

City of Winchester
COUNCIL ACTION MEMO



Resolution Ordinance Discussion

To: Honorable Mayor and Members of City Council
From: Timothy Youmans, Planning Director
Subject: RZ-20-371 AN ORDINANCE TO REZONE 9.65 ACRES OF LAND AT 654 FOX DRIVE (Map# 111-01- -4) FROM LOW DENSITY RESIDENTIAL (LR) DISTRICT TO LOW DENSITY RESIDENTIAL (LR) DISTRICT WITH PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT.
Meeting: City Council Regular Meeting - Oct 13 2020
Regular Meeting: October 13, 2020
Presenter: Tim Youmans, Planning Director

THE ISSUE:

Should City Council rezone 654 Fox Drive, currently zoned Low Density Residential (LR) District with Planned Unit Development (PUD) District overlay? The Development Plan calls for 39 residential units.

STRATEGIC PLAN:

Goal III: Advance the quality of life for all Winchester residents by increasing cultural, recreational, and tourism opportunities; enhance and maintain infrastructure and promote and improve public safety.

BACKGROUND INFORMATION:

See staff report.

BUDGET IMPACT:

N/A

OPTIONS:

- Option A. Adopt ordinance to rezone.
- Option B. Deny ordinance to rezone.
- Option C. Table request.

RECOMMENDATION:

Option A. Adopt the ordinance to rezone.

ATTACHMENTS:

- [RZ-20-371 Staff Report for 9-22-20 CC mtg](#)
- [RZ-20-371 Zoning Exhibit 7-31-18](#)
- [SVWC PUD District Rezoning Justification Report 7-1-2020](#)
- [Zoning Map Exhibit 5-27-2020](#)

[Illustrative Master Plan 6-16-2020](#)

[Water & Sewer Demand Model Information 5-22-2020](#)

[SVWC Concept Plan Sheet 3 6-10-2020](#)

[Villa Building 7-10 Elevations & Floorplans](#)

[Cross Section A-A & B-B Exhibit](#)

[Cross Section C-C & D-D Exhibit](#)

[SVWC Rezoning comments from Andrew and Erin Pahl](#)

[SVWC Rezoning comments from Tom and Shirley Lloyd](#)

[Water & Sewer Revenue Projections 9-4-2020](#)

[Fiscal Impact Analysis 9-4-2020](#)

[SVWC Concept Plan Sheet 2 June 2020 with Sept 2020 Revised SWM Facility](#)

[SVWC Concept Plan Sheet 1 June 2020 with Sept 2020 Revised SWM Facility](#)

[Project Summary 7-1-2020 with Sept 2020 Age-Restricted Revisions - Redline Copy](#)

[Traffic Generation Projections 9-4-2020](#)

[SVWC Stormwater Management Information 9-4-2020](#)

[Planting Plan Fox Drive Entrance and Meadow- Aug 31 2020](#)

REVIEW:

Jordan Bowman, Assistant City Attorney

Approved - Aug 20 2020

MEETING HISTORY:

Unanimously forwarded by Planning Commission, with one abstention, to City Council recommending approval, after a public hearing on August 18, 2020.

August 25, 2020 City Council Work Session

Motion to forward O-2020-46 to the September 8, 2020 City Council Regular Meeting.

RESULT: Approved to Forward

MOVER: Vice-Mayor Hill

SECONDER: Councilor Willingham

AYES: Vice-President Clark, Councilor Herbstritt, Vice-Mayor Hill, Councilor McKiernan, Councilor Sullivan, Councilor Veach, Councilor Willingham, and Mayor Smith, Jr.

ABSENT: Councilor Wiley

Remote Participation: Vice-President Clark, Councilor Herbstritt, Vice-Mayor Hill, Councilor McKiernan, Councilor Sullivan, Councilor Veach, Councilor Willingham, Mayor Smith

September 8, 2020 City Council Regular Meeting

Agenda - First Reading

September 22, 2020 City Council Regular Meeting

Public Hearing - Pulled



THE COMMON COUNCIL

Rouss City Hall
15 North Cameron Street
Winchester, VA 22601
540-667-1815
TDD 540-722-0782
www.winchesterva.gov

I, Kerri A. Mellott, Deputy Clerk of the Common Council, hereby certify on this day of that the following Ordinance is a true and exact copy of one and the same adopted by the Common Council of the City of Winchester, assembled in regular session on the day of .

RZ-20-371 AN ORDINANCE TO REZONE 9.65 ACRES OF LAND AT 654 FOX DRIVE (MAP# 111-01- -4) FROM LOW DENSITY RESIDENTIAL (LR) DISTRICT TO LOW DENSITY RESIDENTIAL (LR) DISTRICT WITH PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT.

WHEREAS, the Common Council has received an application from Greenway Engineering on behalf of Shenandoah Valley Westminster-Canterbury to rezone a 9.65-acre portion of a parcel of real estate at 654 Fox Drive, more specifically identified as Tax Map Parcel # 111-01- -4 from the present designation of Low Density Residential, LR District to Low Density Residential, LR District with Planned Unit Development (PUD) overlay District, as defined in the City's Zoning Ordinance; and,

WHEREAS, the Planning Commission of the City of Winchester has considered the aforesaid rezoning and, at its meeting of August 18, 2020, recommended approval of this action, because it is somewhat consistent with the Comprehensive Plan and represents good planning practice; and,

WHEREAS, a synopsis of this Ordinance has been duly advertised and a Public Hearing has been conducted by the Common Council of the City of Winchester, Virginia, all as required by the Code of Virginia, 1950, as amended, and the said Council has determined that the rezoning of the property herein designated is generally consistent with the Comprehensive Plan and represents good planning practice.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Winchester, Virginia, that the following described property is hereby rezoned from the existing Low Density Residential, MR District designation to Low Density Residential, LR District with Planned Unit Development (PUD) overlay District designation in the City's Zoning Ordinance as depicted on an exhibit entitled "*Rezoning Exhibit RZ-20-371, Prepared by Winchester Planning Department, July 30, 2020*":

Approximately 9.65 acres of land at 654 Fox Drive, subject to the three-page Development Plan dated June 10, 2020 including updates made in September 2020 and the one-page Illustrative Master Plan dated June 16, 2020 and the Planting Plan for Fox Drive Entrance and Meadow dated August 31, 2020 (Sheet L5.06).

Ordinance No. O-2020-46

ADOPTED by the Common Council of the City of Winchester on this day of .

Witness my hand and the seal of the City of Winchester, Virginia.

***Kerri A. Mellott
Deputy Clerk of the Common Council***

RZ-20-371 AN ORDINANCE TO REZONE 9.65 ACRES OF LAND AT 654 FOX DRIVE (Map# 111-01- -4) FROM LOW DENSITY RESIDENTIAL (LR) DISTRICT TO LOW DENSITY RESIDENTIAL (LR) DISTRICT WITH PLANNED UNIT DEVELOPMENT (PUD) OVERLAY DISTRICT. The Development Plan for this PUD overlay rezoning calls for 39 multifamily residential units (4 units per acre). The Comprehensive Plan identifies this area as a Neighborhood Stabilization Area with an extension of Lanny Drive into the site.

REQUEST DESCRIPTION

The request is to establish overlay PUD zoning on a vacant residential tract of land along the east side of Fox Drive north of Lanny Drive to support part of an age-restricted multifamily development operated by a tax-exempt organization. The current owner, Westminster-Canterbury of Winchester, Inc. wishes to construct four multifamily villas totaling 39 apartments in the City as part of a larger retirement community that includes six additional villas for a total of 97 units and a commercial building in adjoining Frederick County. The site consists of 9.65 acres in the City and 11.66 acres in the County for a total of 21.31 acres. Greenway Engineering (Mr. Evan Wyatt) is serving as applicant for the rezoning request on behalf of Shenandoah Valley Westminster Canterbury (SVWC).



AREA DESCRIPTION

Land in Frederick County to the north is zoned Residential Performance, RP. This includes the County portion of the existing SVWC development to the NE as well as other developments such as the Tudor Square townhouse development adjoining the SVWC site and properties along the west side of Fox Drive in the County. All surrounding property in the City is zoned Low Density Residential, LR. This includes the single-family detached homes along Old Fort Rd immediately to the east of the development site as well as the homes along Lanny Drive to the south of the site. Lots across Fox Drive to the west include single-family homes near the intersections of Pondview Dr and Ft Braddock Ct extending off of the west side of Fox Dr.

COMMENTS FROM THE PLANNING DEPARTMENT

The applicant has provided a number of exhibits and documents, including many that were submitted just prior to the 1st Reading on September 8th. This includes a nine-page project overview titled “Shenandoah Valley Westminster-Canterbury, Conventional Rezoning Application” dated July 1, 2020. The Project Overview was updated and resubmitted on September 8th to specifically limit the multifamily to age-restricted population. The submittal includes a three-page Development Plan which is annotated as ‘Shenandoah Valley Westminster-Canterbury, PUD Concept Plan’ dated June 10, 2020. The first page shows the layout for the entire project, including the portion in Frederick County which is not subject to a rezoning application. The second page zooms in on the portion in the City subject to the rezoning request. It includes Project Summary information. The third page provides details of landscaping and streetscape details including the entrance along Fox Drive in the City. The first and second pages were updated on September 8th to better depict the extent of retained water in the two ponds as well as the water level during a 100-year storm. Page 2 was also updated to annotate “age-restricted” multifamily as the proposed use.

The full submittal includes an aerial overview, a zoning map exhibit, elevations and floor plans for the 4 villa structures in the City (Villas 7, 8, 9, and 10), an illustrative master plan exhibit, cross-section exhibits, relevant pages from the City’s

Comp Plan, a chart outlining the history of City real estate tax assessments and tax payments, a letter acknowledging that Frederick County will allow the whole project to be served by City water and sewer, and a spreadsheet with water and sewer calculations.

The Development Plan depicts the location of four villas as well as the surface and structured parking in the lower levels of the villa structures. It also depicts the private roadways, recreational amenities, two large stormwater management ponds and landscaping. Floor plans and elevations for each of the 3-4 level villas are provided along with section views of the buildings that are constructed into the hillside extending through the site. The one commercial building out front, which is proposed as a subsequent phase, is just over the line in Frederick County and is not part of the PUD. Thus, the City PUD is a residential-only rezoning request.

The submittal does not include a detailed Fiscal Impact Analyses (FIA) or Traffic Impact Analysis (TIA). The applicant has provided some FIA content within the nine-page Project Overview beginning on Page 7 and continuing over to Page 8. This will be summarized later in the staff report. The City always requests a FIA except for very small projects. A TIA is sometimes requested when concerns about potential impacts on the public street network are raised by staff, the Commission, or City Council. Staff does have some concerns with the fiscal impacts since the owner of this development has automatic tax exemption but has an agreement in place to pay the City an annual payment equal to just one-fifth of one percent of the assessed value of the improvement value.

Comprehensive Plan Recommendation

The current Comprehensive Plan adopted by Council on May 10, 2011 depicts the site as part of a larger Neighborhood Stabilization Area. Most PUD rezonings are proposed on sites that are called out on the Character Map in the Plan as Redevelopment sites. The Plan calls for preserving the residential character of housing in the area. The applicant has provided copies of several pages from the 2011 Plan offering limited additional explanation of how the proposal conforms to the Comp Plan with respect to what is called for in the North West Planning Area. Ironically, one of the included pages from Chapter Nine pertaining to Future Land Use includes the 7th Citywide Land Use Objective which calls for reducing the conversion of taxable property to non-taxable land uses. This rezoning will result in a land use that does the opposite of that.

Density

This is one of the first PUD rezoning request to be submitted following the recently amended density standards for the PUD district which previously had a theoretical maximum density of 18 units per acre. These bonus density provisions now allow a PUD to achieve a theoretical maximum density of up to 32 units per acre. In this case, however, the applicant is only seeking a density of about 4 units per acre in the City portion of the site.

On the 2nd sheet of the 3-page Development Plan, the applicant provides a detailed summary outlining the density which is much lower than the 16 units/acre base density. The site comprises 9.65 acres which translates to about 154 dwelling units at a density of 16 units/acre where only 39 units are proposed. No density bonus provisions are identified since there is no need to seek even the maximum base density. The gross density is noted at 4.04 units per acre.

Floor Plans

The submitted floor plan exhibits are very detailed and clearly show the unit layouts as well as the integrated structured parking on the partially exposed lower levels of the 3-4-story buildings. The plans for each building include a summary noting that Villa 7 contains 9 units with nearly 18K gross square feet of conditioned interior space with 3,564 gross sq. ft of parking/storage space and 1,097 sq. ft. of balcony space. Villa 8 contains 10 units with nearly 22K gross square feet of conditioned interior space with 3,879 gross sq. ft of parking/storage space and 1,536 sq. ft. of balcony space. Villa 9 contains 10 units with 21.6K gross square feet of conditioned interior space with 3,645 gross sq. ft of parking/storage space and 1,536 sq. ft. of balcony space. Villa 10 contains 10 units with nearly 20K gross square feet of conditioned interior space with 3,637 gross sq. ft of parking/storage space and 1,218 sq. ft. of balcony space.

Villa 7 has one unit on the lower level and 4 units on each of the two upper levels. Villas 8 & 9 both have 4 units on each of two floors and then 2 units on the top floor. Villa 10 has two units on the lower level with 4 units on each of the upper two levels.

Bedroom Counts

All of the 39 units are either one- or two-bedroom units as called out in the project summary. There will be no units with more than two bedrooms.

Building Elevations

The applicant has provided a set of colored architectural exterior elevations. Materials are a mix of cultured stone on the ground level and a combination of horizontal and vertical (i.e board & batten) siding on the upper levels with panelized treatment between some of the window bays. The exterior materials are clearly specified on the colored exhibits. The elevations depict pitched roof sections with asphalt/fiberglass shingles. The upper 3 levels have balconies with decorative gable-end roof coverings. By building the villas into the hillside adjoining the rear yards of the Old Fort Rd single-family homes to the east, the design does a good job at not resulting in excessively tall elevations facing to the east toward the traditionally two-storied single-family homes. The exposed lower levels with garage bay openings are oriented to the west away from the adjoining residential neighborhood.

Street Access and Circulation

Fox Drive is the only existing public street proposed to serve the 97-unit residential development. The current intersections of Fox Drive and Pondview Drive as well as Ft Braddock Ct and Fox Drive do not have any left turn lane for northbound traffic turning left onto Pondview Drive. The City's Public Services Director does not feel that turn lanes are needed at either intersection. Fox Drive in this area is not constructed to current City street standards. It lacks curb and gutter, stormwater drains, sidewalks. The same is true for the intersection of Fox Drive and Ft Braddock Ct in the City where the access drive for the Phase 2 commercial development is proposed. In the Frederick County portion of the site, there is a private 24-foot wide road connecting the 10 villas eastward over the ridge and down into the existing SVWC complex to the east.

The private entry road shown just inside the City limits opposite of Ft Braddock Ct serves the Phase 2 commercial land bay which has a single commercial building and two parking lots situated within Frederick County. The applicant notes the uses of this building to be for intergenerational daycare and professional medical office. Again, this is not part of the City PUD request. The current vacant site was envisioned to include an orderly extension of Lanny Drive as a public street to then connect out to Fox Drive either within the City or the County. The applicant has met with both the City Public Services Director and the Fire Marshal and both have agreed to the creation of a "hammer Head" permanent terminus of Lanny Drive. The hammerhead will allow City vehicles such as emergency apparatus, refuse trucks, and snow plows to safely turn around at the end of the long-dead-ended City street.

With regard to traffic impacts, staff had reviewed the proposal and did not initially feel that a Traffic Impact Analysis was needed for this project. However, questions were raised about the safety of Fox Drive by Council during the August 25th Council work session. The applicant should definitely anticipate doing frontage improvements along the City portion of Fox Drive including curb and gutter and sidewalks. A limited traffic analysis was undertaken to determine traffic generation projections at the new 4-way intersection on Fox Drive at Pondview Drive as well as at Ft Braddock Ct and Fox Drive. The analysis showed that the 97-unit apartment project only added 17 more trips than the estimated 26 by-right single-family homes in the AM peak hour at Pondview Dr intersection and only added 114 trips per hour at the commercial entrance aligned with Ft Braddock Ct.

With regard to pedestrian circulation, the applicant confirmed that adjoining residents would be allowed to walk and run along paved surfaces within the entire SVWC complex (including the existing campus) but would not have permission to use trails and neighbors would not be allowed to bike within any of the SVWC the grounds. This is covered within an existing written document applicable to the current complex. The applicant should also consider tying in a paved walking path to the end of Lanny Drive.

Landscaping, Common Open Space and Recreation Amenities

The various submitted exhibits demonstrate that the project easily meets the minimum green area and Common Open Space requirements of the PUD ordinance. The applicant notes on the 2nd page of the Concept Plan that the City portion of the project requires 4.34 acres of open space (45% of the site) but the project provides 4.92 acres of open space (51% of the site). The applicant provided an exhibit dated August 31, 2020 and submitted to the City on September 8, 2020 titled "Planting Plan, Fox Road (sic) Entrance and Meadow" which provides greater detail of the landscaping out along the Fox

Drive frontage and residential entry road. This exhibit supersedes the information shown on Sheet 3 of 3 of the PUD Concept Plan submitted with the original application.

Fiscal Impact Analysis

The applicant provided a Fiscal Impacts Analysis (FIA) dated Sept 4, 2020 that shows estimated annual revenues to the City of \$453,690. It estimates annual expenditures of the City at \$65,075, resulting in a net fiscal benefit of \$388,615. The applicant provided detailed information on revenues from water and sewer services that the City would be providing to the entire 97-unit development (including the portion with the County). Some FIA content is contained within the updated nine-page Project Overview beginning on Page 7 and continuing over to Page 9. As noted earlier in this report, staff did have some concerns with the fiscal impacts since the owner of this development has automatic tax exemption but has an agreement in place to pay the City an annual payment equal to just one-fifth of one percent of the assessed value of the improvement value. An accurate FIA is important in the City's evaluation of the proposed rezoning as to whether or not there would be any negative fiscal impacts arising from the granting of the rezoning to permit the luxury senior development on the site. It is very unlikely that this senior retirement development would have any significant impact on public schools and that is why the estimated costs to the City are very low as compared to what would arise from by-right development. However, it is likely that the 39 apartments will generate emergency response calls (e.g ambulance calls) at a rate higher than non-retirement housing or by-right single-family housing permitted without a rezoning. Since local costs of ambulance calls are reimbursed to the City by insurance providers, there is no negative impact in that respect. No proffers have been submitted to address any potential impacts arising from and directly attributable to the rezoning to allow the 39 apartments.

Staff does not feel that there are any significant traffic or environmental impacts that would arise due to the approval of this rezoning. Stormwater management would need to meet the requirements for water quantity and water quality as stipulated by State Code and DEQ standards. Two large stormwater management ponds are proposed in the southwest area of the site lining both sides of the entry roadway. The applicant provided additional detail of the stormwater management facilities in materials submitted in early September just prior to the Sept 8th First Reading of the rezoning ordinance.

Management & Maintenance Documents

Part of the review associated with a multifamily type of PUD project is a review of the building and grounds maintenance documents. The applicant has not yet indicated what the annual maintenance budget for the maintenance of common internal and external areas will be.

Stormwater Management

The Development Plan calls for two large stormwater management ponds in the southwestern portion of the site inside the City limits. The applicant has indicated that these ponds will always contain some water, but will have added capacity to detain water directed to the ponds during storm events. It is unclear as to whether any protective fencing will be installed. This is particularly a concern since they are out close to Fox Drive near homes with small children.

Phasing

All of the 10 residential villas are identified as part of Phase 1 so it is assumed that all of the connecting roadways and recreational amenities will be installed and operational before the first occupancy permits are requested. Only the commercial building along the east frontage of Fox Dr in the County is called out as Phase 2.

RECOMMENDATION

Staff feels that the project represents a good fit with the adjoining single-family residential area even though it is not fully consistent with the Residential Stabilization goals and taxable property goal identified in the Comprehensive Plan. The 4 unit per acre density is reasonable and the interconnected roadway from Fox Dr to the existing SVWC development to the east represents good planning. The only issue that the City staff has at this point is with the possible deficiency in revenue resulting from a PUD rezoning that greatly diminishes the real estate tax revenue caused by this PUD rezoning as compared to the revenue that the City would realize from senior housing by a developer that does not already have real estate tax exemption and a fractional annual payment agreement negotiated for other land over 35 years ago.

At its August 18, 2020 Planning Commission meeting, two adjoining property owners spoke during the public hearing. Both had also provided written comments outlining their concerns. (See input from Tom and Shirley Lloyd as well as

Andrew and Erin Pahl) The Commission forwarded rezoning request **RZ-20-371** to City Council recommending approval as depicted on an exhibit entitled “*Rezoning Exhibit RZ-20-371, Prepared by Winchester Planning Department, July 30, 2020*” because it is somewhat consistent with the adopted Comprehensive Plan and represents good planning practice, The request is subject to the three-page Development Plan dated June 10, 2020 and the one-page Illustrative Master Plan dated June 16, 2020.

At its August 25, 2020 work session, City Council reviewed the request and concerns were raised about the tax-exempt status of the development, the potential impacts on Fox Drive which does not have curb and gutter and sidewalks for safe pedestrian travel, and concerns about who responds to emergency calls for development in Frederick County. Council forwarded Rezoning **RZ-20-371** to City Council for First Reading as depicted on an exhibit entitled “*Rezoning Exhibit RZ-20-371, Prepared by Winchester Planning Department, July 30, 2020*” because it is somewhat consistent with the adopted Comprehensive Plan and represents good planning practice, The request is subject to the three-page Development Plan dated June 10, 2020

At its September 8, 2020 meeting, City Council conducted a First Reading of the rezoning request. The Planning Director reviewed a number of updated exhibits and documents that the applicant had provided just before that Sept 8th meeting which addressed the concerns raised by Council at the August 25th work session. Council forwarded Rezoning **RZ-20-371** to City Council for Second Reading and public hearing.

