

**PLANNING COMMISSION
CONDITIONAL REZONING REPORT SUMMARY**

CASE NUMBER: RZ-16-03 Conditional Rezoning Case Request
APPLICANT: BPP Jefferson Pointe LLC – Jefferson Pointe Apts.
LOCATION OF PROPERTY: Intersection of Bailey’s Ridge Boulevard and Jefferson Park Road, adjacent to Fort Lee Post

TAX MAPS: 12D(03)00-003 and 004-0
EXISTING ZONING: B-1 General Business District
PROPOSED ZONING: R-3 General Residential District
EXISTING USE: Vacant parcels

SURROUNDING ZONING:
NORTH & SOUTH: B-1 General Business - Bank and Mini-Storage
WEST: A-1 Agricultural - Fort Lee Military Installation
EAST: R-3 General Residential – Apartment Units

UTILITIES: County Water and County Wastewater services

REAL ESTATE TAXES: No delinquent taxes are owed to the County

MEETING INFORMATION:
Planning Commission: Thursday, September 22, 2016 at 7:30 p.m.
Board of Supervisors: Tuesday, October 25, 2016 at 7:30 p.m.

RECOMMENDATION: Staff recommends Approval with the Applicant’s proffer statement letter dated September 22, 2016.

- ATTACHMENTS:**
1. Rezoning Application, Textual Statement and Proffer Statement Letter
 2. Rezoning Case Staff Report and a GIS Map of the Surrounding Properties
 3. Apartment Plans by McAllister + Foltz Architecture dated August 22, 2016

PRINCE GEORGE COUNTY, VIRGINIA
PLANNING COMMISSION STAFF REPORT
CONDITIONAL REZONING – RZ-16-03
BPP JEFFERSON POINTE LLC
JEFFERSON POINTE APARTMENTS
PUBLIC HEARING: SEPTEMBER 22, 2016

Request:

The applicant has submitted a conditional rezoning from B-1, General Business to R-3, General Residential to permit the construction of two apartment buildings along with the relocation and the replacement of the existing clubhouse currently located on Tax Map 12D(02)00-011-0. The new clubhouse facility will contain two stories and it will include a second floor fitness gym and an outdoor competition pool will be built behind the clubhouse to replace the existing pool use.

Comprehensive Plan:

The 2014 Comprehensive Plan Update calls for commercial uses on the subject properties. However, the surrounding properties have been developed with multi-family apartments or commercial uses such as a bank, child care center, and mini-storage complex that support the adjoining Jefferson Pointe Apartments. In 2008, the Independence Place Apartments complex was conditionally rezoned from B-1 to R-3 to permit 232 dormitory apartment units and the Plan called for commercial uses. County Staff recognizes that this portion of the County is suitable for apartments located at the Fort Lee Shop Gate and within the urbanized area of the County.

Public School Facility Proffers:

The proposed conditional rezoning is designed to provide new, modern apartment housing units and to accommodate corporate and military personnel through short term leases with the potential for school age children. The applicant has proffered that a cash payment of \$ 1,366.00 per dwelling unit shall be paid at the time of issuance of the certificate of occupancy for each building for public school facility improvements. The total cash proffer payment for the 48 apartment units shall not exceed \$65,568.00. The school improvements shall be made at L.L. Beazley Elementary School within two (2) years from the date of approval of this conditional rezoning case request and this is in accordance with the proffer requirements as of July 1, 2016.

Police Department:

The Police Department has reviewed the conditional rezoning case request and does not have any specific concerns with the request. The Community Policing Unit will continue to conduct random police patrols and will provide both non-emergency and emergency services. They will conduct directed patrols and any special operations as needed or as requested by the property management staff. They will recommend crime prevention strategies to eliminate or reduce the opportunity for crime to occur on site or within the parking lot and on the grounds in the future.

Jefferson Pointe Apartments - Police Calls Log 7/1/15 to 7/1/16

Nature	# Events
ACCIDENT PROPERTY DAMAGE	1
ALARM RESIDENTIAL	5
ANIMAL AT LARGE	1
ASSAULT	2
ATTEMPT TO LOCATE	3
CHECK WELFARE	1
CIVIL MATTER	4
DEATH INVESTIGATION	1
DISABLED VEHICLE	1
DISTURBANCE	11
DOMESTIC	3
DRUG OFFENSES	3
E911 HANG UP	2
EMS-UNCONSCIOUS/UNRESPONSIVE	2
EXTRA PATROL	1
FRAUD	1
HARRASSMENT CALL	1
INFORMATION RECEIVED	2
JUVENILES INCIDENTS	1
LARCENY	5
MOTOR VEHICLE THEFT	3
NOISE COMPLAINT	7
NON-EMERGENCY 911 CALL	1
PUBLIC SERVICE	2
RECKLESS DRIVING	1
RECOVERED STOLEN PROPERTY	1
REQUESTING SUPERVISOR	1
SERVE COURT PAPER/WARRANT	3
SUICIDE ATTEMPTED	3
SUSPICIOUS INCIDENT	4
SUSPICIOUS VEHICLE	1
TRAFFIC STOP	12
TRESPASSING	2
VANDALISM	1
VEHICLE REPOSSESSION	6
WANTED PERSON	1
WRECKER NEEDED	1

Total 101

Utilities Department:

The subject property is served by County water and wastewater service and additional tap fees will need to be paid before building permits are issued by Prince George County. The owner shall determine the feasibility of connecting to the existing gravity sewer within Jefferson Pointe Lane that is serving the Jefferson Pointe Apartments and include at a minimum: Evaluation of the need for extension of the public sewer and associated public easements, and/or any private sewer extensions and/or the associated private easements; Evaluation of including the sewer discharge from the Stay Over Storage property into this new gravity connection / extension to eliminate the private sewer force main and the associated private easement which run across the owner's property along the west side of Baileys Ridge Drive.

The proposed sewer discharge from the owner's property will present additional loading to the City of Hopewell's Bailey Creek sewer interceptor, the owner's feasibility evaluation will need to include coordination and approval also with the City of Hopewell, and any required public sewer line or facility upgrades required to serve the additional sewer flow from the owner's site will be the responsibility of the owner to address to the satisfaction of both the City and the County.

Transportation:

The Virginia Department of Transportation (VDOT) has reviewed the request and stated they have no objections to the proposed conditional rezoning case request. The project has been reviewed in accordance with VDOT's Traffic Impact Analysis regulations, 24VAC30-155, and the anticipated site generated traffic does not meet the Traffic Impact Analysis (TIA) regulatory threshold for the submittal of a formal analysis to the Department.

The project is subject to VDOT's Access Management Regulations, 24VAC30-73. Based upon the preliminary exhibit provided, it appears that the site does meet VDOT's access management requirements. All improvements impacting the state maintained rights of way will be evaluated for compliance with Department standards through the site plan review process. Acquisition of a Land Use Permit is required before any work can be done within the VDOT right of way.

Public Comments:

As of the writing of this report, County staff has not received any letters, telephone calls, social media postings or any e-mails in support or opposition to this conditional rezoning case request. A zoning sign has been placed on the subject property as a courtesy for any public comments.

Recommendation:

Staff recommends Approval of this conditional rezoning case request along with the applicant's proffers dated September 12, 2016 to permit forty-eight (48) apartment units contained in two (2) buildings along with the construction of a new clubhouse facility and associated pool on the subject property.