

WORK SESSION

Owners/Applicants:

Douglas E. & Sharon Y. Darling and Eidolon Capital Partners II, LLC (Owners)/Douglas E. Darling (Applicant)

Planning Commission Meeting Date:

May 28, 2009

Staff Lead:

Kimberly Abe, Senior Planner

Department:

Community Development

Magisterial District:

Marshall
Scott (Text Amendments)

PIN:

6969-46-8936-000
6969-56-9904-000

Service District:

Marshall

Topic:

CPAM09-MA-002 - Cannon Ridge: A Comprehensive Plan Amendment to Change the Land Use Designation on a 16.84-acre parcel (PIN #6969-46-8936-000) from Mixed-Use, Low-Density Residential, and Park/Open Space/Public Use/Preservation to Mixed Use and High Density Residential, and to Change the Land Use Designation on a 40.49-acre parcel (PIN #6969-56-9904-000) from Low-Density Residential and High Density Residential to High Density Residential. Amendments to the Plan text are also proposed.

REZN09-MA-003 - Cannon Ridge: A Request to Rezone a 16.84-acre parcel zoned Commercial - Neighborhood (C-1) and Residential-2 (R-2) (PIN #6969-46-8936-000), and a 40.49-acre parcel zoned Residential- 4 (R-4) (PIN #6969-56-9904-000) to Planned Residential Development (PRD) for a 280-lot residential development.

Topic Description:

The applicant wishes to obtain a Comprehensive Plan Amendment to change the land use designation of approximately 57.33 acres of land currently planned for Mixed-Use, Low Density Residential (Less than 2 Units Per Acre), Park/Open Space/Public Use/Preservation and High Density Residential (1-7 Units Per Acre) to Mixed-Use and High Density Residential to allow for the development of a 280-lot subdivision.

The applicant has submitted a companion Rezoning Application to request to rezone the 16.84-acre parcel (Zoned C-1 and R-2) and the 40.49-acre parcel (Zoned R-4) to Planned Residential Development (PRD) for a 280-lot development characterized as a “Traditional Neighborhood Design.” This type of development that emulates historical development

patterns and features narrow pedestrian-oriented streets, porches, pocket parks, and sidewalks is also referred to as “Neo-Traditional” or “New Urbanism.”

The Rezoning Concept Plan for Cannon Ridge proposes a 280-lot development on the western edge of Marshall south of Route 55 (Main Street) and north of Interstate 66 on land that is currently vacant except for one single-family residence on Stevenson Hill which is not included in this project proposal. The proposed density for the residential component of the property is approximately 4.8 dwelling units per acre. The applicant’s proffered “Code of Development” specifies that the applicant intends to incorporate traditional neighborhood development principles featuring a street and alley transportation network with sidewalks and pocket parks.

Amongst the numerous Comprehensive Plan Text Amendments proposed is encouragement of a regional stormwater management approach for the Marshall Service District. The applicant provided a master plan stormwater concept for the entire Service District to generally illustrate how such a regional stormwater concept could work. The applicant believes that the regional approach is in the best interest of both the public and private sectors and intends to work with the County on furthering this concept.

A Zoning Ordinance text amendment to amend the Planned Residential Development (PRD) Special District provisions previously submitted by the applicant is pending at the Board of Supervisors. The PRD is a special district available through rezoning. It is intended to facilitate predominantly residential development with limited commercial uses also authorized. The applicant proposes to change the Planned Residential Development Special District provision, including language related to uses, modifications, open space, stormwater management, buffers, transportation, approval, and waiver procedures. Staff drafted an alternative text amendment for consideration. The Planning Commission recommended approval of the staff version of the text amendment at a public hearing on February 26, 2009.

The Adopted Marshall Plan

The Marshall Service District Plan was adopted on November 17, 2003 following a two-year Citizen Committee, Planning Commission, and Board of Supervisors adoption process. The 2003 update envisions the ultimate size of Marshall with approximately 2,500 to 3,000 dwellings and 6,000 to 7,000 residents in a town organized around the historic Main Street core that will continue to serve as the market center, social center, and economic engine of the surrounding rural agricultural community. The 1994 Marshall Service District Plan forecasted an ultimate population of about 14,000 people.

In December 2007, Marshall District Supervisor Schwartz initiated a plan update to the Marshall Service District and that update is currently pending.

Requested Action of the Planning Commission:

Conduct a work session on this item. This work session is intended to function as a *preview* of the proposal from the applicant. County agency review comments are not available given that the applications were submitted after the filing deadline. The applicant’s preview presentation

will be followed by a preliminary existing condition analysis from County staff.

Identify any other Departments, Organizations or Individuals that would be affected by this request:

Department of Community Development
Fauquier Water and Sanitation Authority
Department of Emergency Services
Sheriff's Department
Fauquier County Public Schools

Attachments:

1. Concept Plan
2. Adopted Marshall Service District Land Use Plan
3. Rezoning Plat