If the Council feels that the project represents good planning practice and that impacts associated with the rezoning are insignificant or have been adequately mitigated, then a **favorable motion** could read:

MOVE, that Rezoning **RZ-20-371** be adopted by City Council as depicted on an exhibit entitled “*Rezoning Exhibit RZ-20-371, Prepared by Winchester Planning Department, July 30, 2020*” because it is somewhat consistent with the adopted Comprehensive Plan and represents good planning practice, The approval is based upon the three-page Development Plan dated June 10, 2020 and updated just prior to the September 8, 2020 Council meeting as well as other updated exhibits including the Fiscal Impact Analysis and the Traffic Impact Analysis.

A motion to **table** could read:

MOVE, that Rezoning **RZ-20-371** be tabled until the October 13, 2020 Council meeting to allow adequate time for the applicant to address comments and concerns that the Council has identified, which include:

- a. _____
- b. _____

If the Council feels that the request is inconsistent with the Comprehensive Plan or that certain impacts associated with the rezoning have not been adequately mitigated (e.g. impacts on Fire & Rescue services, etc.), then a motion to forward with an **unfavorable recommendation** to Council could read:

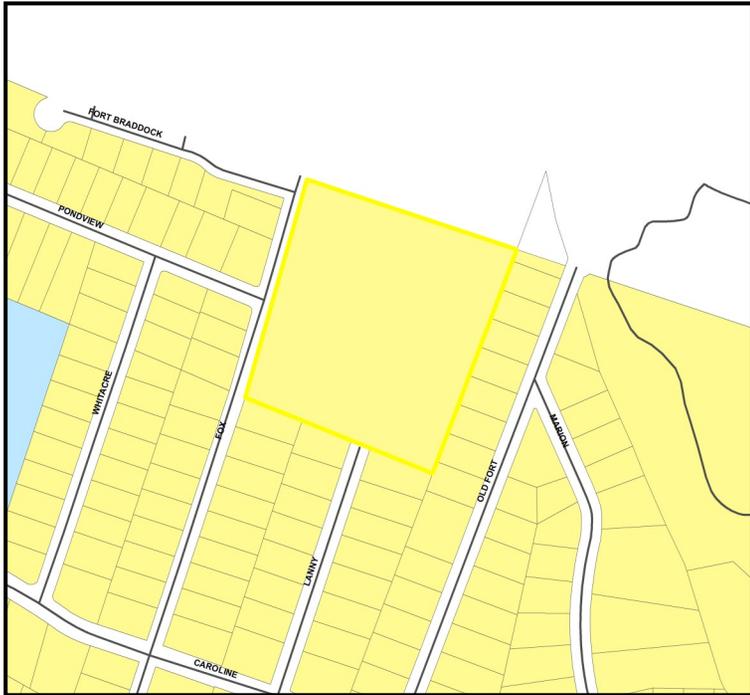
MOVE, that Council disapprove Rezoning **RZ-20-371** because the 9.65-acre rezoning request is: *{include one or more reasons- e.g. inconsistent with the Comprehensive Plan calling for development consistent with the surrounding single-family neighborhood, unmitigated impacts on Fire & Rescue Services, etc.}*



REZONING EXHIBIT

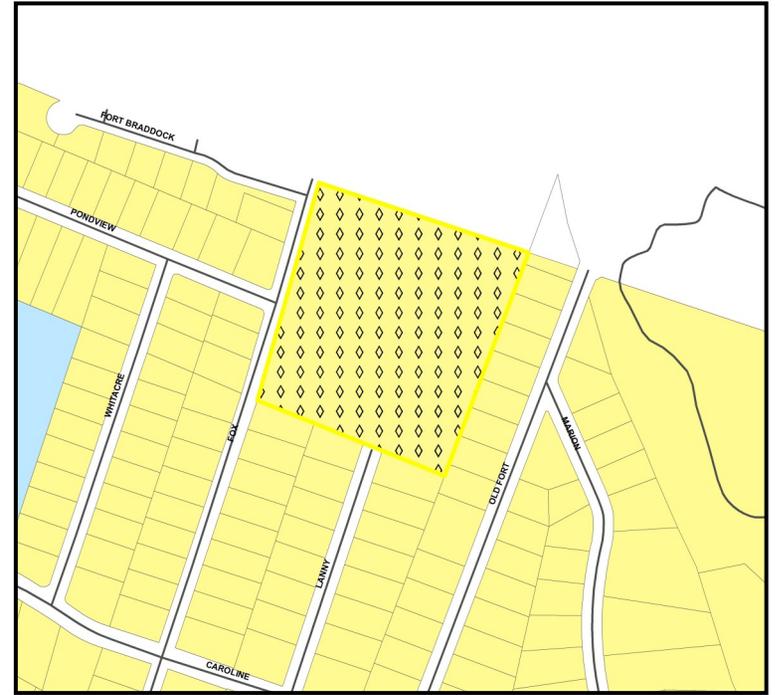
RZ-20-371

PREPARED BY WINCHESTER PLANNING DEPARTMENT 7-31-20



EXISTING:

LOW DENSITY RESIDENTIAL (LR) DISTRICT



PROPOSED:

**LOW DENSITY RESIDENTIAL (LR) DISTRICT WITH
PLANNED UNIT DEVELOPMENT (PUD) OVERLAY**

-  654 Fox Drive
-  Planned Unit Development

Zoning District

-  LR - Low Density Residential District
-  MC - Medical Center District



Shenandoah Valley Westminster-Canterbury

Planned Unit Development District Conventional Rezoning

Project Summary

Shenandoah Valley Westminster-Canterbury (SVWC) is the owner of the former Hack Woods property that is located along Fox Drive and Lanny Drive in the City of Winchester and in Frederick County. The SVWC property is 21.31± acres in total, of which 9.65± acres is located within the City of Winchester and 11.66± acres is located in Frederick County. The SVWC property is zoned Low Density Residential District (LR) in the City of Winchester and is zoned Residential Performance District (RP) in Frederick County. SVWC desires to develop this portion of their campus as Villa Multifamily Dwelling Buildings within both jurisdictions as a first phase and to develop a small commercial land bay comprised of an intergenerational daycare facility and a professional medical office facility within the Frederick County acreage as a second phase. The Villa Multifamily Dwelling Buildings are an allowed land use within the Residential Performance District in Frederick County and will require the Planned Unit Development District (PUD) as an overlay to the Low Density Residential District prior to their allowance in the City of Winchester. Therefore, SVWC desires to conventionally rezone the 9.65± acres located in the City of Winchester to the Planned Unit Development District (PUD) to allow for the development of the Villa Multifamily Dwelling Buildings within the first phase of the campus.

The SVWC property proposed for the Planned Unit Development District (PUD) rezoning is identified as Tax Map No. 111-01-4 and is approximately 9.65± acres in area. Tax Map No. 111-01-4 has approximately 660' of frontage along Fox Drive and Lanny Drive terminates at the southern boundary of the property. Immediate adjoining properties are currently zoned Low Density Residential District (LR) in the City of Winchester and Residential Performance District (RP) in Frederick County and are developed as residential land use or proposed for residential land use.

Greenway Engineering has prepared an Aerial Overview Exhibit and a Zoning Map Exhibit that provides location and zoning information for the subject properties, immediately adjacent properties, and other properties within proximity of the SVWC project as information for the conventional rezoning application.

(Please refer to the Aerial Overview Exhibit and Zoning Map Exhibit located in the Report Appendices)

Planned Unit Development Design Information

Concept Plan

Greenway Engineering has prepared a Concept Plan entitled Shenandoah Valley Westminster-Canterbury PUD Concept Plan dated June 10, 2020 to demonstrate the overall layout of the 21.31±

acre campus and the 9.65± portion of the campus located in the City of Winchester. Sheet 1 of the Concept Plan includes the general location of the Villa Multifamily Dwelling Buildings, the new entrances on Fox Drive, the internal private street network with gated access and connectivity to the main campus, the Lanny Drive hammerhead turnaround, the landscape buffer areas and the stormwater management facilities that are proposed for development within the Phase 1 Land Bay Area; as well as the future intergenerational daycare and professional medical office complex with access and parking that is envisioned for development within the Phase 2 Commercial Land Bay Area. It should be noted that the Concept Plan identifies four Villa Multifamily Dwelling Buildings that would be located within the 9.65± acres located in the City of Winchester.

Sheet 2 and Sheet 3 of the Concept Plan further identifies the proposed improvements and features for the 9.65± acres located in the City of Winchester as follows:

- ❖ Four Villa Multifamily Dwelling Buildings that are four stories in height; approximately 101,243 square feet in total structural area; and containing 39 apartment units that are one-bedroom and two-bedroom units. The individual Villa Multifamily Dwelling Buildings range between 22,657 SF and 27,255 SF in approximate structural area.
- ❖ 87 off-street parking spaces to serve the 39 Villa Multifamily Dwelling units that includes 39 covered spaces within the buildings and 48 surface parking spaces.
- ❖ A full access entrance located on Fox Drive to serve as primary access to the Villa Multifamily Buildings that includes access control and a refuge area for traffic to turn around
- ❖ An internal private street network that is 24' in width from face-of-curb to face-of-curb that is looped throughout the campus for emergency access to all Villa Multifamily Dwelling Buildings including inter-parcel private street connection to the main campus.
- ❖ Outdoor community amenities including pedestrian sidewalks and active greenspace areas. It should be noted that a pedestrian trail network will be provided on the Site Plan within the lower portion of the campus that is designed as part of the landscape plan and storm water features plan for the campus.
- ❖ Approximately 51% greenspace which exceeds the 45% open space requirement. Final open space calculations will be determined on the Site Plan as some greenspace areas around the Villa Multifamily Dwelling Buildings may not qualify per municipal standards; however, open space will meet the 45% minimum open space requirement.
- ❖ Perimeter landscape buffer concepts to include the preservation of some mature vegetation with supplemental plantings along the eastern and southeastern boundary east of Lanny Drive; new landscape plantings along the southeastern boundary west of Lanny Drive; and new plantings along Fox Drive and along the primary access from Fox Drive into the campus. All new landscaping will comply with municipal standards.

The final Site Plan will be designed to substantially conform with the Concept Plan approved during the conventional rezoning process, which may be adjusted to accommodate engineering requirements and constraints with concurrence from the City Planning Director and the City Public Services Director.

(Please refer to the Shenandoah Valley Westminster-Canterbury PUD Concept Plan Exhibit located in the Report Appendices)

Villa Multifamily Dwelling Buildings Schematic Plans and Elevations

The four Villa Multifamily Dwelling Buildings that would be located within the 9.65± acres located in the City of Winchester include Villa Buildings 7-10. The four Villa Buildings will all be four stories in height and all buildings will have elevators for the benefit of the residents and emergency services. Additionally, all buildings will include a community room and covered garage parking for the benefit of the residents.

A Villa Multifamily Dwelling Building residential schematic plan has been prepared by SFCS Architects, which is included as information with this application. A schematic plan has been provided for each Villa Building for each floor level that demonstrates the following:

- ❖ Garage Level – includes covered parking; elevator access; stairwell access; utility rooms; and trash pickup
- ❖ First Residential Level – includes one-bedroom and two-bedroom dwelling units; covered parking; elevator access; stairwell access; trash room; resident storage facilities; and resident community room
- ❖ Second Residential Level – includes one-bedroom and two-bedroom dwelling units; elevator access; stairwell access; trash room; and resident community room
- ❖ Third Residential Level – includes one-bedroom and two-bedroom dwelling units; elevator access; stairwell access; and trash room

Additionally, the schematic plan for each Villa Building demonstrates the following information:

Villa Building 7

- ❖ 22,657 square feet in total structural area (approximate)
- ❖ 9 total dwelling units comprised of 4 one-bedroom dwelling units and 5 two-bedroom dwelling units
- ❖ Dwelling unit sizes range between 1,197 square feet and 1,780 square feet (approximate)
- ❖ 9 garage covered parking spaces

Villa Building 8

- ❖ 27,255 square feet in total structural area (approximate)
- ❖ 10 total dwelling units comprised of 10 two-bedroom dwelling units
- ❖ Dwelling unit sizes range between 1,502 square feet and 2,038 square feet (approximate)
- ❖ 10 garage covered parking spaces

Villa Building 9

- ❖ 26,838 square feet in total structural area (approximate)
- ❖ 10 total dwelling units comprised of 10 two-bedroom dwelling units
- ❖ Dwelling unit sizes range between 1,502 square feet and 2,038 square feet (approximate)
- ❖ 10 garage covered parking spaces

Villa Building 10

- ❖ 24,818 square feet in total structural area (approximate)
- ❖ 10 total dwelling units comprised of 3 one-bedroom dwelling units and 7 two-bedroom dwelling units
- ❖ Dwelling unit sizes range between 1,197 square feet and 2,038 square feet (approximate)
- ❖ 10 garage covered parking spaces

An Elevation Exhibit has been prepared by SFCS Architects for each Villa Multifamily Dwelling Building, which is included as information with this application. The Elevation Exhibit provides elevation perspectives for each side of the Villa Building and demonstrates building materials and colors that are envisioned for the project. The individual Villa Building heights are anticipated to be 54' 6" as measured from the garage level to the roof peak. It should be noted that the design team has worked within the constraints of the existing site topography resulting in a two-story reveal for Villa Building 6 and Villa Building 7 looking west from Old Fort Road and a three-story reveal for Villa Building 8 looking west from Old Fort Road and north from Lanny Drive. It is also noted that the final architectural design plans specific to total unit square footages and building materials and colors may be allowed to deviate from those demonstrated on the PUD Concept Plan and the Villa Multifamily Dwelling Building Elevation Exhibit provided that they represent substantial conformity to the residential unit floorplans and quality construction standards for materials that are in keeping with the overall architectural theme for the project.

(Please refer to the Shenandoah Valley Westminster-Canterbury PUD Concept Plan Exhibit Villa Floorplan and Elevations Exhibits located in the Report Appendices)

Community Access and Parking

The Concept Plan identifies Fox Drive and Lanny Drive as existing public streets that adjoin the 9.65± portion of the campus located in the City of Winchester. The primary access to the Villa Multifamily Dwelling Buildings will be located on Fox Drive directly across from Pondview Drive to provide for a safe intersection design. The campus access plan includes a gated-access control point and refuge turn around area that is located approximately 100 feet from Fox Drive to allow for adequate spacing should there be a need for a vehicle to turn around. The gated-access control will allow SVWC residents to enter the project using their fob and will include cameras and call boxes the ingress and egress lanes for access by others. The access plan includes a looped private street network that is 24 feet in width from face-of-curb to face-of-curb to allow for two-way traffic flow and for appropriate emergency services access. The private street network includes a decorative feature between Villa Building 1 and Villa Building 10 that will include appropriate materials sufficient for emergency access which will be coordinated with the City Fire Marshal during the Site Plan process. Additionally, the private street network includes inter-parcel connectivity to the main campus that is 24 feet in width from face-of-curb to face-of-curb to allow for two-way traffic flow and for appropriate emergency services access. This connectivity allows SVWC residents full access to the campus and provides two means of access for emergency services.

Lanny Drive is not intended to continue into the campus; therefore, Greenway Engineering has discussed this with the City Public Services Director and the City Fire Marshal and submitted a hammerhead turnaround design plan which has been determined to be acceptable for emergency services use and for trash and recycling services use. The hammerhead turnaround will be included on the Site Plan for the Phase 1 Land Bay Area improvements and will be constructed in conjunction with the Villa Multifamily Dwelling Buildings.

The Concept Plan identifies 87 off-street parking spaces to serve the 39 Villa Multifamily Residential Units which includes one covered garage space for each unit and 48 surface parking spaces to provide additional parking for residents and visitors. The City Zoning Ordinance requires one parking space for one-bedroom and two-bedroom multifamily dwelling units. Additionally, SVWC advised that there are currently 380 residents and 251 registered vehicles at Westminster-Canterbury which equates to 0.66 vehicles per resident. This information demonstrates that there is sufficient off-street parking to serve the future residents and visitors to the community.

(Please refer to the Concept Plan located in the Report Appendices)

Landscape Areas and Common Open Space

The Concept Plan identifies landscape areas around the perimeter of the 9.65± portion of the campus located in the City of Winchester. HG Design Studio has developed an Illustrative Master Plan dated June 16, 2020 that demonstrates the landscaping concept for the overall campus project area. Additionally, HG Design Studio has prepared landscaping concept cross sections between Villa Buildings 6-8 and the adjoining residential properties along Old Fort Road and Lanny Drive that demonstrates a concept which preserves some of the existing mature vegetation with supplemental landscaping plantings. HG Design Studio has also prepared a landscaping concept for the primary entrance and streetscape plantings along Fox Drive which is provided on Sheet 3 of the Concept Plan. Narratives are included on Sheet 3 of the Concept Plan that provide information for the buffer landscaping plantings and the streetscape landscape plantings that demonstrate the landscaping details and specifications will be provided on the Site Plan and will meet all municipal landscaping guidelines.

The Concept Plan identifies areas within the 9.65± portion of the campus located in the City of Winchester that will be within common open space areas. The PUD District requires 45% open space which will be met through the project design; therefore, a waiver to this requirement will not be necessary. The final Site Plan will be designed to substantially conform with the open space areas identified on the Concept Plan approved during the conventional rezoning process; however, it is recognized that the total open space square feet may deviate from the information provided on the Concept Plan provided the PUD District open space requirements are met for the project.

(Please refer to the Concept Plan, the Illustrative Master Plan, and the Landscaping Cross Section Exhibits located in the Report Appendices)

Ownership and Maintenance

Shenandoah Valley Westminster-Canterbury (SVWC) is the owner of the property and will be responsible for the development of the Villa Multifamily Dwelling Buildings; as well as for the internal and external maintenance of each dwelling unit. Additionally, SVWC will be the owner of the entire property area and will be responsible for the ownership and maintenance of the private street network and parking areas, the stormwater management facilities, all recreational amenities, all open space areas and all landscaping within the campus. There will not be a Homeowners Association (HOA) for this project; therefore, there are no budget documents or deed and covenant documents that are required for consideration as information with the PUD Rezoning Application.

Comprehensive Plan Conformity

The 9.65± portion of the SVWC campus within the City of Winchester is located within the Northwest Geographic Planning Area of the Winchester Comprehensive Plan. The Northwest Geographic Planning Area identifies redevelopment planning concepts for the former Frederick County Middle School property and for the National Fruit Product industrial tracts. However, the Northwest Geographic Planning Area does not identify planning concepts or major objectives specific to the 9.65± portion of the SVWC campus.

The Winchester Comprehensive Plan Character Map located in Chapter 9 – Future Development identifies the 9.65± portion of the SVWC campus within the City of Winchester within the Neighborhood Stabilization Areas. Neighborhood Stabilization Areas cover the largest part of the Character Map and generally represent places where households live, socialize, and raise families in relative quiet. The SVWC campus provides for an opportunity to expand on the existing campus where members of the campus will live and socialize in relative quiet without school-age children impacts to the City. The Shenandoah Valley Westminster-Canterbury PUD Concept Plan demonstrates a lower-density design for the proposed Villa Multifamily Dwelling Buildings that include significant perimeter landscaping for the benefit of the surrounding properties.

The Shenandoah Valley Westminster-Canterbury PUD Concept Plan conforms to the following objectives specified in the Winchester Comprehensive Plan:

Sound City Policy – The project design will ensure that the SVWC campus and the adjoining residential communities are protected to preserve what makes them special which is a primary objective of the Neighborhood Stabilization Areas.

Taxable Land Use – The new portion of the SVWC campus is projected to provide approximately \$80,000.00 in real estate taxes in calendar year 2022 when occupied. Tax revenues provided by SVWC have increased significantly since 2009 due to campus enhancements and real estate assessments. Real estate tax revenue provided by SVWC addresses a primary city-wide land use objective of reducing the conversion of taxable property to non-taxable land uses.

Environment – A major objective of the Northwest Geographic Planning Area discourages development within identified floodplain fringe areas. The new portion of the SVWC campus is

located outside of floodplain fringe areas as demonstrated on FEMA Firmette 51069C0208D dated September 2, 2009. Additionally, the Shenandoah Valley Westminster-Canterbury PUD Concept Plan demonstrates the creation of two separate stormwater facilities that will be designed to capture stormwater for the drainage shed which will meet treatment quality measures and quantity release measures prior to entering the existing off-site stormwater channel located in the City.

Housing – The new portion of the SVWC campus will be improved with Villa Multifamily Dwelling Buildings that offer innovative design and quality design principals at a density of approximately 4 dwelling units per acre. The project promotes quality housing to serve targeted populations such as empty nesters and retirees which is identified as a city-wide housing objective.

(Please refer to the Northwest Geographic Planning Area Section and the Future Development Objectives/Character Map of the Winchester Comprehensive Plan located in the Report Appendices)

Fiscal Impacts Information

SVWC pays tax revenue to the City of Winchester that reflects the assessed value of real estate (land and improvements). SVWC has prepared a report entitled History of Tax Assessment and Payments dated June 16, 2020 that provides information for total tax revenues paid to the City of Winchester between 2003 and 2019; as well as projected tax revenues that would be paid to the City of Winchester since acquisition of the Hack Woods property and upon the first year of residential occupancy in 2022. This information demonstrates that SVWC projects tax revenues to increase by approximately \$80,000 in 2022 based on the proposed improvements which will increase over time based on annual assessments specific to the 9.65± portion of the SVWC campus.

SVWC tax revenue payments have mitigated impacts to fire and emergency services, health services, parks and recreation services, police services and transportation services provided by the City of Winchester over the years. SVWC has advised that the primary impact to City services pertains to emergency ambulatory service for the residents of the community. It should be noted that the City of Winchester approved a fee for service that is charged to the resident's insurance provider to offset this cost. SVWC has developed extensive recreational amenities within the main campus that includes an indoor wellness center and exterior pedestrian trails and passive greenspace areas for the benefit of the residents. SVWC plans to provide community rooms within each Villa Multifamily Dwelling Building and exterior pedestrian trails and passive greenspace areas; as well as use of the recreational amenities on the main campus for the benefit of the residents of the new campus area. The SVWC campus recreational programming offsets impacts to parks and recreation services. SVWC has advised that there is no record of police calls to the main campus and they do not anticipate this to be any different for the residents of the new campus area. Finally, the SVWC main campus is served by a private street network which is also proposed for the new campus area. SVWC is responsible for the maintenance and upkeep of the private street network and does not rely on City transportation services for their campus as they provide their own transportation services to residents of the campus.

