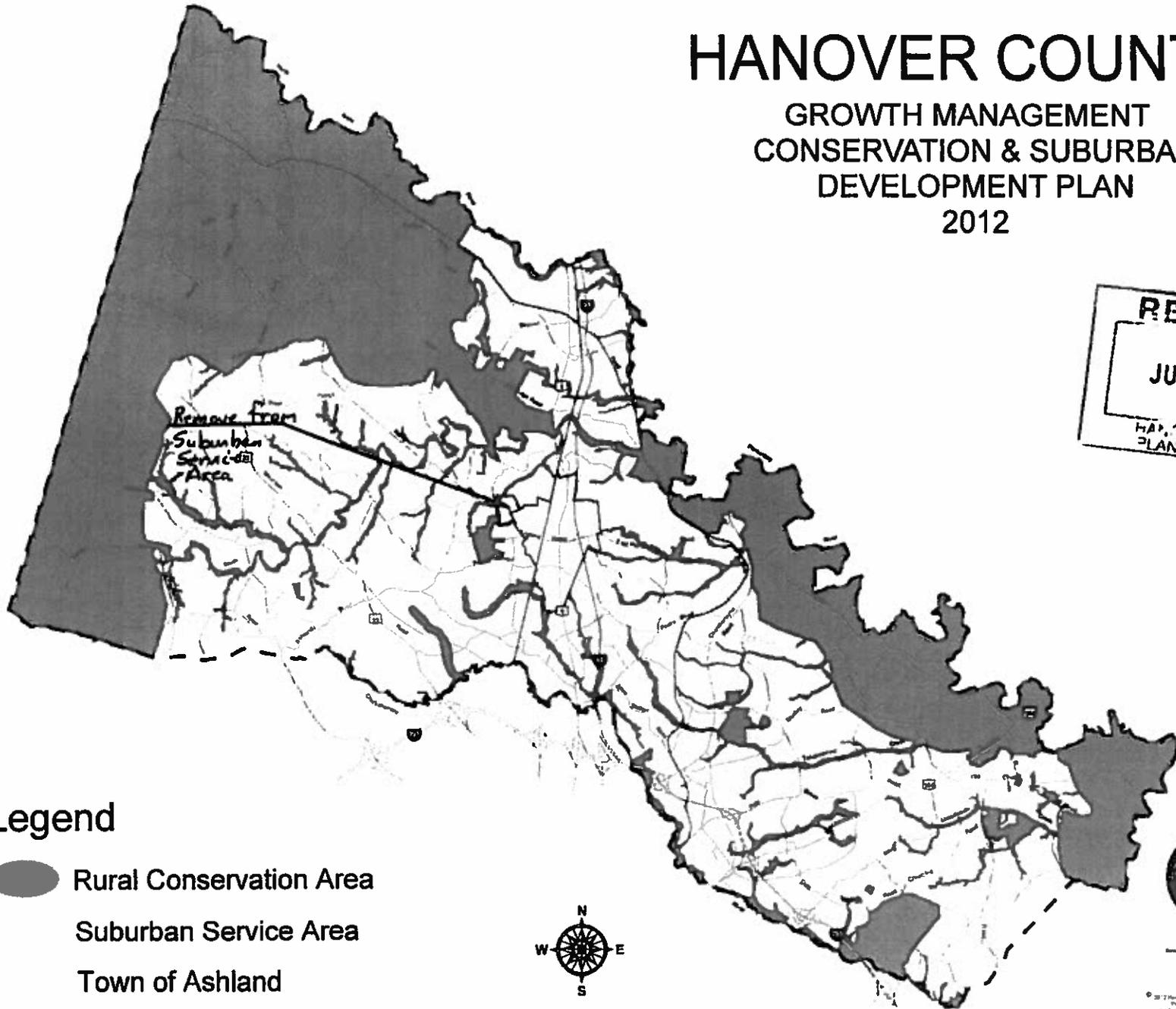
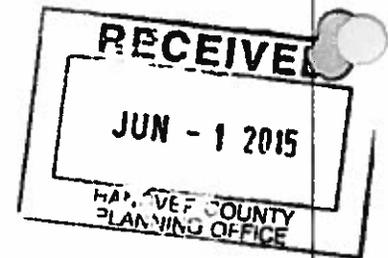
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Approved: 1-18-2012 by the Board of Supervisors
and the Planning Commission