It should be noted that the City of Winchester will also realize revenue savings through the approval of the PUD Overlay Rezoning as the underlying LR District would allow for the development of single-family dwelling units with school age children. Greenway Engineering has reviewed information from the 2019 Census Bureau and the 2019 City Budget and has projected the following fiscal impacts that could be realized by the City Public Schools specific to the LR District development allowance:

Student Cost Projection

- City Budget appropriation for public school: \$31,209,238
- Public school enrollment (K-12): 4,396
- City taxpayer cost per student: \$7,099

LR District Development Allowance

- LR District Density: 2.8 dwelling units/acre (DU/AC)
- Total SFD for 9.36 acres: 26 SFD
- Students per household: 0.4 students/household
- Total student generation for 9.36 acres: 11 students

City Taxpayer Cost Annual Savings: \$78,089 (will increase annually)

The information in this section of the report demonstrates that the City of Winchester will realize approximately \$80,000 in revenues from the development of the new campus area and will realize approximately \$78,000 in taxpayer cost savings for public school impacts that would be eliminated by the approval of the PUD Overlay Rezoning. It should be noted that these revenues/savings are only a part of what the City of Winchester will receive from the project as these values do not account for other revenues that will come from the residents of the new campus including personal property taxes, motor vehicle taxes, utility taxes, retail sales taxes, and meals taxes. This information demonstrates that the development of the SVWC new campus will not create a negative fiscal impact to the City of Winchester through the generation of new tax revenues, campus design and programming and taxpayer cost savings specific to public schools.

(Please refer to History of Tax Assessments and Payments Report located in the Report Appendices)

Other

Public Water and Sewer Service Information

The SVWC property is 21.31± acres in total, of which 9.65± acres are located within the City of Winchester identified as Tax Parcel 111-01-4 and 11.66± acres are located in Frederick County identified as Tax Parcel 53-A-64. The City of Winchester is responsible for providing public water and sewer service to properties within the City of Winchester Corporate Limits and Frederick

Water is responsible for providing public water and sewer service to properties within the County. Frederick Water (previously named Frederick County Sanitation Authority) issued a letter dated October 21, 2015 advising that their Board of Directors unanimously voted to allow Tax Parcel 53-A-64 to be served by the City of Winchester for both water and sewer utilities.

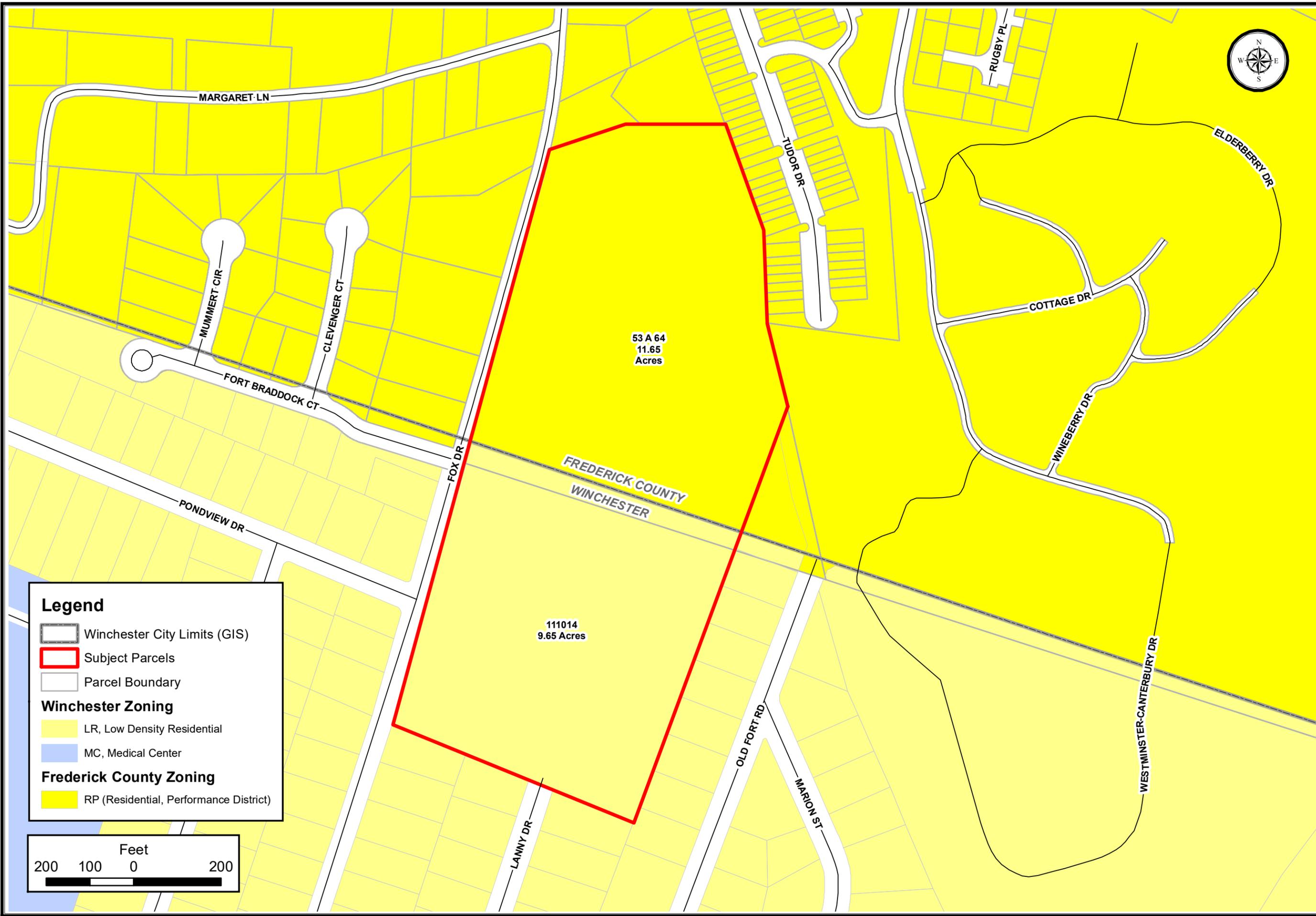
Greenway Engineering has discussed public water and sewer service with the City Public Services Director and will work with the Director, the City Engineer and the Fire Marshal during the Site Plan process to ensure that public water is designed as a loop system throughout the new campus to provide adequate water pressure and fire flow and to ensure that fire hydrant locations are advantageous for emergency services use.

Greenway Engineering has prepared a flow calculation spreadsheet to project public water and sewer demands for the 10 Villa Multifamily Dwelling Buildings that will be served by the City of Winchester and has projected the need for 26,700 GPD as the average daily demand for this phase of the new campus. The City Public Services Director has confirmed that the City has adequate capacities for public water and sewer service for the development of the new campus area.

(Please refer to the Frederick County Sanitation Authority Letter and the Flow Calculation Spreadsheet located in the Report Appendices)

Conclusion

SVWC intends to rezone the 9.65± acre portion of the former Hack Woods property located within the City of Winchester to PUD District. The rezoning provides an opportunity to expand the SVWC campus to include 39 dwelling units within four Villa Buildings that include unique design elements and quality building materials. The Villa Multifamily Dwelling Buildings include elevator access for each floor level, community rooms, and covered parking for the benefit of the residents with sufficient surface parking for guests and visitors. The Concept Plan demonstrates good planning and design in respect to the site constraints and the Illustrative Master Plan and Landscaping Cross Section Exhibits demonstrate a commitment to provide quality landscaping for the new campus area and landscape buffers to protect the adjoining residential properties. The information provided in the Fiscal Impacts Section demonstrates that the development of the SVWC new campus area will not negatively impact the City of Winchester. The various design and fiscal information demonstrate conformity to the Winchester Comprehensive Plan. SVWC and the design team are committed to working with City staff throughout the Site Plan process to ensure a quality project as presented in this application.



Legend

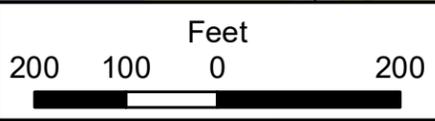
- Winchester City Limits (GIS)
- Subject Parcels
- Parcel Boundary

Winchester Zoning

- LR, Low Density Residential
- MC, Medical Center

Frederick County Zoning

- RP (Residential, Performance District)



Greenway Engineering, Inc.
 151 Windy Hill Lane
 Winchester, VA 22602
 T: 540.662.4185
 F: 540.722.4185
 www.GreenwayEng.com



**SWWC PUD OVERLAY REZONING
 ZONING EXHIBIT**

SWWC PUD OVERLAY REZONING ZONING EXHIBIT	WARD 1 - LIBRARY WINCHESTER, VIRGINIA
DATE: 05-27-2020	DESIGNED BY: MEW
SCALE: 1 Inch = 200 Feet	

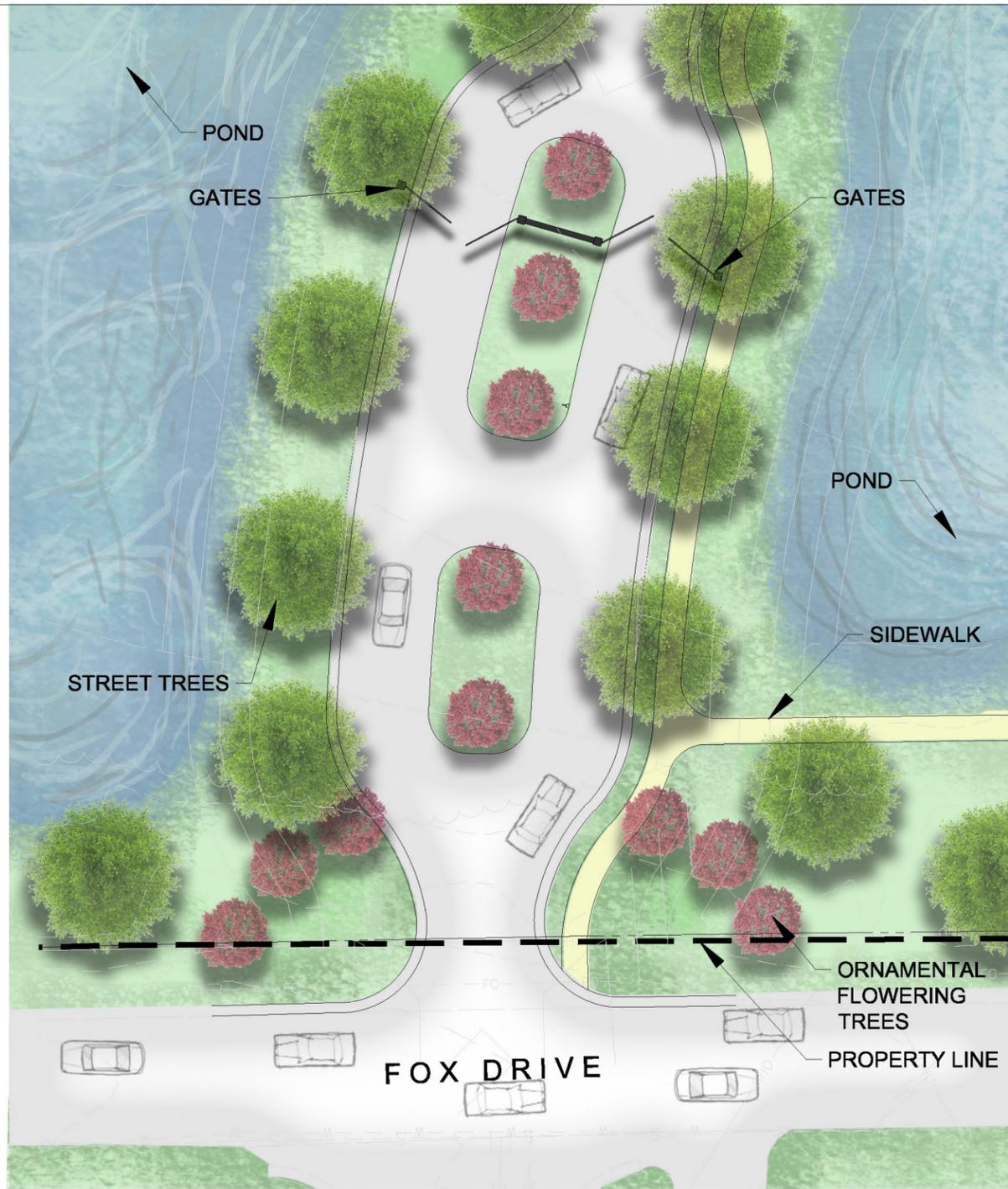




BUFFER PLANTINGS ENLARGEMENT

STREETSCAPE -
THE PLANNED STREETSCAPE ALONG FOX DRIVE PROPOSES THE USE OF DECIDUOUS SHADE TREES SIZED AND SPACED PER MUNICIPAL GUIDELINES TO PROVIDE A LOCAL AESTHETIC OF FORESTED TREES WHICH WILL BE HIGHLIGHTED AS ACCENT PLANTINGS AND ALL OF THE SAME SPECIES.

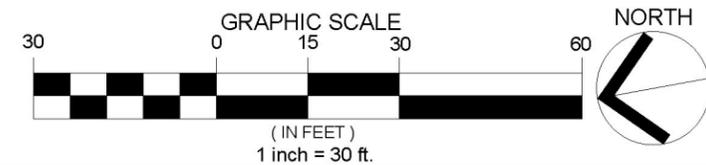
BUFFER PLANTINGS -
THE EXISTING VEGETATIVE BUFFER WILL BE PRESERVED WHERE POSSIBLE AND SUPPLEMENTAL PLANTINGS MEETING MUNICIPAL GUIDELINES WILL BE PROVIDED WHERE EXISTING VEGETATION IS NOT IDEAL. SIZES, SPACING AND SPECIES WILL BE DETERMINED BASED ON SURROUNDING VEGETATION AND VIEWS FROM HOMEOWNERS. THE PROPOSED BUFFER WILL ACCENTUATE THE EXISTING BUFFER WITH A MIX OF BOTH DECIDUOUS AND EVERGREEN TREES WITH SUPPLEMENTAL LOWER FLOWERING TREES ADDING ACCENTS AND PROVING A LANDSCAPE PARK SETTING. THE COMBINATION OF BOTH THE NEW AND EXISTING BUFFERS WILL PROVIDE VISUAL SOLID SCREENS SURROUNDING THE PROPERTY PROTECTING ADJACENT HOMEOWNERS. STRATEGIZED VIEWS ALONG FOX DRIVE OF THE TWO PONDS WILL PROVIDE AND UPSCALE AESTHETIC AND STRENGTHEN THE BRAND OF WESTMINSTER CANTERBURY.



PRIMARY ENTRANCE ENLARGEMENT

PRIMARY ENTRANCE PLANTINGS -
THE APPROACH TO THE GATED ACCESS WILL BE IDENTIFIED BY ACCENT FLOWERING TREES CREATING A GATEWAY EXPERIENCE FOR BOTH RESIDENTS AND VISITORS. DECIDUOUS SHADE TREES WILL PROVIDE AN ALLEE' OF PLANTINGS OVERHANGING THE ROAD PROVIDING A LUSH PLANTING EFFECT WITH GLIMPSES ON BOTH SIDES TO THE LARGE PONDS. THE SHADE TREES WILL PROVIDE A SHADE ENTRY, MICRO-COOLING THE GUARDHOUSE AND DRIVERS UPON ARRIVAL;

**SVWC HACKWOODS PROPERTY
LANDSCAPE ENLARGEMENTS**





5701 grove avenue richmond virginia 23226
804.740.7500 www.hg.net
land planning | civil engineering
landscape architecture





151 Windy Hill Lane Winchester, Virginia 22602
Telephone: (540) 662-4185 Fax: (540) 722-9528 www.greenwayeng.com



SHENANDOAH VALLEY WESTMINSTER-CANTERBURY
PUD CONCEPT PLAN
 FIRST WARD - CITY OF WINCHESTER

DATE:	06/10/2020
SCALE:	1"=30'
DESIGNED BY:	WBB
JOB NO.:	2039
SHEET	3 OF 3

PROUDLY SERVING VIRGINIA & WEST VIRGINIA
 OFFICES IN WINCHESTER, VA & MARTINSBURG, WV

- ANDERSEN 400 SERIES WINDOWS
- SHOP FABRICATED FLUE CAP
- ANDERSEN DOORS
- POWDER COATED RAILS
- DECORATIVE WOOD TRUSS (TYP.)

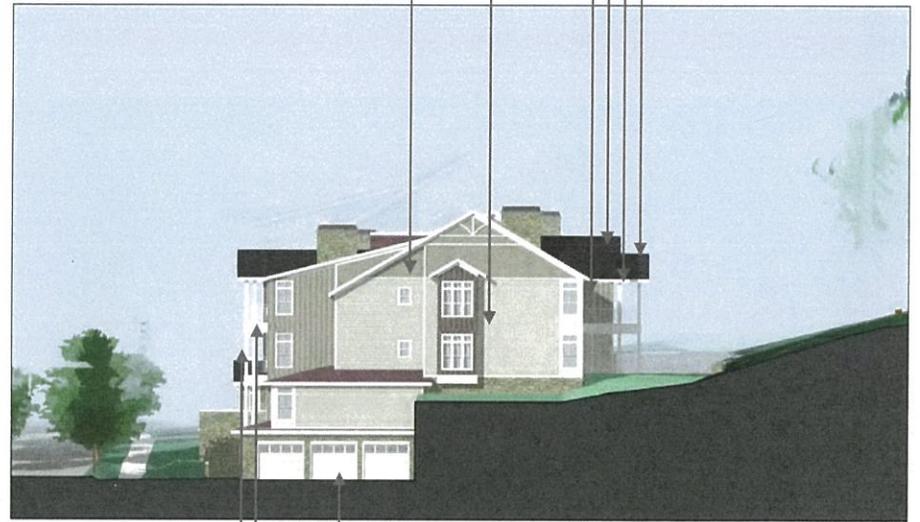


ELEVATION LOOKING EAST



- CULTURED STONE
- STONE CAPS BY CULTURED STONE MANUFACTURER

- SHOP FABRICATED VENT CAP
- ALUMINUM GUTTER/DOWNSPOUTS
- ASPHALT/FIBERGLASS SHINGLES
- CELECT VERTICAL BOARD + BATTON
- CELECT HORIZONTAL SIDING
- CELECT SHAKE



ELEVATION LOOKING NORTH



- INSULATED GARAGE DOORS
- VINYL TRIM
- VINYL COLUMN SHEATHING

ELEVATIONS VILLA 7



ELEVATION LOOKING SOUTH



ELEVATION LOOKING WEST

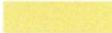


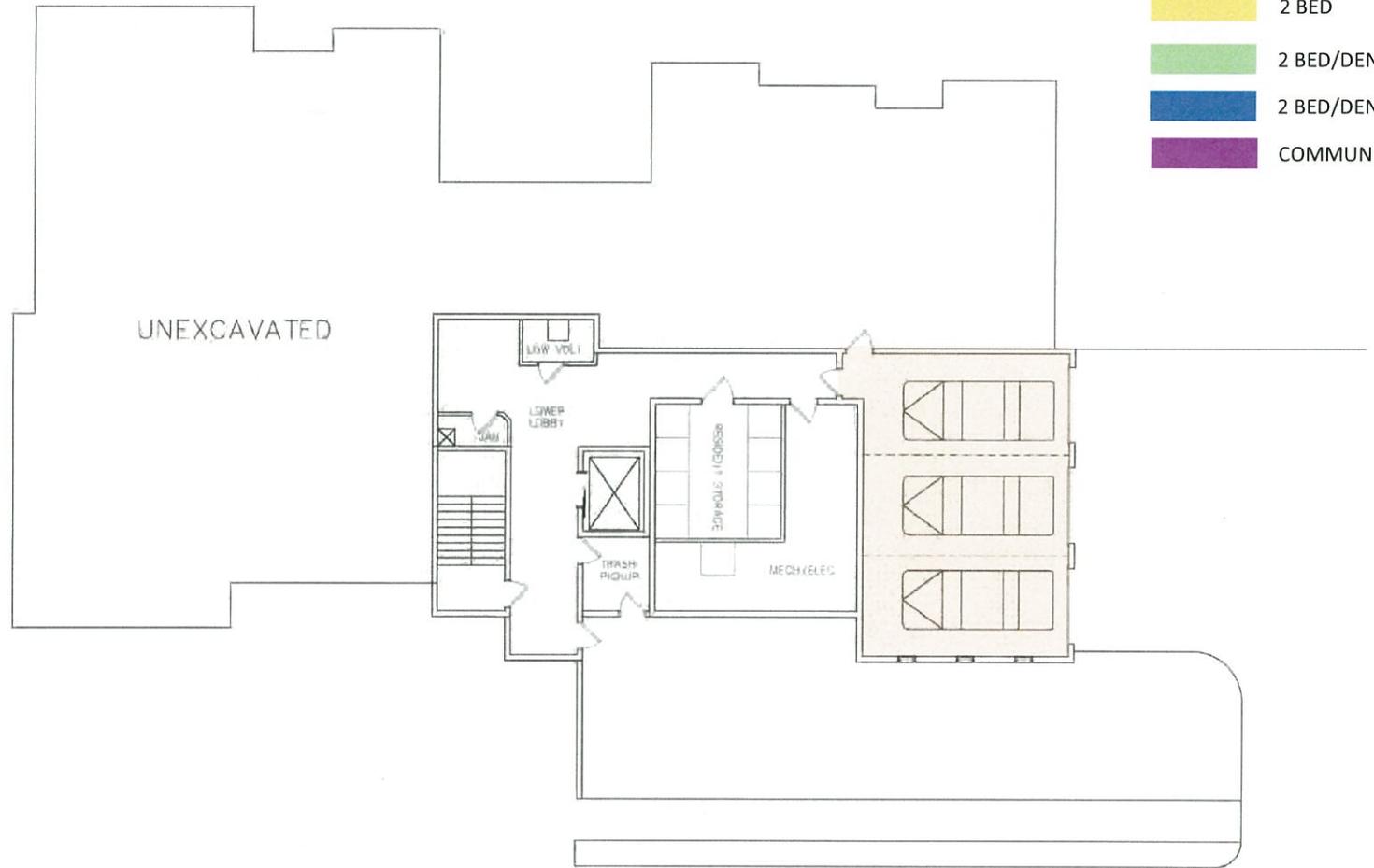
ELEVATIONS
VILLA 7

Villa 7

Garage Plan

PARKING LEVEL

-  PARKING
-  1 BED/DEN
-  2 BED
-  2 BED/DEN
-  2 BED/DEN - DELUXE
-  COMMUNITY ROOM



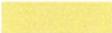
VILLA 7

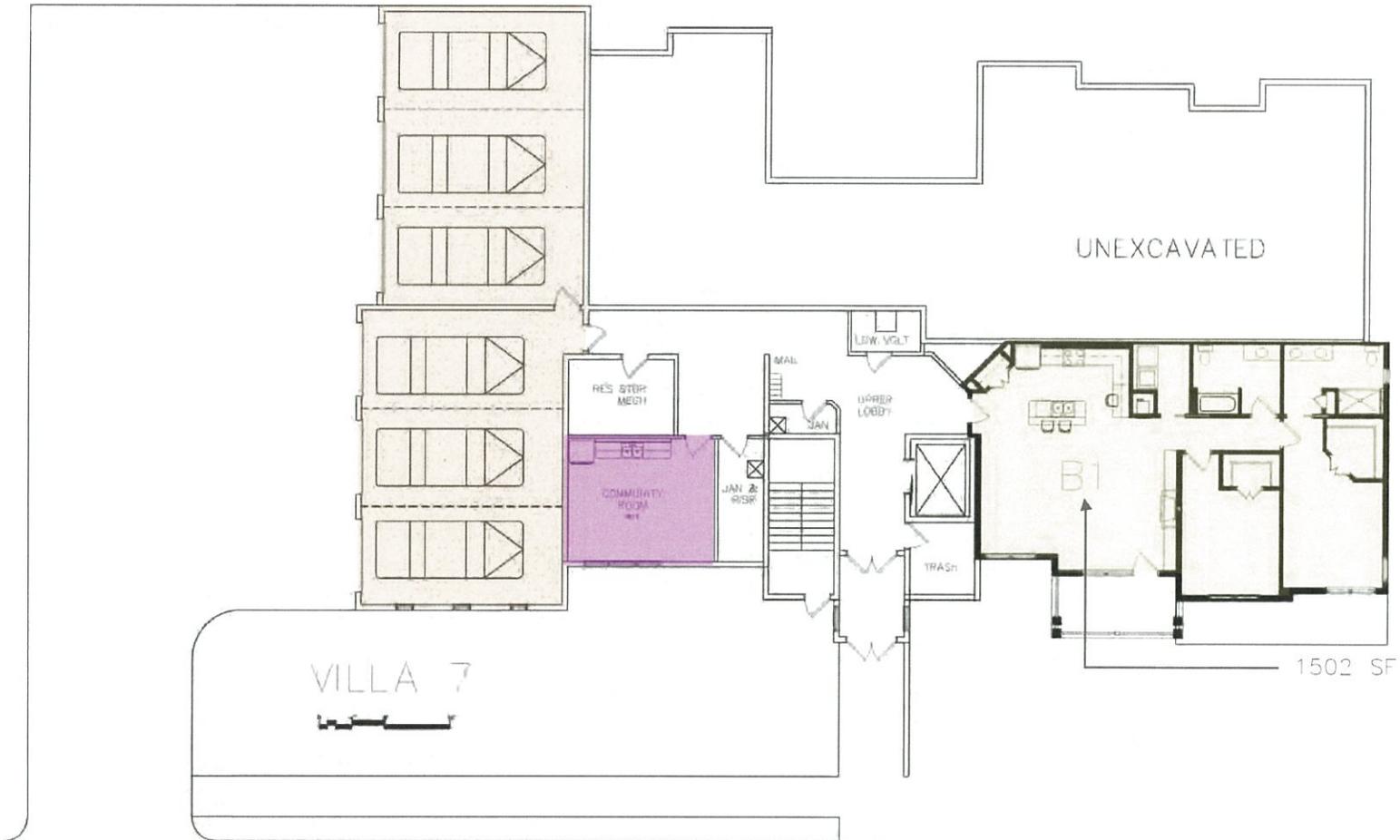


Villa 7

First Floor Plan

FIRST FLOOR

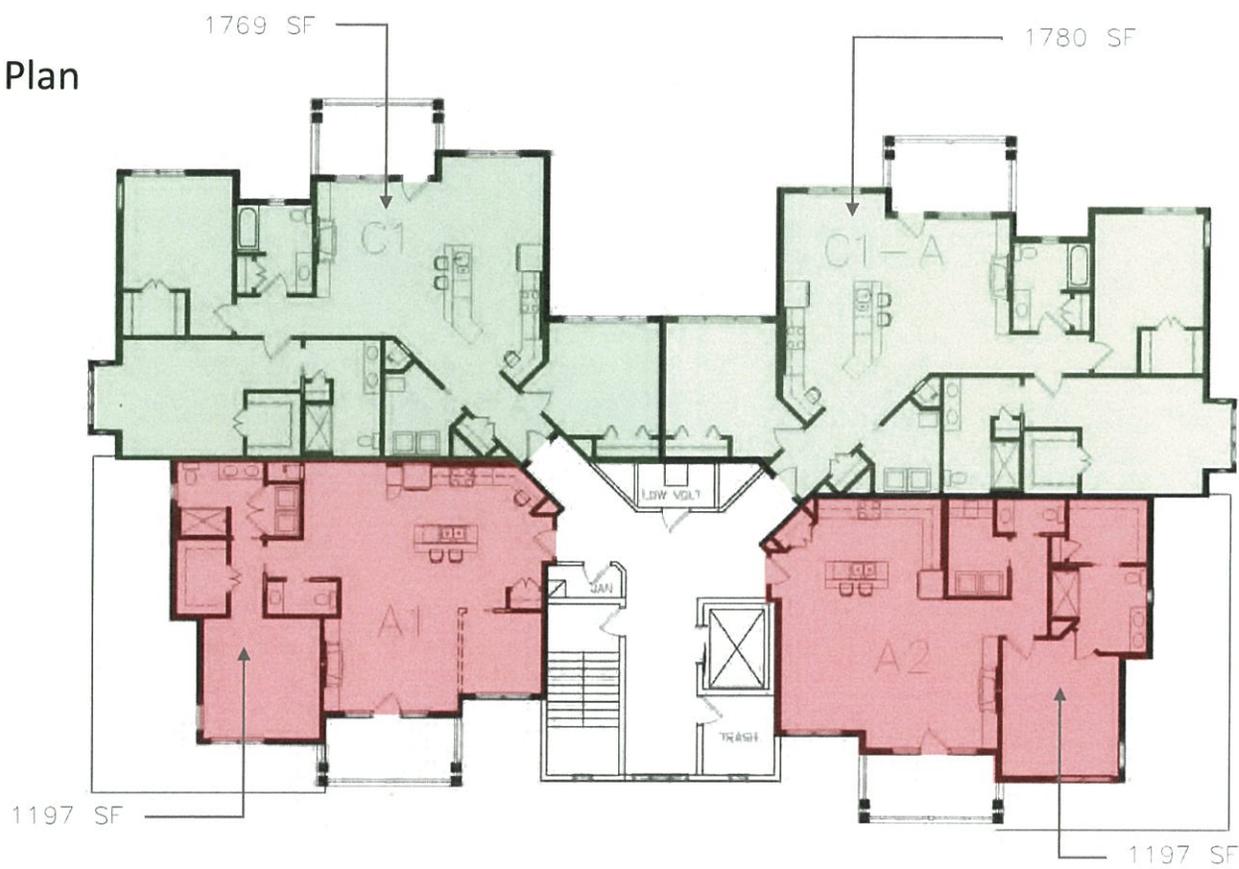
-  PARKING
-  1 BED/DEN
-  2 BED
-  2 BED/DEN
-  2 BED/DEN - DELUXE
-  COMMUNITY ROOM



Villa 7

Second Floor Plan

SECOND FLOOR

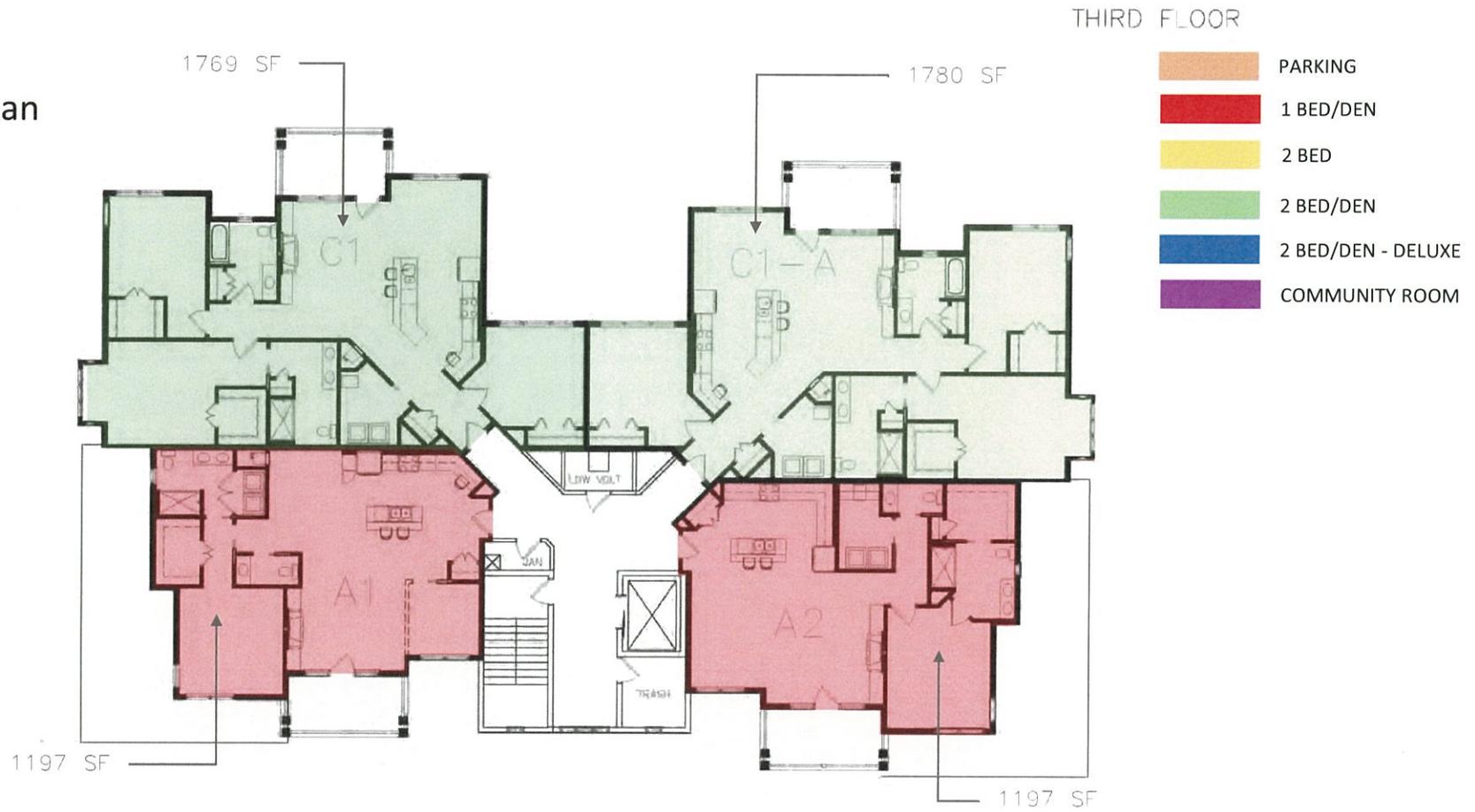


- PARKING
- 1 BED/DEN
- 2 BED
- 2 BED/DEN
- 2 BED/DEN - DELUXE
- COMMUNITY ROOM

VILLA 7

Villa 7

Third Floor Plan



VILLA 7

BLDG 7	PARKING/ RES STOR	CONDITIONED SPACE	BALCONY
1ST	1,626 SF	1,092 SF	————
2ND	1,938 SF	3200 SF	121 SF
3RD	————	6,852 SF	488 SF
4TH	————	6,852 SF	488 SF
TOTAL	3,564 SF	17,996 SF	1,097 SF

- ANDERSEN 400 SERIES WINDOWS
- SHOP FABRICATED FLUE CAP
- ANDERSEN DOORS
- POWDER COATED RAILS
- INSULATED GARAGE DOORS



ELEVATION LOOKING EAST



- DECORATIVE WOOD TRUSS (TYP.)
- CULTURED STONE
- STONE CAPS BY CULTURED STONE MANUFACTURER

ELEVATIONS VILLA 8

- SHOP FABRICATED VENT CAP
- ALUMINUM GUTTER/DOWNSPOUTS
- ASPHALT/FIBERGLASS SHINGLES
- CELECT VERTICAL BOARD + BATTON
- CELECT HORIZONTAL SIDING
- CELECT SHAKE