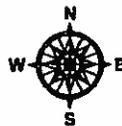
HANOVER COUNTY

GROWTH MANAGEMENT CONSERVATION & SUBURBAN DEVELOPMENT PLAN 2012



Legend

-  Rural Conservation Area
-  Suburban Service Area
-  Town of Ashland



0 10,000 20,000 40,000 60,000 80,000 Feet



Hanover County
Department of Planning & Growth Management
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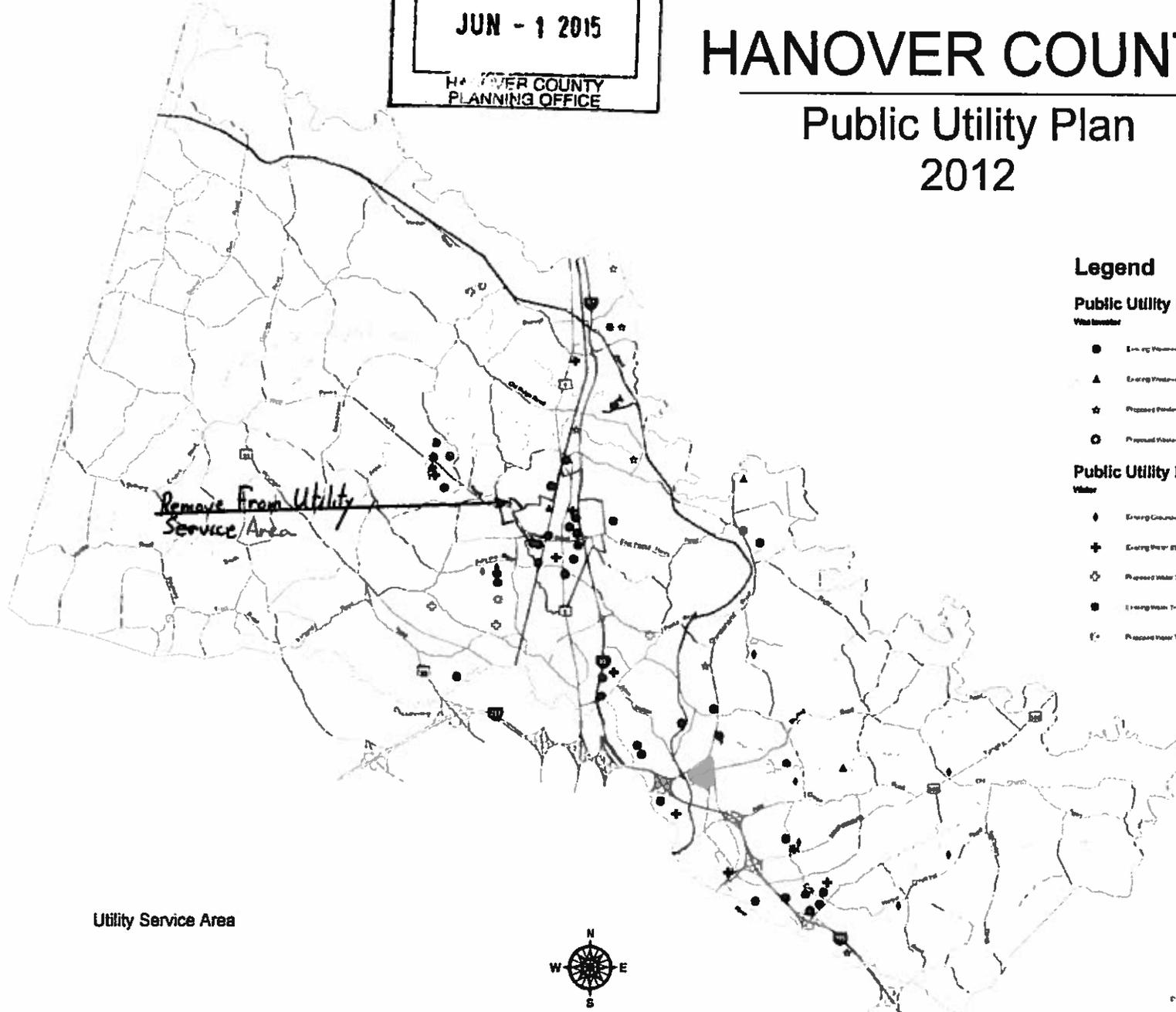
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Public Utility Plan 2012



Legend

Public Utility Facilities

Wastewater

- Existing Wastewater Pump Station
- ▲ Existing Wastewater Treatment Facility
- ☆ Proposed Wastewater Pump Station
- Proposed Wastewater Treatment Plant

Public Utility Facilities

Water

- ◆ Existing Groundwater Source
- ⊕ Existing Water Storage and/or Pumping Facility
- ⊖ Proposed Water Storage and/or Pumping Facility
- Existing Water Treatment Facility
- ☆ Proposed Water Treatment Facility

Utility Service Area



0 10,000 20,000 40,000 60,000 80,000
Feet



Hanover County
Comprehensive Information System Project
GIS County Geoprocessing
P.O. Box 170
Hanover, Virginia 23060
2014-06-01

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MAKE A DIFFERENCE.