ELEVATION LOOKING NORTH



- VINYL TRIM
- VINYL COLUMN SHEATHING



ELEVATION LOOKING SOUTH



ELEVATION LOOKING WEST



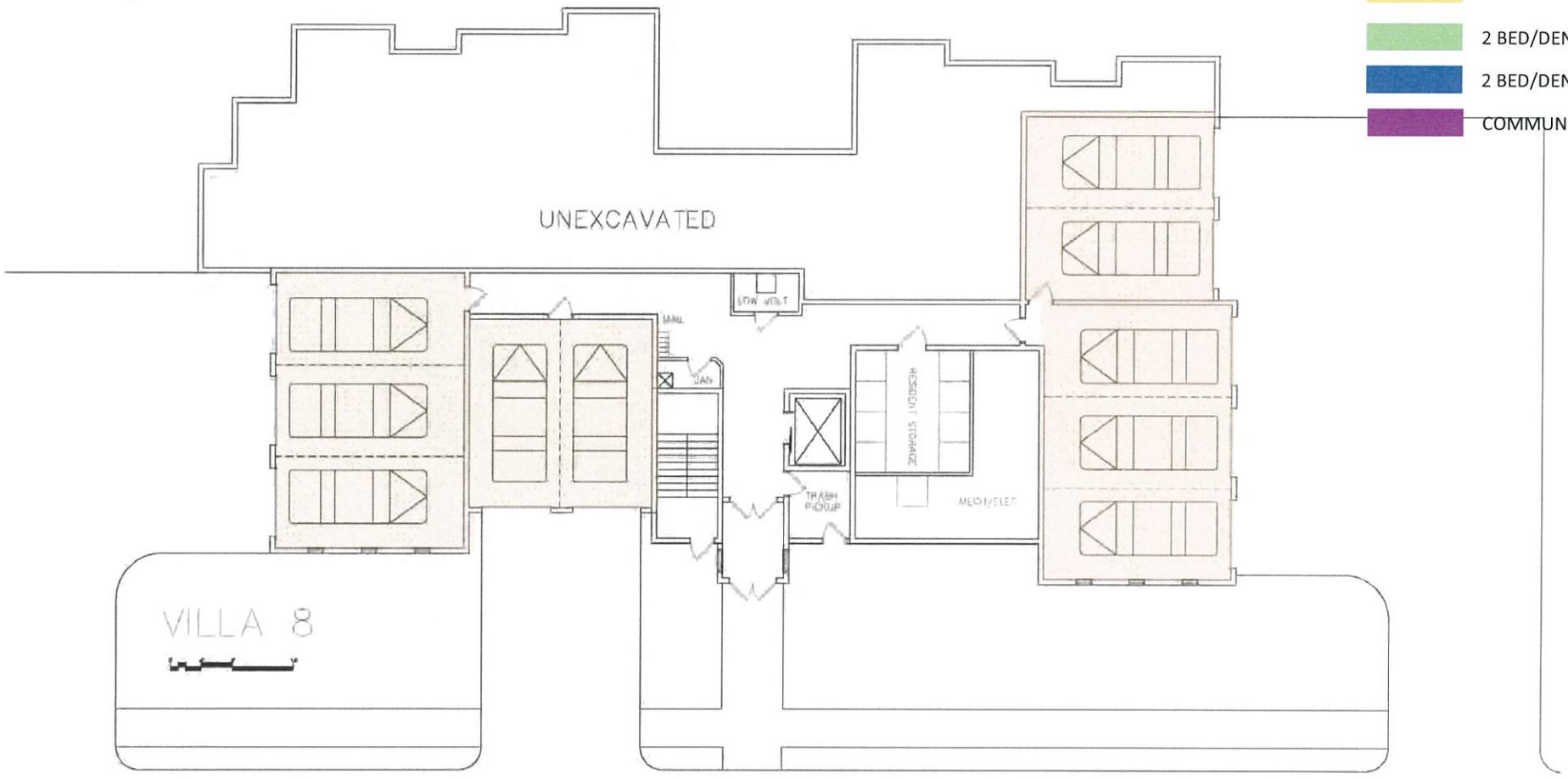
ELEVATIONS
VILLA 8

Villa 8

Garage Plan

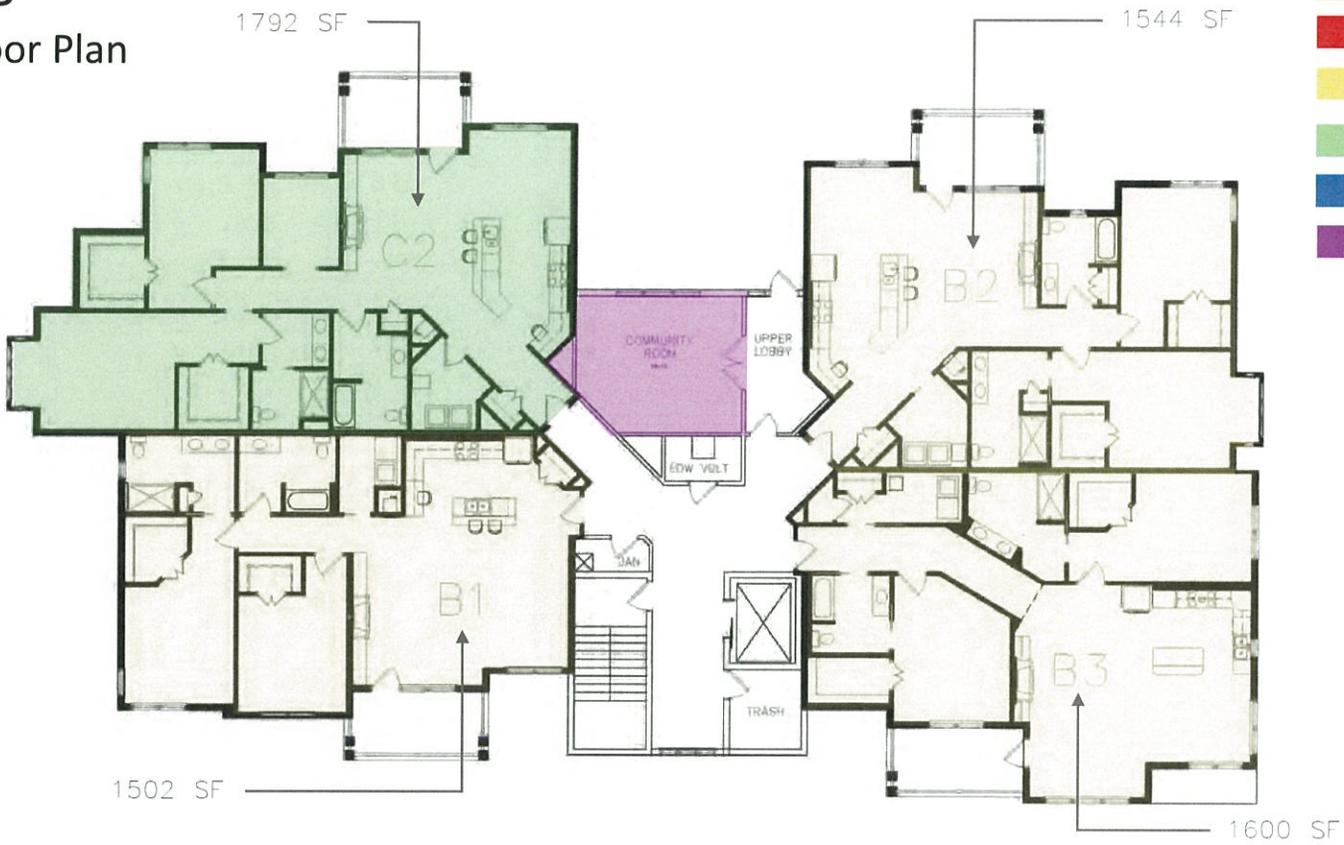
PARKING LEVEL

- PARKING
- 1 BED/DEN
- 2 BED
- 2 BED/DEN
- 2 BED/DEN - DELUXE
- COMMUNITY ROOM



Villa 8

First Floor Plan

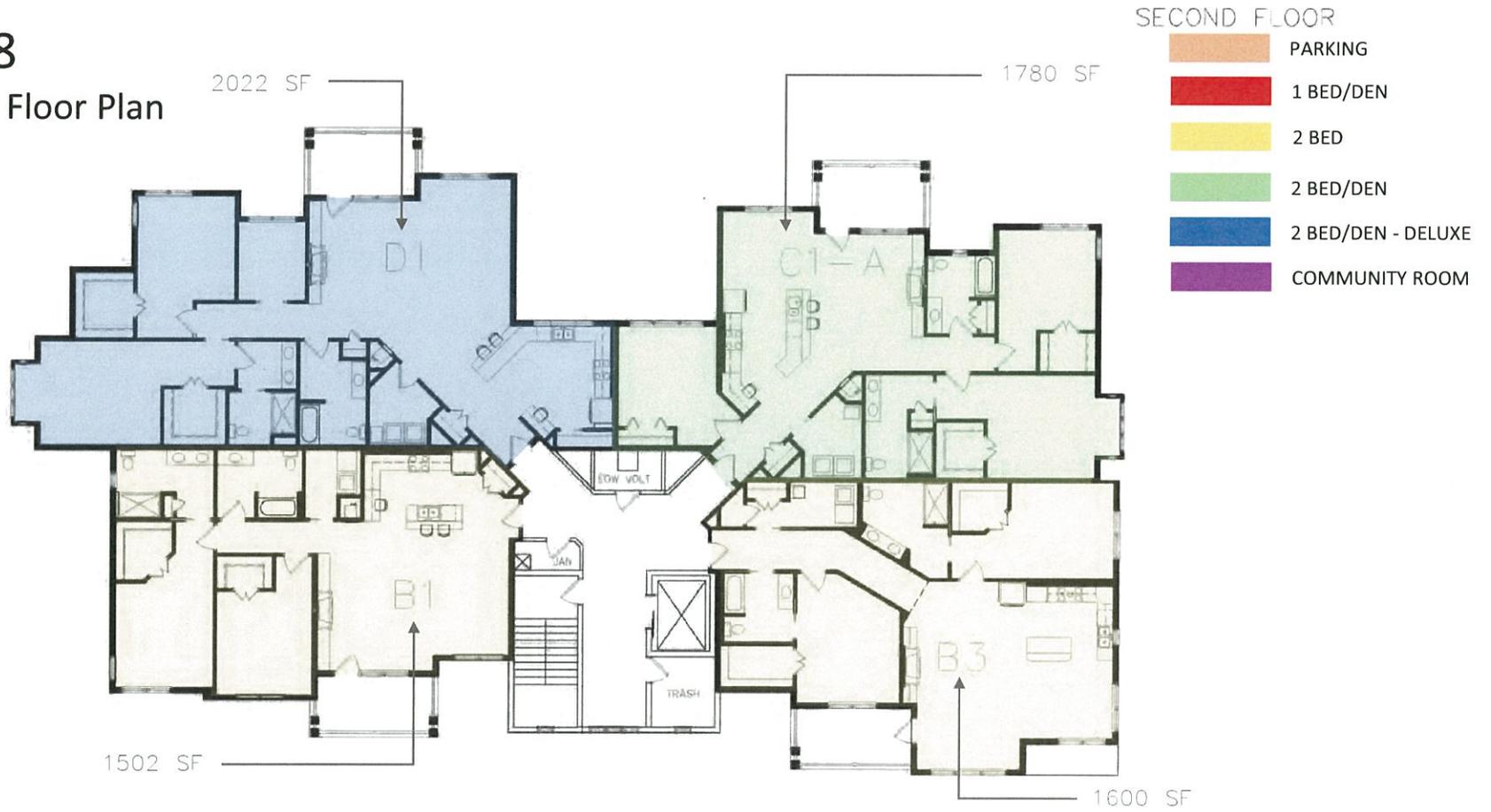


- FIRST FLOOR
- PARKING
 - 1 BED/DEN
 - 2 BED
 - 2 BED/DEN
 - 2 BED/DEN - DELUXE
 - COMMUNITY ROOM

VILLA 8

Villa 8

Second Floor Plan

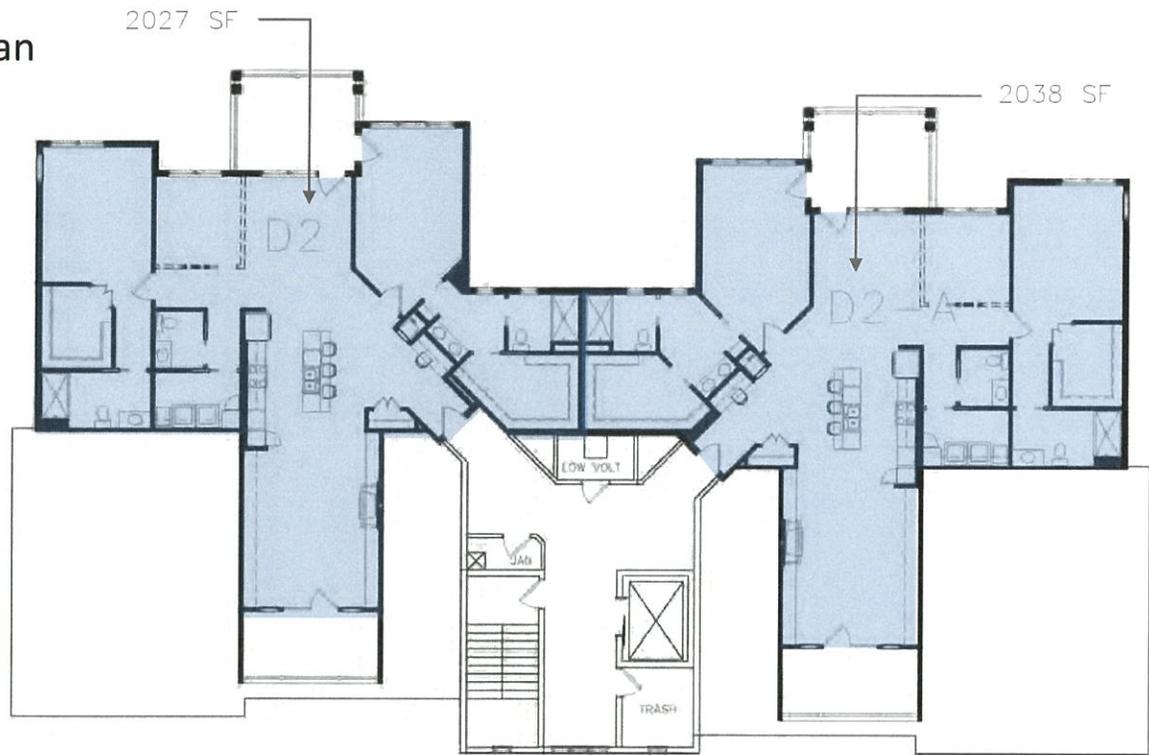


VILLA 8



Villa 8

Third Floor Plan



- THIRD FLOOR
- PARKING
 - 1 BED/DEN
 - 2 BED
 - 2 BED/DEN
 - 2 BED/DEN - DELUXE
 - COMMUNITY ROOM

VILLA 8

BLDG 8	PARKING/ RES STOR	CONDITIONED SPACE	BAI CONY
1ST	3,879 SF	1,217 SF	_____
2ND	_____	7,800 SF	488 SF
3RD	_____	7,800 SF	488 SF
4TH	_____	5,023 SF	560 SF
TOTAL	3,879 SF	21,840 SF	1,536 SF

- ANDERSEN 400 SERIES WINDOWS
- SHOP FABRICATED FLUE CAP
- ANDERSEN DOORS
- POWDER COATED RAILS
- INSULATED GARAGE DOORS



ELEVATION LOOKING EAST



- DECORATIVE WOOD TRUSS (TYP.)
- CULTURED STONE
- STONE CAPS BY CULTURED STONE MANUFACTURER

- SHOP FABRICATED VENT CAP
- ALUMINUM GUTTER/DOWNSPOUTS
- ASPHALT/FIBERGLASS SHINGLES
- CELECT VERTICAL BOARD + BATTON
- CELECT HORIZONTAL SIDING
- CELECT SHAKE



ELEVATION LOOKING NORTH



- VINYL TRIM
- VINYL COLUMN SHEATHING

ELEVATIONS VILLA 9



ELEVATION LOOKING SOUTH



ELEVATION LOOKING WEST

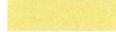


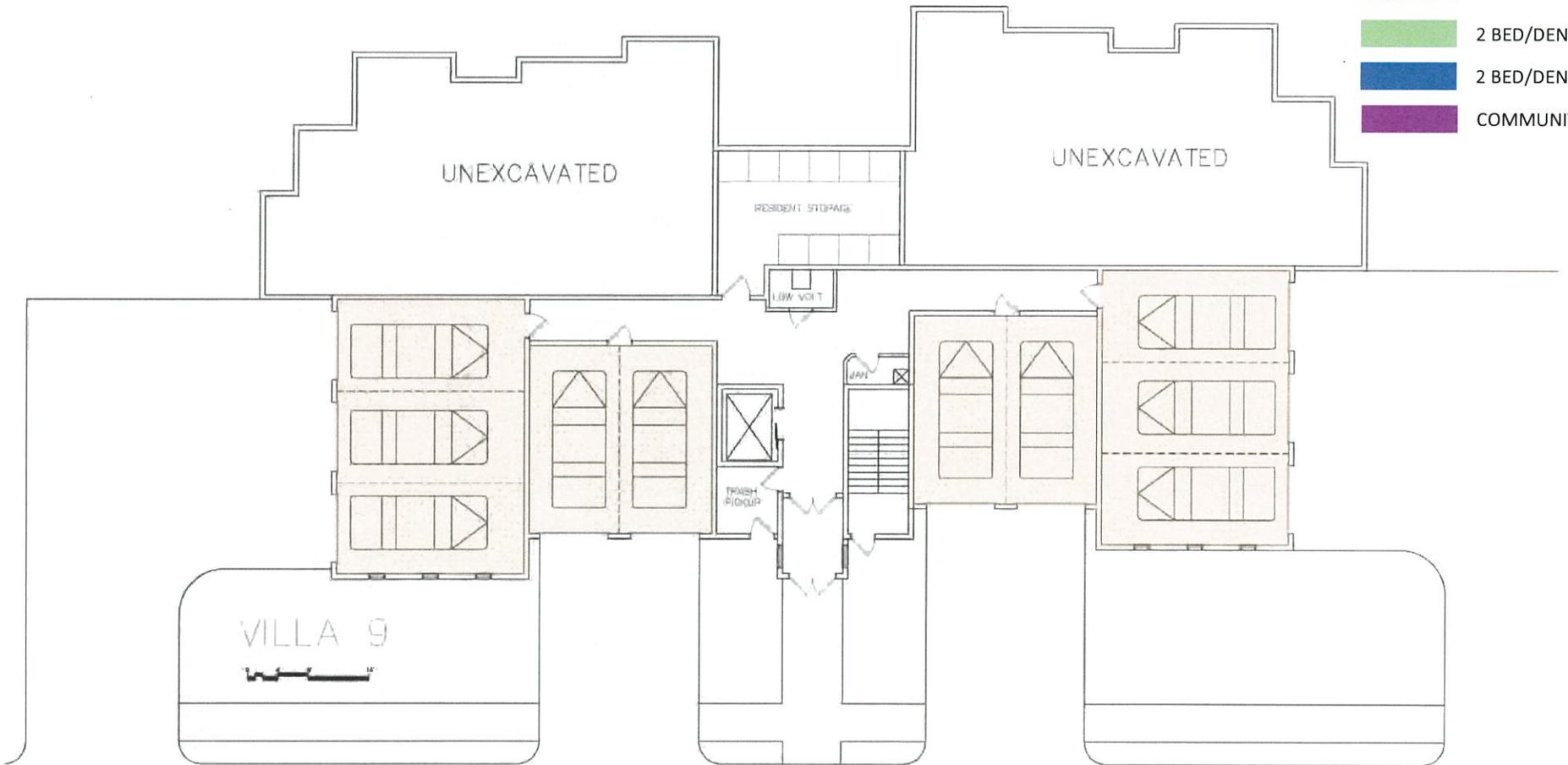
ELEVATIONS
VILLA 9

Villa 9

Garage Plan

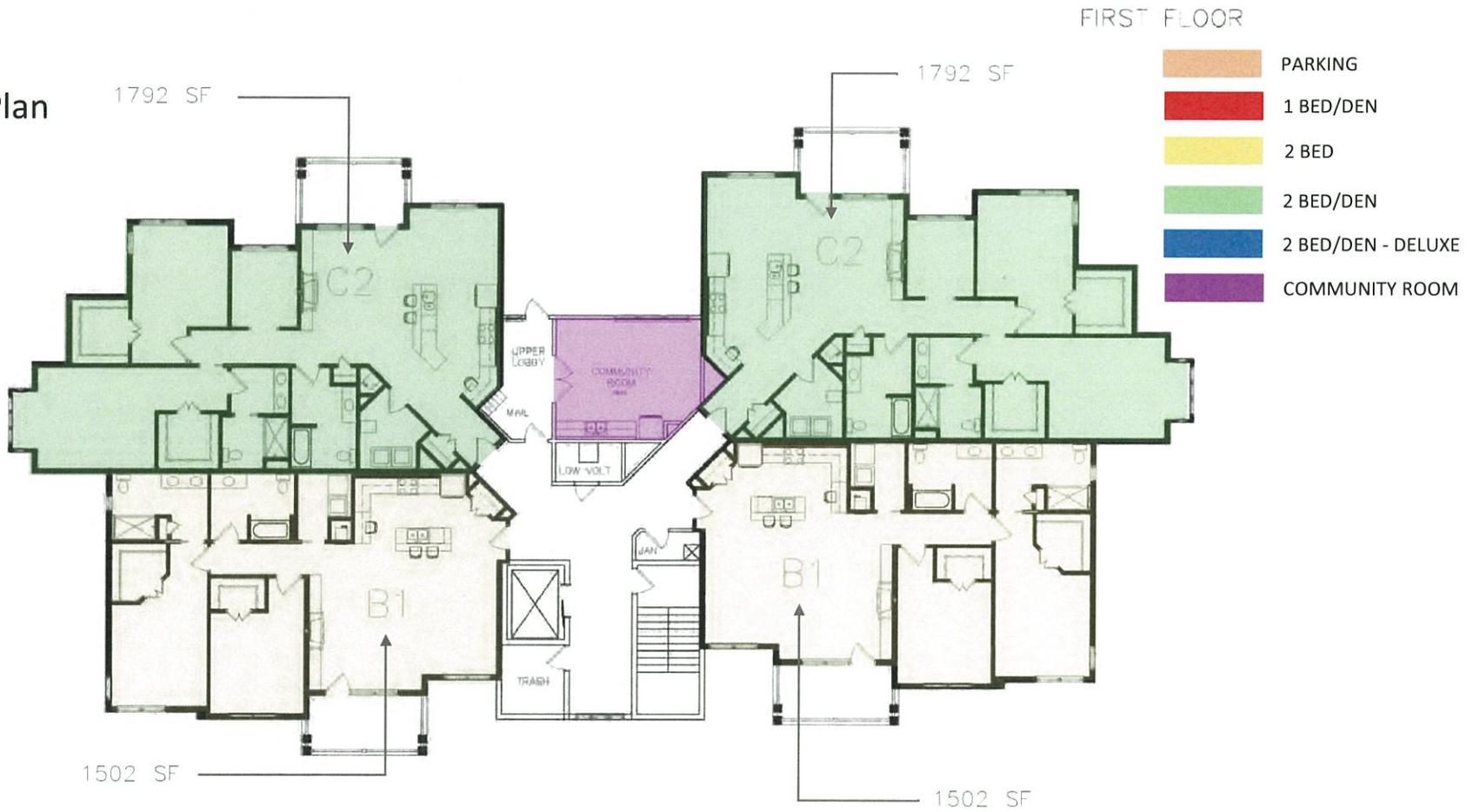
PARKING LEVEL

-  PARKING
-  1 BED/DEN
-  2 BED
-  2 BED/DEN
-  2 BED/DEN - DELUXE
-  COMMUNITY ROOM



Villa 9

First Floor Plan

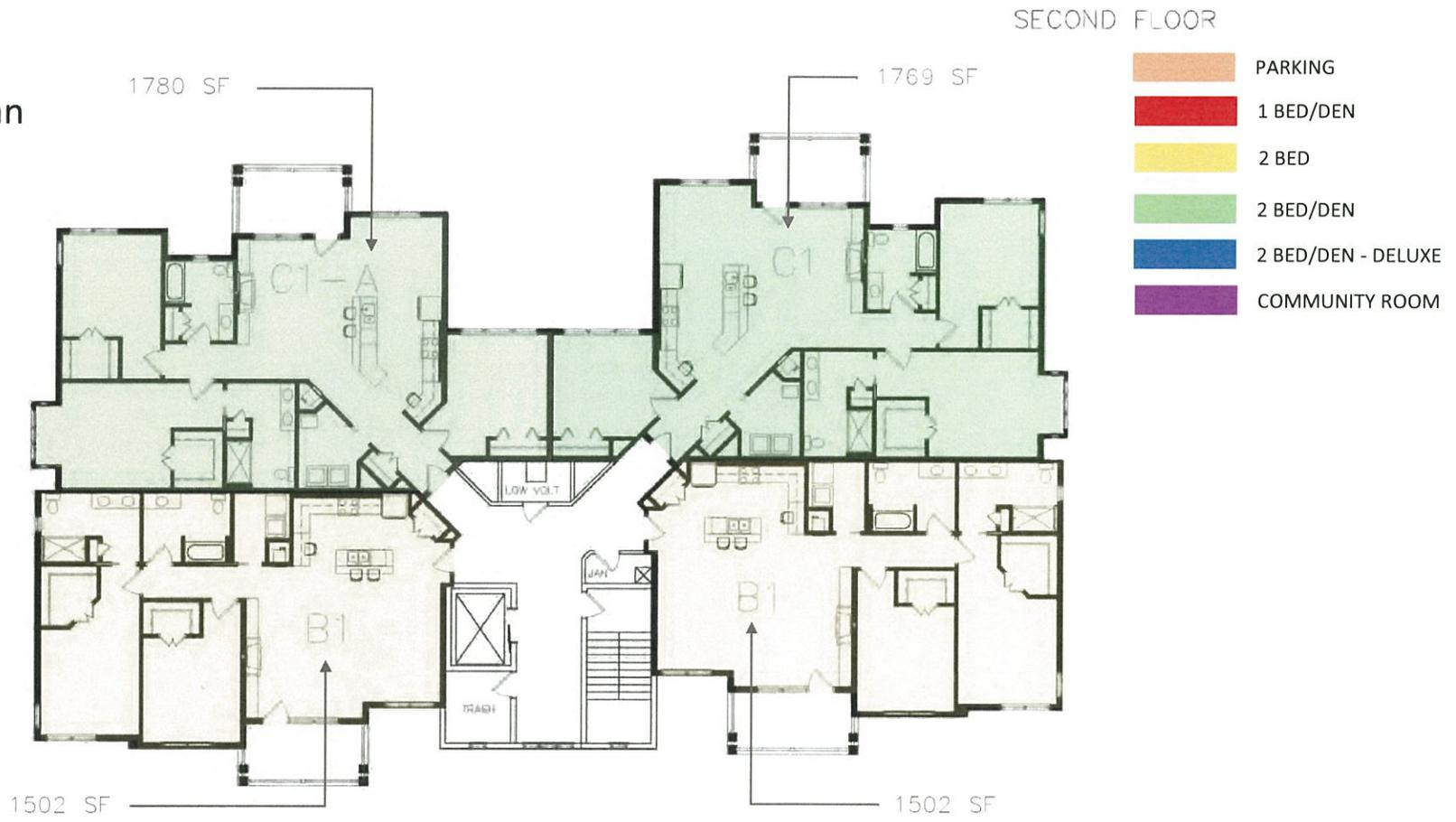


VILLA 9



Villa 9

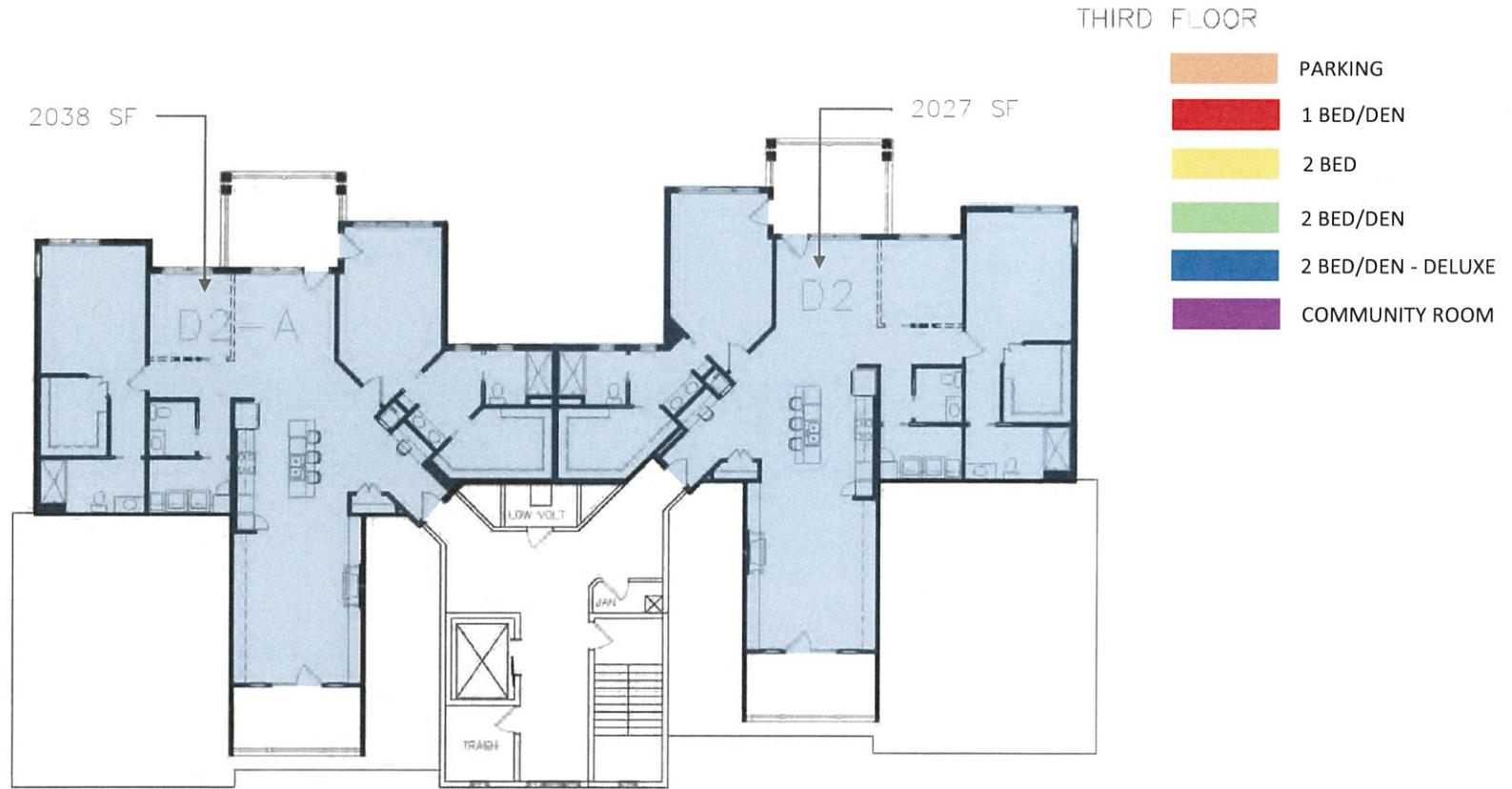
Second Floor Plan



VILLA 9

Villa 9

Third Floor Plan

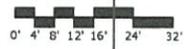


VILLA 9

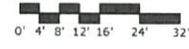
BLDG 9	PARKING/ RES STOR	CONDITIONED SPACE	BAI CONY
1ST	3,645 SF	1,234 SF	————
2ND	————	7,937 SF	488 SF
3RD	————	7,463 SF	488 SF
4TH	————	5,023 SF	560 SF
TOTAL	3,645 SF	21,657 SF	1,536 SF



ELEVATION LOOKING EAST



ELEVATION LOOKING NORTH



- DECORATIVE WOOD TRUSS (TYP.)
- CULTURED STONE
- STONE CAPS BY CULTURED STONE MANUFACTURER

- VINYL TRIM
- VINYL COLUMN SHEATHING

ELEVATIONS VILLA 10



ELEVATION LOOKING SOUTH



ELEVATION LOOKING WEST



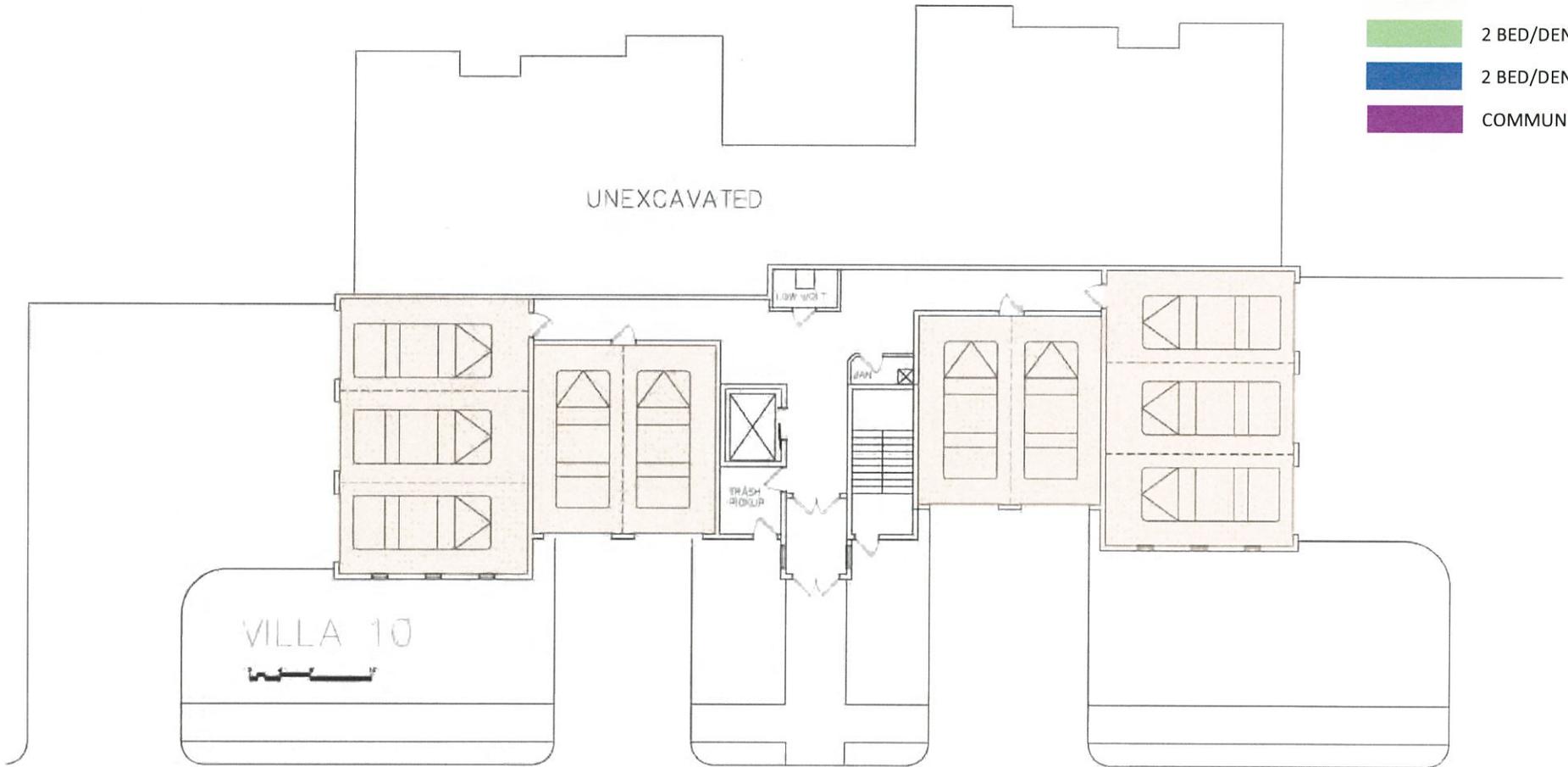
ELEVATIONS
VILLA 10

Villa 10

Garage Plan

PARKING LEVEL

-  PARKING
-  1 BED/DEN
-  2 BED
-  2 BED/DEN
-  2 BED/DEN - DELUXE
-  COMMUNITY ROOM

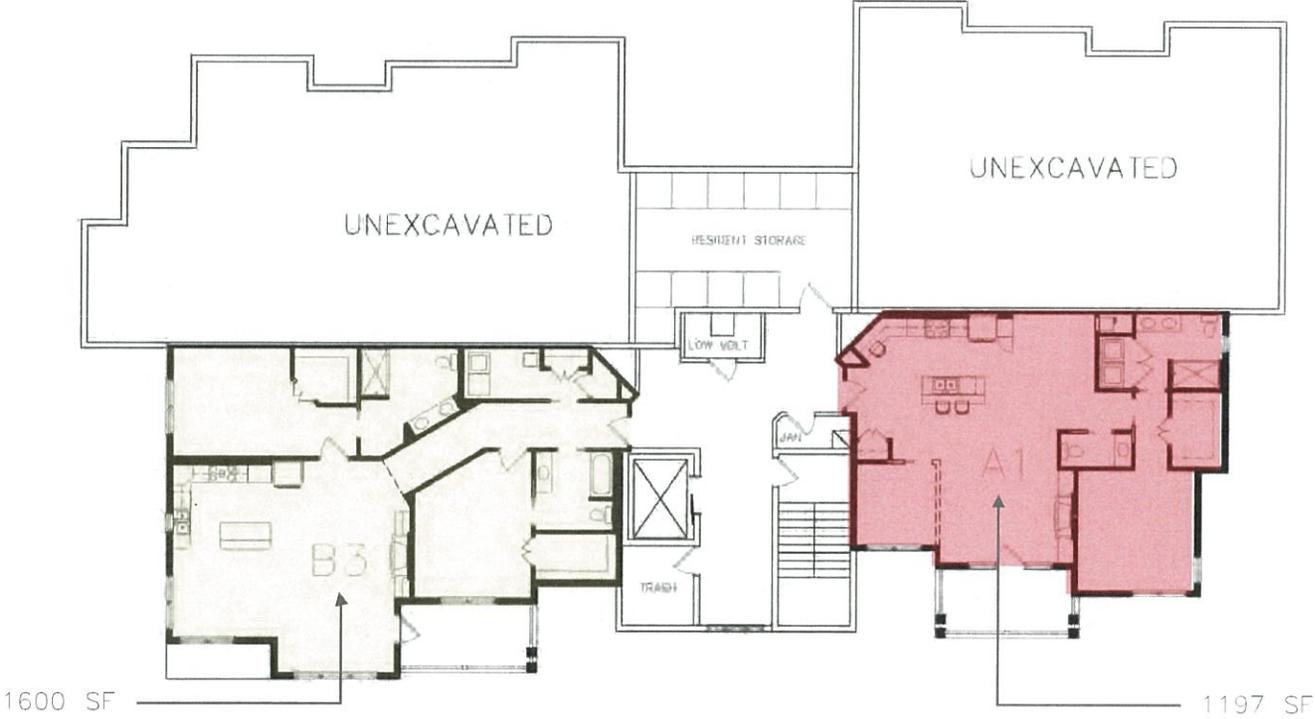


Villa 10

First Floor Plan

FIRST FLOOR

- PARKING
- 1 BED/DEN
- 2 BED
- 2 BED/DEN
- 2 BED/DEN - DELUXE
- COMMUNITY ROOM



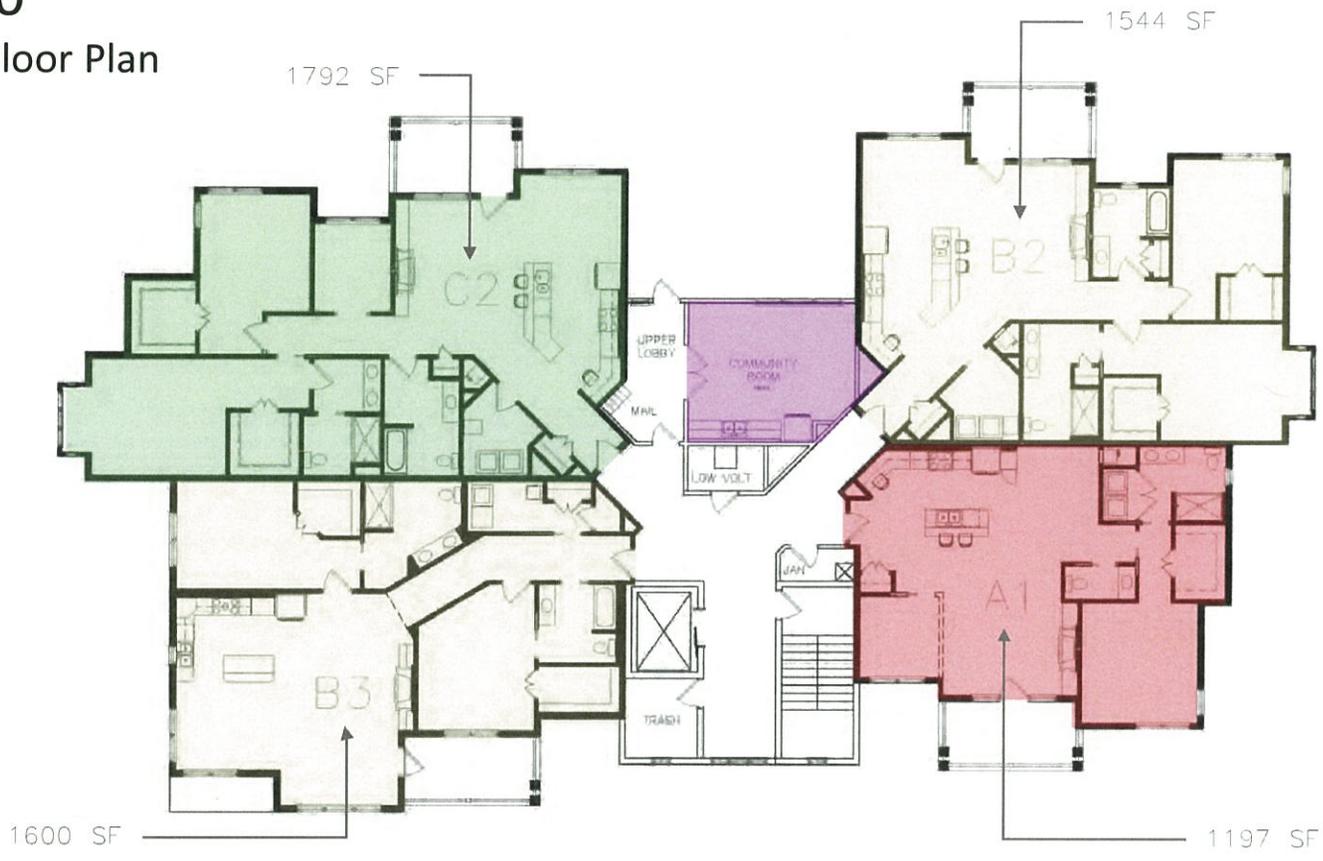
VILLA 10



Villa 10

Second Floor Plan

SECOND FLOOR

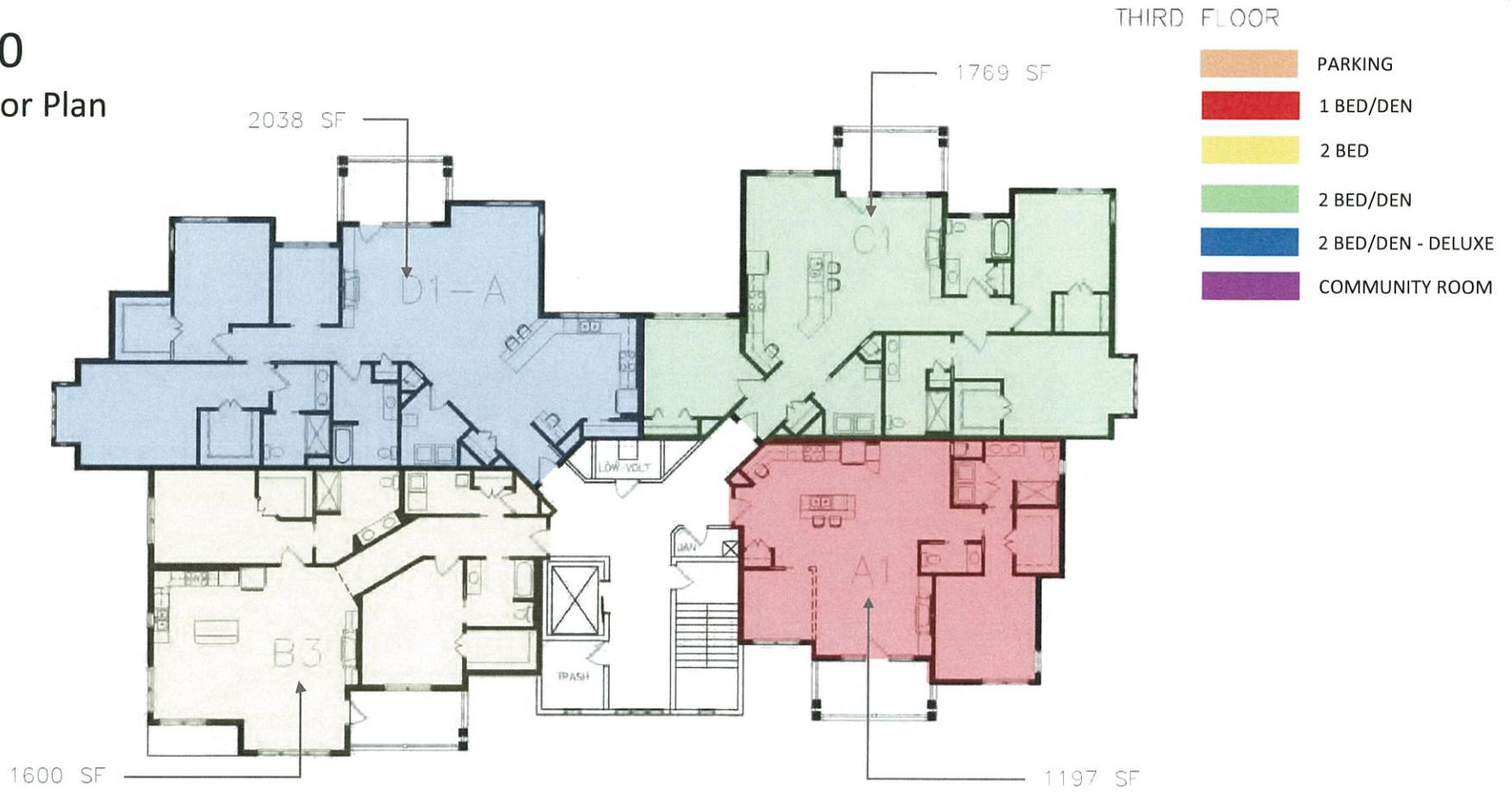


- PARKING
- 1 BED/DEN
- 2 BED
- 2 BED/DEN
- 2 BED/DEN - DELUXE
- COMMUNITY ROOM

VILLA 10

Villa 10

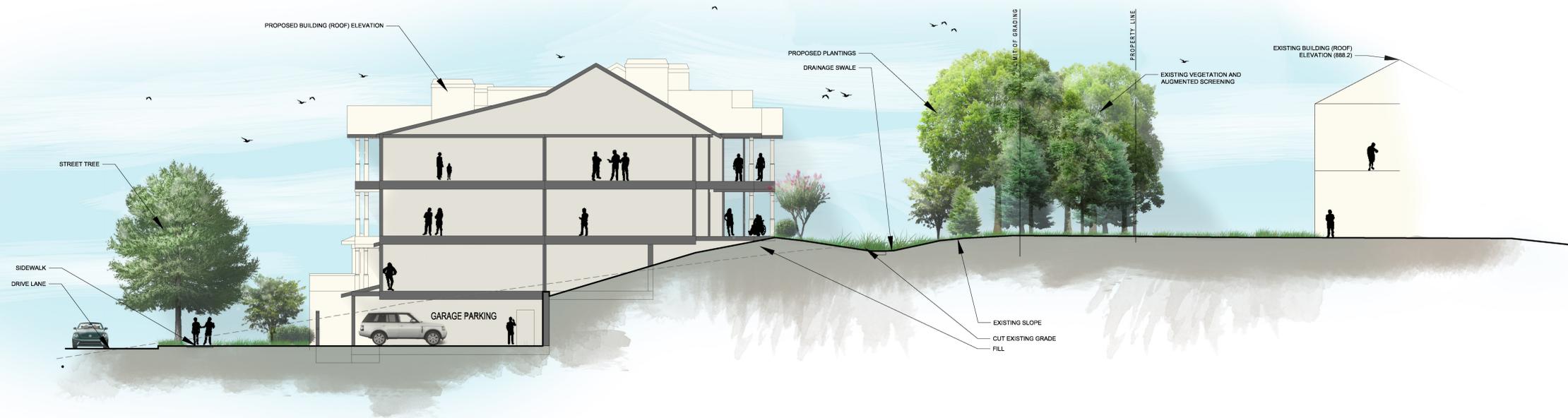
Third Floor Plan



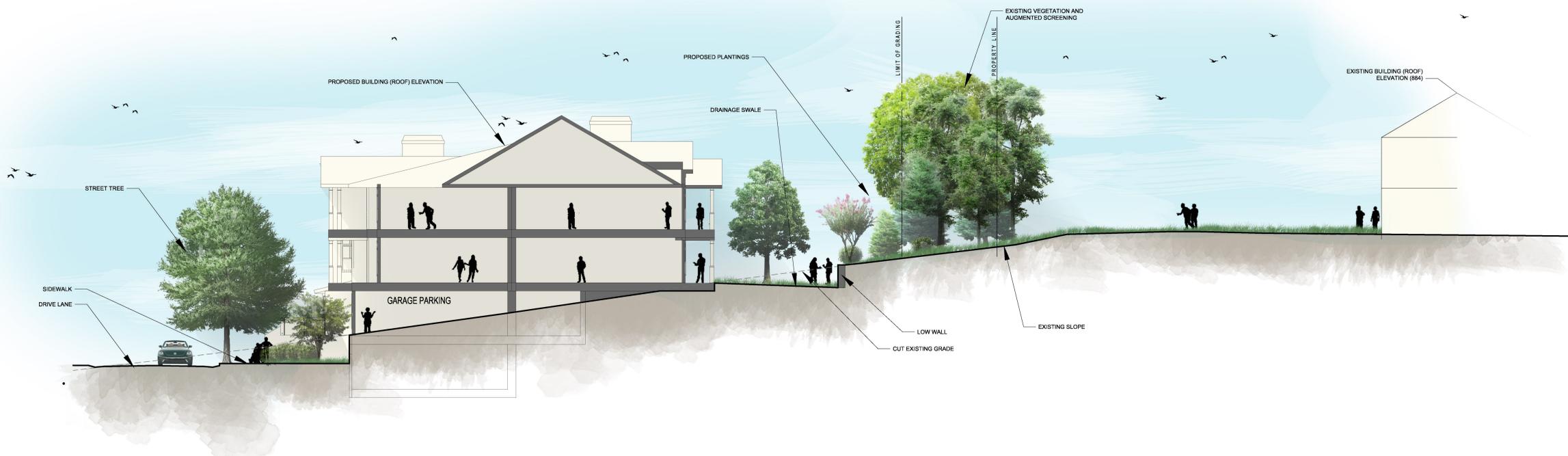
VILLA 10



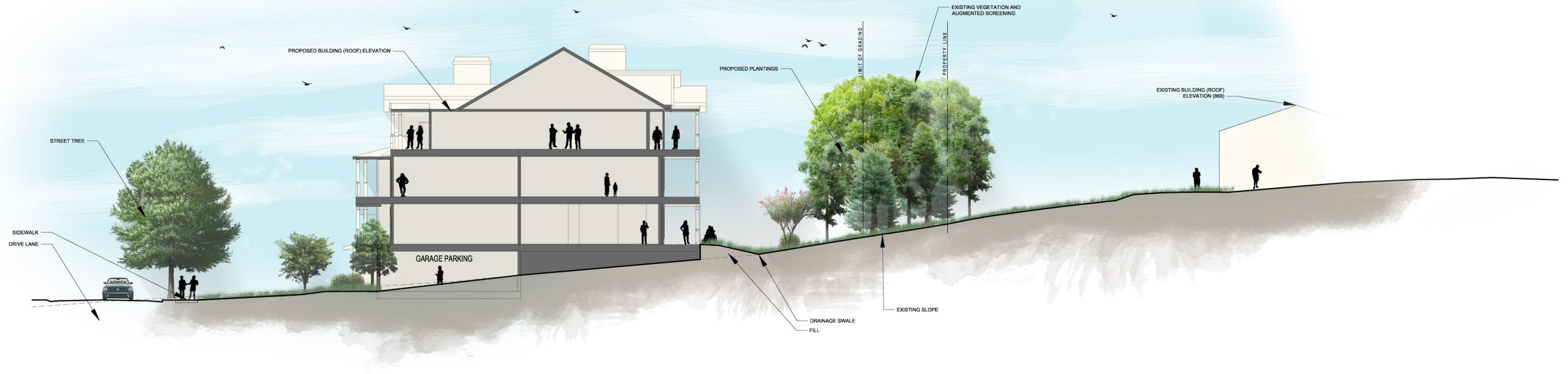
BLDG 10	PARKING/ RES STOR	CONDITIONED SPACE	BALCONY
1ST	3,220 SF	1,234 SF	————
2ND	417 SF	3,729 SF	242 SF
3RD	————	7,500 SF	488 SF
4TH	————	7,500 SF	488 SF
TOTAL	3,637 SF	19,963 SF	1,218 SF



BUILDING 6 SECTION (A-A')



BUILDING 7 SECTION (B-B')



BUILDING 8 SECTION (C-C')



BUILDING 8 SECTION (D-D')

Dear Planning Commission Members:

We have two primary areas of concern: 1) Building 8's proximity to our property line, and 2) Lighting; and one secondary concern, the potential for increased traffic. We live at 545 Old Fort Road, identified below with an "X".



Building 8 Proximity – The plans presented appear to show the tallest of the proposed structures being placed nearest to any of the abutting neighbors' property lines. Villa 8 appears to be the tallest of the Phase I structures. The corner of the backside of Villa 8 will face our property. I have been told that that specific corner will measure 45-50 ft in height. My understanding is that buildings in PUD districts are limited to 55 ft., measured from the based of the front of the structure. I have not seen any plans listing the actual height measurements for Villa 8. In any event, the structure appears quite large and in close proximity to our property line.

The plans show a 25 feet buffer between the property lines. Given the height of the structure, we are concerned that mere buffering, including the use of evergreens, would be insufficient to protect our privacy. This is especially true given that people will be living in (and looking out of) the top floors of these large structures. Surely the proposed buffering elements will not reach a height of 45-50 feet, even when the grade is taken into account. Below are two illustrative photos:



I have circled the same tree in each photo. The plans depict that the backside corner of Villa 8 will be placed on the other side of a 25 ft buffer, directly behind the tree that I have circled. As can be seen from the photos there is precious little old growth and/or tall trees within the 25 feet immediately behind this tree. We are therefore concerned that the large structure will overshadow our property due to its size; lack of tall, old-growth trees; and proximity to the property line.

Lighting – We understand that the lighting specifics have not been entirely solidified. We are concerned specifically about the use of pole lighting near our property line. The plans show a parking lot directly behind our patio, just beyond our pool. Pole lighting would be intrusive, while ground level lighting would be preferable, assuming evergreens are planted in the proposed buffer area.

Traffic (secondary concern) – Old Fort Road is rather quiet, and we have the secondary concern of increased traffic. We are concerned about the potential for Old Fort Road to be used as a “cut-through” should Canterbury ever decide to open the gate that exists at the end of Old Fort Road, in the cul-de-sac, and allow it to be used as an entrance.



If this were to be converted into another entrance to Canterbury, the public may be tempted to use the below illustrated “cut through” if they were, for example, traveling from downtown to Villa 5 in the community, below:



While this gate appears to be within the County, it would have an impact on the City’s streets if opened, chiefly Marion and Old Fort.

Thank you for your consideration of our concerns. We are not opposed to this project. Canterbury has seemed to be a good neighbor through its history. We simply suggest some minor tweaks related to the buffering and setbacks of the structures, particularly Villa 8. In addition to that, lower/ground level lighting could greatly mitigate the effect that this project will have on our property.

Sincerely,
Andrew & Erin Pahl
545 Old Fort Road

Thomas and Shirley Lloyd
613 Old Fort Road
Winchester, VA 22601
August 15, 2020

Winchester Planning Commission
Rouss City Hall
15 North Cameron Street
Winchester, VA 22601

Members of the Planning Commission,

We write to provide our comments and thoughts on the Shenandoah Valley Westminster Canterbury development under consideration in case RZ-20-371. First let me say that we very much appreciate the applicant providing a Zoom neighborhood briefing as they were making their application. They answered a lot of questions in advance.

Both the staff and the applicant highlight that the Comprehensive Plan's goal for this area is Residential Stabilization. The applicant states "Neighborhood Stabilization Areas cover the largest part of the Character Map and generally represent places where households live, socialize, and raise families in relative quiet". Therein lies our hope that the development retains the residential character of the area, so we continue to achieve that goal. These are the areas that concern us the most.

1. **Noise abatement:** The institutional setting on the current campus is quite noisy and produces significant HVAC and emergency generator noise. How will noise be controlled to a level that is consistent with low density residential zoning? Will the equipment be clustered or on top of the buildings?
2. **Lighting:** How will street, parking area, and exterior building lighting be controlled to prevent off-site spillage and a residential character retained? During the Zoom meeting we were told residential scale lighting. We would not want to see they type of lighting provided at Meadow Branch Apartments on Meadow Branch Avenue. That lighting is not consistent with our residential neighborhood.
3. **Screening:** We believe the development should screen itself from the single family dwellings. We appreciate the applicant wants to try and save some existing vegetation where it is healthy and appropriate. Please ensure that happens and that the PUD landscape plan is implemented. We understand the initial plantings will need to grow to be effective.
4. **Traffic:** During the Zoom meeting a question about solid waste disposal was raised. We do not want to see dumpster servicing morning noon and night. We appreciate that traffic will be controlled by gated access.

5. Buildings: We appreciate that the buildings are planned to present a two story appearance to the east. Please ensure that happens. It will be easy to say there is too much rock later. We know there is a lot of rock now.
6. The staff report indicates the application is to support part of an age-restricted multifamily development. Shouldn't that be an explicit part of the rezoning approval?
7. Please clarify the pages of the agenda that comprise "three page Development Plan dated June 10, 2020" referred to in the draft motion for approval. We see a three page PUD Concept Plan. Is that what is being referred to? The Illustrative Master Plan dated June 16, 2020 should also be included because it illustrates landscaping plans.
8. Do any conditions need to be added to the approval to ensure that the Neighborhood Stabilization goal of the Comprehensive plan is achieved when this multifamily development is created in an area currently zoned Low Density Residential?

We request the Planning Commission review and approve the ultimate site plan. The Shenandoah Valley Westminster Canterbury proposal has every possibility of being a superb addition to the community as a whole. Please make sure it a superb addition to our neighborhood too.

Thank you for your consideration,




Thomas and Shirley Lloyd

Shenandoah Valley Westminster-Canterbury RZ-20-371

City of Winchester Water and Sewer Revenue Projections

The following information provides projected revenues to the City of Winchester for water and sewer service for the residential and commercial project located on the 21.31± acre property in the City and Frederick County. Greenway Engineering, Inc. (Greenway) prepared water and sewer flow calculations for the overall project dated May 22, 2020 which is attached as information with this summary. Greenway has determined that each Villa Building will require a 1½-inch meter and that each commercial building (medical office and intergenerational daycare) will require a ¾-inch meter. The revenue projections have been analyzed to reflect revenues that will be provided from land development within each jurisdiction.

Frederick County Residential and Commercial Fee Projections

Villa Building 1 Water Consumption Fees:

- 2,550 GPD x 30 days (billing period) = 76,500 gallons per billing period
- \$191.62 base rate for first 3,000 gallons
- \$938.78 for consumption in excess of 3,000 gallons (73 x \$12.86/1,000 gallons)
- \$1,130.40 per billing period x 12 billing periods = \$13,564.80 annual revenue
- **TOTAL: VILLA BLDG 1 ANNUAL WATER REVENUE: \$13,564.80**

Villa Building 2 Water Consumption Fees:

- 2,400 GPD x 30 days (billing period) = 72,000 gallons per billing period
- \$191.62 base rate for first 3,000 gallons
- \$887.34 for consumption in excess of 3,000 gallons (69 x \$12.86/1,000 gallons)
- \$1,078.96 per billing period x 12 billing periods = \$12,947.52 annual revenue
- **TOTAL: VILLA BLDG 2 ANNUAL WATER REVENUE: \$12,947.52**

Villa Building 3 Water Consumption Fees:

- 3,000 GPD x 30 days (billing period) = 90,000 gallons per billing period
- \$191.62 base rate for first 3,000 gallons
- \$1,118.82 for consumption in excess of 3,000 gallons (87 x \$12.86/1,000 gallons)
- \$1,310.44 per billing period x 12 billing periods = \$15,725.28 annual revenue
- **TOTAL: VILLA BLDG 3 ANNUAL WATER REVENUE: \$15,725.28**

Villa Building 4 Water Consumption Fees:

- 3,000 GPD x 30 days (billing period) = 90,000 gallons per billing period
- \$191.62 base rate for first 3,000 gallons
- \$1,118.82 for consumption in excess of 3,000 gallons (87 x \$12.86/1,000 gallons)
- \$1,310.44 per billing period x 12 billing periods = \$15,725.28 annual revenue
- **TOTAL: VILLA BLDG 4 ANNUAL WATER REVENUE: \$15,725.28**

Villa Building 5 Water Consumption Fees:

- 3,000 GPD x 30 days (billing period) = 90,000 gallons per billing period
- \$191.62 base rate for first 3,000 gallons
- \$1,118.82 for consumption in excess of 3,000 gallons (87 x \$12.86/1,000 gallons)
- \$1,310.44 per billing period x 12 billing periods = \$15,725.28 annual revenue
- **TOTAL: VILLA BLDG 5 ANNUAL WATER REVENUE: \$15,725.28**

Villa Building 6 Water Consumption Fees:

- 2,100 GPD x 30 days (billing period) = 63,000 gallons per billing period
- \$191.62 base rate for first 3,000 gallons
- \$771.60 for consumption in excess of 3,000 gallons (60 x \$12.86/1,000 gallons)
- \$963.22 per billing period x 12 billing periods = \$11,558.64 annual revenue
- **TOTAL: VILLA BLDG 6 ANNUAL WATER REVENUE: \$11,558.64**

Commercial Building 1 (Medical Office) Water Consumption Fees:

- 1,225 GPD x 30 days (billing period) = 36,750 gallons per billing period
- \$91.91 base rate for first 3,000 gallons
- \$434.02 for consumption in excess of 3,000 gallons (33.75 x \$12.86/1,000 gallons)
- \$525.93 per billing period x 12 billing periods = \$6,311.16 annual revenue
- **TOTAL: MEDICAL OFFICE BLDG ANNUAL WATER REVENUE: \$6,311.16**

Commercial Building 2 (Intergenerational Day Care) Water Consumption Fees:

- 1,250 GPD x 30 days (billing period) = 37,500 gallons per billing period
- \$91.91 base rate for first 3,000 gallons
- \$443.67 for consumption in excess of 3,000 gallons (34.5 x \$12.86/1,000 gallons)
- \$535.58 per billing period x 12 billing periods = \$6,426.96 annual revenue
- **TOTAL: DAY CARE BLDG ANNUAL WATER REVENUE: \$6,426.96**

Villa Building 1 Sewer Fees:

- 2,550 GPD x 30 days (billing period) = 76,500 gallons per billing period
- \$1,196.46 per billing period (76.5 x \$15.64/1,000 gallons)
- \$1,196.46 per billing period x 12 billing periods = \$14,357.52 annual revenue
- **TOTAL: VILLA BLDG 1 ANNUAL SEWER REVENUE: \$14,357.52**

Villa Building 2 Sewer Fees:

- 2,400 GPD x 30 days (billing period) = 72,000 gallons per billing period
- \$1,126.08 per billing period (72 x \$15.64/1,000 gallons)
- \$1,126.08 per billing period x 12 billing periods = \$13,512.96 annual revenue
- **TOTAL: VILLA BLDG 2 ANNUAL SEWER REVENUE: \$13,512.96**

Villa Building 3 Sewer Fees:

- 3,000 GPD x 30 days (billing period) = 90,000 gallons per billing period
- \$1,407.60 per billing period (90 x \$15.64/1,000 gallons)
- \$1,407.60 per billing period x 12 billing periods = \$16,891.20 annual revenue
- **TOTAL: VILLA BLDG 3 ANNUAL SEWER REVENUE: \$16,891.20**

Villa Building 4 Sewer Fees:

- 3,000 GPD x 30 days (billing period) = 90,000 gallons per billing period
- \$1,407.60 per billing period (90 x \$15.64/1,000 gallons)
- \$1,407.60 per billing period x 12 billing periods = \$16,891.20 annual revenue
- **TOTAL: VILLA BLDG 4 ANNUAL SEWER REVENUE: \$16,891.20**

Villa Building 5 Sewer Fees:

- 3,000 GPD x 30 days (billing period) = 90,000 gallons per billing period
- \$1,407.60 per billing period (90 x \$15.64/1,000 gallons)
- \$1,407.60 per billing period x 12 billing periods = \$16,891.20 annual revenue
- **TOTAL: VILLA BLDG 5 ANNUAL SEWER REVENUE: \$16,891.20**

Villa Building 6 Sewer Fees:

- 2,100 GPD x 60 days (billing period) = 63,000 gallons per billing period
- \$985.32 per billing period (63 x \$15.64/1,000 gallons)
- \$985.32 per billing period x 12 billing periods = \$11,823.84 annual revenue
- **TOTAL: VILLA BLDG 6 ANNUAL WATER REVENUE: \$11,823.84**

Commercial Building 1 (Medical Office) Sewer Fees:

- 1,225 GPD x 60 days (billing period) = 36,750 gallons per billing period
- \$574.57 per billing period (36.75 x \$15.64/1,000 gallons)
- \$574.57 per billing period x 12 billing periods = \$6,894.84 annual revenue
- **TOTAL: MEDICAL OFFICE BLDG ANNUAL SEWER REVENUE: \$6,894.84**

Commercial Building 2 (Intergenerational Day Care) Sewer Fees:

- 1,250 GPD x 30 days (billing period) = 37,500 gallons per billing period
- \$586.50 per billing period (37.5 x \$15.64/1,000 gallons)
- \$586.50 per billing period x 12 billing periods = \$7,038.00 annual revenue
- **TOTAL: DAY CARE BLDG ANNUAL SEWER REVENUE: \$7,038.00**

Frederick County Residential and Commercial Fee Projections Summary

ANNUAL WATER FEES: \$97,984.92 (Will Increase Per New Rates)

ANNUAL SEWER FEES: \$104,300.76 (Will Increase Per New Rates)

City of Winchester Residential Fee Projections

The revenue projections for water and sewer fees for Villa Buildings 1-4 reflect a discount for the water and sewer fees that would have been realized by the City for the 26 single-family dwelling units that could be developed by-right in the LR District.

Villa Buildings 1-4 GPY Projections Compared to 26 Single-Family Dwellings GPY Projections

- Villa Buildings 1-4: 10,650 GPD x 60 days (2 billing periods) = 639,000 gallons per billing period
- 26 Single-Family Dwellings @ 225 GPD/Dwelling: 5,850 GPD x 60 days per billing period = 351,000
- Villa Buildings 1-4: 288,000 gallons per 60 days (2 billing periods) above by-right land use

Villa Buildings 1-4 Water Consumption Fees:

- 288,0000 GPD per billing period

- \$127.74 base rate for first 3,000 gallons
- \$2,442.45 for consumption in excess of 3,000 gallons (285 x \$8.57/1,000 gallons)
- \$2,570.19 per billing period x 6 billing periods = \$15,421.14 annual revenue
- **TOTAL: VILLA BLDG 1-4 ANNUAL WATER REVENUE: \$15,421.14**

Villa Buildings 1-4 Sewer Fees:

- 288,0000 GPD per billing period
- \$4,504.32 per two billing periods (288 x \$15.64/1,000 gallons)
- \$4,504.32 per two billing period x 6 = \$27,025.92 annual revenue
- **TOTAL: VILLA BLDG 1-4 ANNUAL SEWER REVENUE: \$27,025.92**

City of Winchester Residential Fee Projections Summary

ANNUAL WATER FEES: \$15,421.14 (Will Increase Per New Rates)

ANNUAL SEWER FEES: \$27,025.92 (Will Increase Per New Rates)

Note: Water and Sewer Rates Based on July 1, 2022 Effective Rates to Coincide with SVWC Project Occupancy

Villa Buildings and Commercial Buildings Water & Sewer Availability Fees Comparison to Single-Family Dwelling By-Right Land Use:

- \$41,650.00/Villa Building x 10 Villa Buildings = \$416,500.00 (1½- inch meters)
- \$12,500.00/Commercial Building x 2 Commercial Buildings = \$25,000.00 (3/4-inch meters)
- \$12,500/Single Family Dwellings x 26 SFD = \$325,000.00 (5/8-inch meters)
- **SVWC Project = \$441,500.00**
- **SFD By-Right = \$325,000.00**
- **TOTAL: SVWC Project + \$116,500 (One Time Revenue To City)**

Shenandoah Valley Westminster-Canterbury RZ-20-371

Project Fiscal Impact Analysis

The following information compares projected revenues and projected fiscal impacts to the City of Winchester specific to the 39 Villa Units within the 4 Villa Buildings located on the 9.65± acre portion of the property in the City. Greenway Engineering, Inc. (Greenway) has analyzed the City of Winchester FY20 Budget and FIA Reports associated with PUD Overlay Rezoning Applications between 2013-2019 to determine appropriate multipliers for per capita population costs specific to all expenditures and transfers identified in the FY20 Budget except for Education. Additionally, Greenway has analyzed projected water and sewer revenues that will be realized by the City for the overall 21.31± acre project. These projected revenues and projected fiscal impacts are summarized at the end of this report along with the cost savings to public schools for the SVWC age-restricted project.

PUD Overlay Rezoning Applications – FIA Reports		
<i>Rezoning Application #</i>	<i>Project Name</i>	<i>FIA Report Date</i>
RZ-13-196	Jubal Square Apartments	FIA Report 5-17-2013
RZ-14-663	Meadow Branch Apartments	FIA Report 1-27-2015
RZ-16-692	Brooks Manor	FIA Report 1-25-2017
RZ-18-073	Towns at Brooks Manor	FIA Report 3-16-2018
RZ-18-893	Lofts at Creekside	FIA Report 11-7-2018
RZ-19-413	Harrison Plaza	FIA Report 5-8-2019

Consistent Multipliers to City FY2013 – FY2019 Budgets from FIA Reports:

- Relative Tax Burden (General Property Tax & Other Local Taxes) = 80%
- Populations Costs Range = 52% - 55%
- Employment Costs Range = 45% - 48%

Fiscal Year 2020 Adopted Budget	
Expenditures	FY20
General Government	\$6,975,290
Judicial Administration	\$4,263,925
Public Safety	\$23,630,468
Public Works	\$4,437,700
Health and Welfare	\$813,291
Education	\$30,904,412
Parks, Recreation and Culture	\$3,454,420
Community Development	\$1,953,194
Debt Service - City	\$3,026,400
Debt Service - Schools	\$8,177,600
Transfers	FY20
Social Services Fund	\$2,885,500
Capital Improvements Fund	\$2,140,000
Highway Maintenance Fund	\$780,000
Transit Fund	\$289,300
Tourism	\$150,500
TOTAL EXPENDITURES:	\$93,882,000

Note: SVWC Project Fiscal Impacts specific to FY20 Budget to assume a Relative Tax Burden multiplier of 80% and a Population Cost multiplier of 55% to represent worst case scenario

Per Capita Population Costs:

- FY20 Budget: \$93,882,000
- Expenditures and Transfers (less Education): \$62,977,588
- Relative Tax Burden: \$62,977,588 x 0.80 = \$50,382,070
- Population Costs: \$50,382,070 x 0.55 = \$27,710,138
- Per Capita Costs: \$27,710,138 divided by 28,078 (July 1, 2019 Census Population) = \$986 per capita
- **FY20 Budget Per Capita Population Cost = \$986**

SVWC Project Fiscal Impacts:

- 39 Villa Units x 1.7 persons/unit = 66 persons
- \$986 per capita population cost x 66 persons = \$65,075
- **SVWC Project Annual Fiscal Impact to City = \$65,075**

SVWC Project Revenues:

- \$80,000.00 Projected Real Estates Assessment Tax (will increase with tax assessments)
- \$51,635.00 Projected Personal Property Tax (*Note: Assumes \$16,300 for average vehicle value from 2019 FIA Reports*) \$16,300 x 66 vehicles = \$1,075,800 @ \$4.80/\$100 of value = \$51,635
- \$113,400.00 Annual Water Consumption Revenues (will increase with rate increases)
- \$131,325.00 Annual Sewer Fee Revenues (will increase with rate increases)
- \$77,330.00 Annual School Cost Savings (will increase with Education Expenditures) (*Note: Savings based on 26 SFD x 0.4 students per unit = 11 students* \$30,904,412 (FY20 Education) / 4,396 (K-12 student enrollment) = \$7,030/student 11 students x \$7,030 = \$77,330)
- **SVWC Project Annual Revenues/Savings to City: \$453,690.00**
- **SVWC Project Water/Sewer Availability 1x Revenue: \$116,500.00**

SVWC Project Revenues vs. Cost of Services (Annual)

SVWC Project Revenues: \$453,690.00
SVWC Fiscal Impact: \$65,075.00

NET ANNUAL FISCAL BENEFIT: + \$388,615.00

PROJECT INFORMATION

- TAX MAP NO. : 111-01-04
- SITE AREA = 9.65 +/- ACRES OR 420,354 SF
- ZONING: LR LOW DENSITY RESIDENTIAL DISTRICT
- EXISTING USE: UNIMPROVED
- PROPOSED USE: AGE-RESTRICTED MULTIFAMILY VILLA DWELLINGS
- TOTAL DWELLING UNITS: 39 (1 BEDROOM & 2 BEDROOM)
- GROSS DENSITY: 4.04 UNITS/ACRE
- BUILDING HEIGHTS: 55 FEET
- PARKING SPACES: 87
- BUILDING TOTALS: 101,243 SF (0.24 FAR)
- REQUIRED OPEN SPACE: 45% OR 189,159.3 SF (4.34 ACRES)
- OPEN SPACE PROVIDED: 51% OR 214,972 SF (4.92 ACRES)
- SEE SHEET 3 FOR LANDSCAPING INFORMATION

VILLA BUILDING INFORMATION

- VILLA #7**
- 9 UNITS (1,197 SF - 1,780 SF)
 - 4-STORY
 - 22,657 SF
 - PARKING: 9 COVERED 12 SURFACE
- VILLA #8**
- 10 UNITS (1,502 SF - 2,038 SF)
 - 4-STORY
 - 27,255 SF
 - PARKING: 10 COVERED 10 SURFACE
- VILLA #9**
- 10 UNITS (1,502 SF - 2,038 SF)
 - 4-STORY
 - 26,838 SF
 - PARKING: 10 COVERED 13 SURFACE
- VILLA #10**
- 10 UNITS (1,197 SF - 2,038 SF)
 - 4-STORY
 - 24,818 SF
 - PARKING: 10 COVERED 13 SURFACE



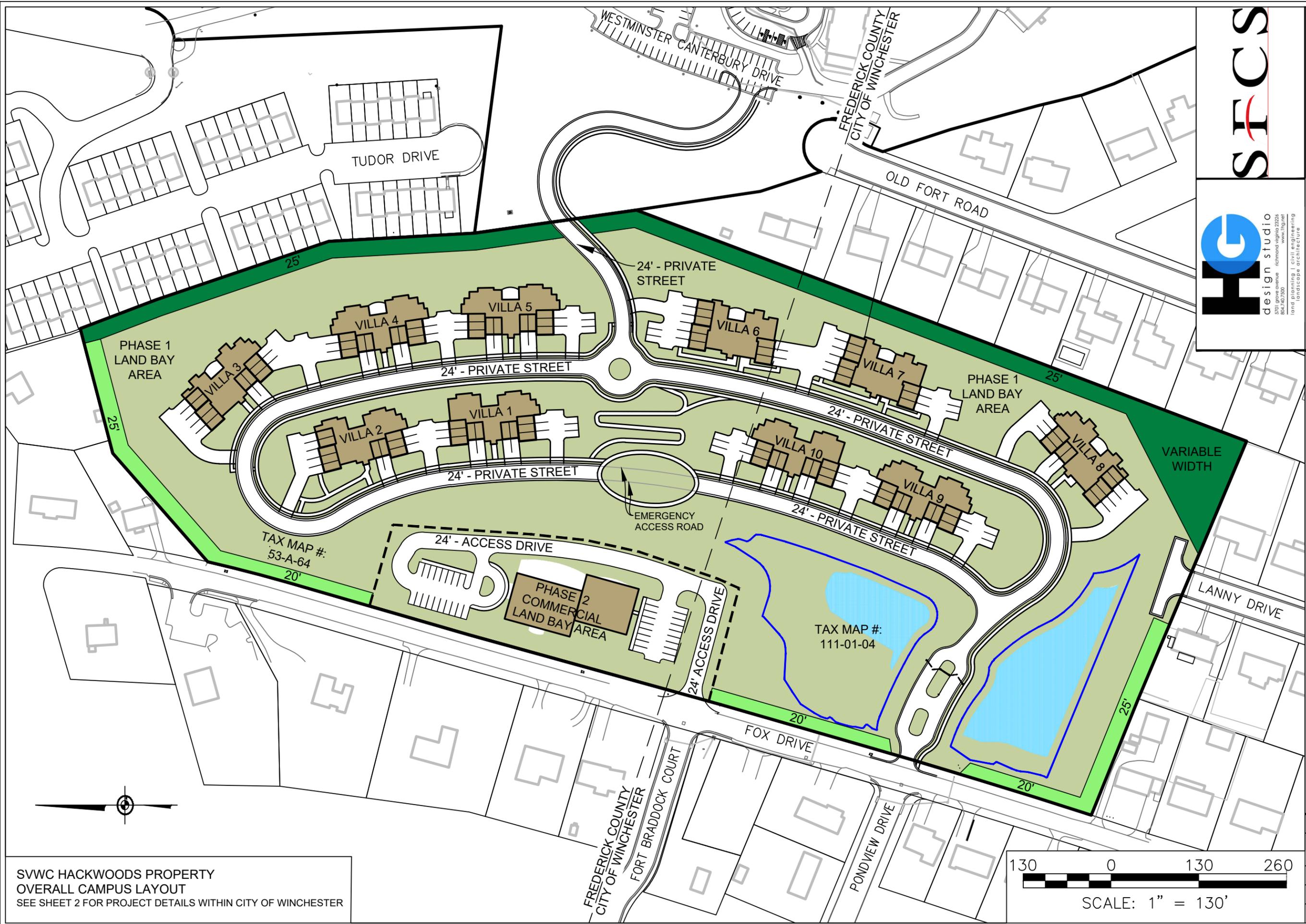
5701 gloucester avenue richmond virginia 23226
804.740.7500 www.hg.net
land planning | civil engineering
landscape architecture

1971
END

151 Windy Hill Lane Winchester, Virginia 22602
Telephone: (540) 662-4185 Fax: (540) 722-9528 www.greenwayeng.com
PROUDLY SERVING VIRGINIA & WEST VIRGINIA
OFFICES IN: WINCHESTER, VA & MARTINSBURG, WV

SHENANDOAH VALLEY WESTMINSTER-CANTERBURY
PUD CONCEPT PLAN
FIRST WARD - CITY OF WINCHESTER

DATE: 06/10/2020
SCALE: 1"=100'
DESIGNED BY: KAS
JOB NO. 2039
SHEET 2 OF 3



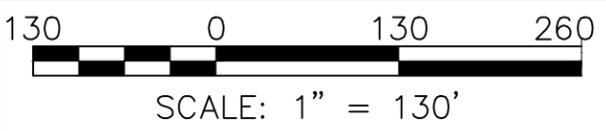
SVWC HACKWOODS PROPERTY
 OVERALL CAMPUS LAYOUT
 SEE SHEET 2 FOR PROJECT DETAILS WITHIN CITY OF WINCHESTER

STFC
HG design studio
 5701 Grove Avenue, Richmond, Virginia 23226
 804.740.7500 www.hg.net
 land planning | civil engineering
 landscape architecture

GREENWAY ENGINEERING
 151 Windy Hill Lane, Winchester, Virginia 22602
 Telephone: (540) 662-4185 Fax: (540) 722-9528 www.greenwayeng.com
 1971
 END
 PROUDLY SERVING VIRGINIA & WEST VIRGINIA
 OFFICES IN: WINCHESTER, VA & MARTINSBURG, WV

SHENANDOAH VALLEY WESTMINSTER-CANTERBURY
 PUD CONCEPT PLAN
 FIRST WARD - CITY OF WINCHESTER

DATE:	06/10/2020
SCALE:	1"=130'
DESIGNED BY:	KAS
JOB NO.:	2039
SHEET	1 OF 3



Shenandoah Valley Westminster-Canterbury

Planned Unit Development District Conventional Rezoning

Project Summary

Shenandoah Valley Westminster-Canterbury (SVWC) is the owner of the former Hack Woods property that is located along Fox Drive and Lanny Drive in the City of Winchester and in Frederick County. The SVWC property is 21.31± acres in total, of which 9.65± acres is located within the City of Winchester and 11.66± acres is located in Frederick County. The SVWC property is zoned Low Density Residential District (LR) in the City of Winchester and is zoned Residential Performance District (RP) in Frederick County. SVWC desires to develop this portion of their campus as **Age-Restricted** Multifamily Villa Dwelling Buildings within both jurisdictions as a first phase and to develop a small commercial land bay comprised of an intergenerational daycare facility and a professional medical office facility within the Frederick County acreage as a second phase. The **Age-Restricted** Multifamily Villa Dwelling Buildings are an allowed land use within the Residential Performance District in Frederick County and will require the Planned Unit Development District (PUD) as an overlay to the Low Density Residential District prior to their allowance in the City of Winchester. Therefore, SVWC desires to conventionally rezone the 9.65± acres located in the City of Winchester to the Planned Unit Development District (PUD) to allow for the development of the **Age-Restricted** Multifamily Villa Dwelling Buildings within the first phase of the campus.

The SVWC property proposed for the Planned Unit Development District (PUD) rezoning is identified as Tax Map No. 111-01-4 and is approximately 9.65± acres in area. Tax Map No. 111-01-4 has approximately 660' of frontage along Fox Drive and Lanny Drive terminates at the southern boundary of the property. Immediate adjoining properties are currently zoned Low Density Residential District (LR) in the City of Winchester and Residential Performance District (RP) in Frederick County and are developed as residential land use or proposed for residential land use.

Greenway Engineering has prepared an Aerial Overview Exhibit and a Zoning Map Exhibit that provides location and zoning information for the subject properties, immediately adjacent properties, and other properties within proximity of the SVWC project as information for the conventional rezoning application.

(Please refer to the Aerial Overview Exhibit and Zoning Map Exhibit located in the Report Appendices)

Planned Unit Development Design Information

Concept Plan

Greenway Engineering has prepared a Concept Plan entitled Shenandoah Valley Westminster-Canterbury PUD Concept Plan dated June 10, 2020 to demonstrate the overall layout of the 21.31± acre campus and the 9.65± portion of the campus located in the City of Winchester. Sheet 1 of the Concept Plan includes the general location of the **Age-Restricted** Multifamily Villa Dwelling Buildings, the new entrances on Fox Drive, the internal private street network with gated access and connectivity to the main campus, the Lanny Drive hammerhead turnaround, the landscape buffer areas and the stormwater management facilities that are proposed for development within the Phase 1 Land Bay Area; as well as the future intergenerational daycare and professional medical office complex with access and parking that is envisioned for development within the Phase 2 Commercial Land Bay Area. It should be noted that the Concept Plan identifies four **Age-Restricted** Multifamily Villa Dwelling Buildings that would be located within the 9.65± acres located in the City of Winchester.

Sheet 2 and Sheet 3 of the Concept Plan further identifies the proposed improvements and features for the 9.65± acres located in the City of Winchester as follows:

- ❖ Four **Age-Restricted** Multifamily Villa Dwelling Buildings that are four stories in height; approximately 101,243 square feet in total structural area; and containing 39 apartment units that are one-bedroom and two-bedroom units. The individual **Age-Restricted** Multifamily Villa Dwelling Buildings range between 22,657 SF and 27,255 SF in approximate structural area.
- ❖ 87 off-street parking spaces to serve the 39 **Age-Restricted** Multifamily Villa Dwelling units that includes 39 covered spaces within the buildings and 48 surface parking spaces.
- ❖ A full access entrance located on Fox Drive to serve as primary access to the **Age-Restricted** Multifamily Villa Buildings that includes access control and a refuge area for traffic to turn around
- ❖ An internal private street network that is 24' in width from face-of-curb to face-of-curb that is looped throughout the campus for emergency access to all **Age-Restricted** Multifamily Villa Dwelling Buildings including inter-parcel private street connection to the main campus.
- ❖ Outdoor community amenities including pedestrian sidewalks and active greenspace areas. It should be noted that a pedestrian trail network will be provided on the Site Plan within the lower portion of the campus that is designed as part of the landscape plan and storm water features plan for the campus.
- ❖ Approximately 51% greenspace which exceeds the 45% open space requirement. Final open space calculations will be determined on the Site Plan as some greenspace areas around the **Age-Restricted** Multifamily Villa Dwelling Buildings may not qualify per municipal standards; however, open space will meet the 45% minimum open space requirement.
- ❖ Perimeter landscape buffer concepts to include the preservation of some mature vegetation with supplemental plantings along the eastern and southeastern boundary east of Lanny

Drive; new landscape plantings along the southeastern boundary west of Lanny Drive; and new plantings along Fox Drive and along the primary access from Fox Drive into the campus. All new landscaping will comply with municipal standards.

The final Site Plan will be designed to substantially conform with the Concept Plan approved during the conventional rezoning process, which may be adjusted to accommodate engineering requirements and constraints with concurrence from the City Planning Director and the City Public Services Director.

(Please refer to the Shenandoah Valley Westminster-Canterbury PUD Concept Plan Exhibit located in the Report Appendices)

Age-Restricted Multifamily Villa Dwelling Buildings Schematic Plans and Elevations

The four **Age-Restricted** Multifamily Villa Dwelling Buildings that would be located within the 9.65± acres located in the City of Winchester include Villa Buildings 7-10. The four **Age-Restricted** Multifamily Villa Buildings will all be four stories in height and all buildings will have elevators for the benefit of the residents and emergency services. Additionally, all buildings will include a community room and covered garage parking for the benefit of the residents.

An Age-Restricted Multifamily Villa Dwelling Building residential schematic plan has been prepared by SFCS Architects, which is included as information with this application. A schematic plan has been provided for each **Age-Restricted** Multifamily Villa Building for each floor level that demonstrates the following:

- ❖ Garage Level – includes covered parking; elevator access; stairwell access; utility rooms; and trash pickup
- ❖ First Residential Level – includes one-bedroom and two-bedroom dwelling units; covered parking; elevator access; stairwell access; trash room; resident storage facilities; and resident community room
- ❖ Second Residential Level – includes one-bedroom and two-bedroom dwelling units; elevator access; stairwell access; trash room; and resident community room
- ❖ Third Residential Level – includes one-bedroom and two-bedroom dwelling units; elevator access; stairwell access; and trash room

Additionally, the schematic plan for each **Age-Restricted** Multifamily Villa Building demonstrates the following information:

Villa Building 7

- ❖ 22,657 square feet in total structural area (approximate)
- ❖ 9 total dwelling units comprised of 4 one-bedroom dwelling units and 5 two-bedroom dwelling units
- ❖ Dwelling unit sizes range between 1,197 square feet and 1,780 square feet (approximate)
- ❖ 9 garage covered parking spaces

Villa Building 8

- ❖ 27,255 square feet in total structural area (approximate)
- ❖ 10 total dwelling units comprised of 10 two-bedroom dwelling units
- ❖ Dwelling unit sizes range between 1,502 square feet and 2,038 square feet (approximate)
- ❖ 10 garage covered parking spaces

Villa Building 9

- ❖ 26,838 square feet in total structural area (approximate)
- ❖ 10 total dwelling units comprised of 10 two-bedroom dwelling units
- ❖ Dwelling unit sizes range between 1,502 square feet and 2,038 square feet (approximate)
- ❖ 10 garage covered parking spaces

Villa Building 10

- ❖ 24,818 square feet in total structural area (approximate)
- ❖ 10 total dwelling units comprised of 3 one-bedroom dwelling units and 7 two-bedroom dwelling units
- ❖ Dwelling unit sizes range between 1,197 square feet and 2,038 square feet (approximate)
- ❖ 10 garage covered parking spaces

An Elevation Exhibit has been prepared by SFCS Architects for each **Age-Restricted** Multifamily Villa Dwelling Building, which is included as information with this application. The Elevation Exhibit provides elevation perspectives for each side of the **Age-Restricted** Multifamily Villa Building and demonstrates building materials and colors that are envisioned for the project. The individual **Age-Restricted** Multifamily Villa Building heights are anticipated to be 54' 6" as measured from the garage level to the roof peak. It should be noted that the design team has worked within the constraints of the existing site topography resulting in a two-story reveal for Villa Building 6 and Villa Building 7 looking west from Old Fort Road and a three-story reveal for Villa Building 8 looking west from Old Fort Road and north from Lanny Drive. It is also noted that the final architectural design plans specific to total unit square footages and building materials and colors may be allowed to deviate from those demonstrated on the PUD Concept Plan and the Villa Multifamily Dwelling Building Elevation Exhibit provided that they represent substantial conformity to the residential unit floorplans and quality construction standards for materials that are in keeping with the overall architectural theme for the project.

(Please refer to the Shenandoah Valley Westminster-Canterbury PUD Concept Plan Exhibit Villa Floorplan and Elevations Exhibits located in the Report Appendices)

Community Access and Parking

The Concept Plan identifies Fox Drive and Lanny Drive as existing public streets that adjoin the 9.65± portion of the campus located in the City of Winchester. The primary access to the **Age-**

Restricted Multifamily Villa Dwelling Buildings will be located on Fox Drive directly across from Pondview Drive to provide for a safe intersection design. The campus access plan includes a gated-access control point and refuge turn around area that is located approximately 100 feet from Fox Drive to allow for adequate spacing should there be a need for a vehicle to turn around. The gated-access control will allow SVWC residents to enter the project using their fob and will include cameras and call boxes the ingress and egress lanes for access by others. The access plan includes a looped private street network that is 24 feet in width from face-of-curb to face-of-curb to allow for two-way traffic flow and for appropriate emergency services access. The private street network includes a decorative feature between Villa Building 1 and Villa Building 10 that will include appropriate materials sufficient for emergency access which will be coordinated with the City Fire Marshal during the Site Plan process. Additionally, the private street network includes inter-parcel connectivity to the main campus that is 24 feet in width from face-of-curb to face-of-curb to allow for two-way traffic flow and for appropriate emergency services access. This connectivity allows SVWC residents full access to the campus and provides two means of access for emergency services.

Lanny Drive is not intended to continue into the campus; therefore, Greenway Engineering has discussed this with the City Public Services Director and the City Fire Marshal and submitted a hammerhead turnaround design plan which has been determined to be acceptable for emergency services use and for trash and recycling services use. The hammerhead turnaround will be included on the Site Plan for the Phase 1 Land Bay Area improvements and will be constructed in conjunction with the Villa Multifamily Dwelling Buildings.

The Concept Plan identifies 87 off-street parking spaces to serve the 39 Villa Multifamily Residential Units which includes one covered garage space for each unit and 48 surface parking spaces to provide additional parking for residents and visitors. The City Zoning Ordinance requires one parking space for one-bedroom and two-bedroom multifamily dwelling units. Additionally, SVWC advised that there are currently 380 residents and 251 registered vehicles at Westminster-Canterbury which equates to 0.66 vehicles per resident. This information demonstrates that there is sufficient off-street parking to serve the future residents and visitors to the community.

(Please refer to the Concept Plan located in the Report Appendices)

Landscape Areas and Common Open Space

The Concept Plan identifies landscape areas around the perimeter of the 9.65± portion of the campus located in the City of Winchester. HG Design Studio has developed an Illustrative Master Plan dated June 16, 2020 that demonstrates the landscaping concept for the overall campus project area. Additionally, HG Design Studio has prepared landscaping concept cross sections between **Age-Restricted** Multifamily Villa Buildings 6-8 and the adjoining residential properties along Old Fort Road and Lanny Drive that demonstrates a concept which preserves some of the existing mature vegetation with supplemental landscaping plantings. HG Design Studio has also prepared a landscaping concept for the primary entrance and streetscape plantings along Fox Drive which is provided on Sheet 3 of the Concept Plan. Narratives are included on Sheet 3 of the Concept Plan that provide information for the buffer landscaping plantings and the streetscape landscape

plantings that demonstrate the landscaping details and specifications will be provided on the Site Plan and will meet all municipal landscaping guidelines.

The Concept Plan identifies areas within the 9.65± portion of the campus located in the City of Winchester that will be within common open space areas. The PUD District requires 45% open space which will be met through the project design; therefore, a waiver to this requirement will not be necessary. The final Site Plan will be designed to substantially conform with the open space areas identified on the Concept Plan approved during the conventional rezoning process; however, it is recognized that the total open space square feet may deviate from the information provided on the Concept Plan provided the PUD District open space requirements are met for the project.

(Please refer to the Concept Plan, the Illustrative Master Plan, and the Landscaping Cross Section Exhibits located in the Report Appendices)

Ownership and Maintenance

Shenandoah Valley Westminster-Canterbury (SVWC) is the owner of the property and will be responsible for the development of the **Age-Restricted** Multifamily Villa Dwelling Buildings; as well as for the internal and external maintenance of each dwelling unit. Additionally, SVWC will be the owner of the entire property area and will be responsible for the ownership and maintenance of the private street network and parking areas, the stormwater management facilities, all recreational amenities, all open space areas and all landscaping within the campus. There will not be a Homeowners Association (HOA) for this project; therefore, there are no budget documents or deed and covenant documents that are required for consideration as information with the PUD Rezoning Application.

Comprehensive Plan Conformity

The 9.65± portion of the SVWC campus within the City of Winchester is located within the Northwest Geographic Planning Area of the Winchester Comprehensive Plan. The Northwest Geographic Planning Area identifies redevelopment planning concepts for the former Frederick County Middle School property and for the National Fruit Product industrial tracts. However, the Northwest Geographic Planning Area does not identify planning concepts or major objectives specific to the 9.65± portion of the SVWC campus.

The Winchester Comprehensive Plan Character Map located in Chapter 9 – Future Development identifies the 9.65± portion of the SVWC campus within the City of Winchester within the Neighborhood Stabilization Areas. Neighborhood Stabilization Areas cover the largest part of the Character Map and generally represent places where households live, socialize, and raise families in relative quiet. The SVWC campus provides for an opportunity to expand on the existing campus where members of the campus will live and socialize in relative quiet without school-age children impacts to the City. The Shenandoah Valley Westminster-Canterbury PUD Concept Plan demonstrates a lower-density design for the proposed **Age-Restricted** Multifamily Villa Dwelling

Buildings that include significant perimeter landscaping for the benefit of the surrounding properties.

The Shenandoah Valley Westminster-Canterbury PUD Concept Plan conforms to the following objectives specified in the Winchester Comprehensive Plan:

Sound City Policy – The project design will ensure that the SVWC campus and the adjoining residential communities are protected to preserve what makes them special which is a primary objective of the Neighborhood Stabilization Areas.

Taxable Land Use – The new portion of the SVWC campus is projected to provide approximately \$80,000.00 in real estate taxes in calendar year 2022 when occupied. Tax revenues provided by SVWC have increased significantly since 2009 due to campus enhancements and real estate assessments. Real estate tax revenue provided by SVWC addresses a primary city-wide land use objective of reducing the conversion of taxable property to non-taxable land uses.

Environment – A major objective of the Northwest Geographic Planning Area discourages development within identified floodplain fringe areas. The new portion of the SVWC campus is located outside of floodplain fringe areas as demonstrated on FEMA Firmette 51069C0208D dated September 2, 2009. Additionally, the Shenandoah Valley Westminster-Canterbury PUD Concept Plan demonstrates the creation of two separate stormwater facilities that will be designed to capture stormwater for the drainage shed which will meet treatment quality measures and quantity release measures prior to entering the existing off-site stormwater channel located in the City.

Housing – The new portion of the SVWC campus will be improved with **Age-Restricted** Villa Multifamily Dwelling Buildings that offer innovative design and quality design principals at a density of approximately 4 dwelling units per acre. The project promotes quality housing to serve targeted populations such as empty nesters and retirees which is identified as a city-wide housing objective.

(Please refer to the Northwest Geographic Planning Area Section and the Future Development Objectives/Character Map of the Winchester Comprehensive Plan located in the Report Appendices)

Fiscal Impacts Information

SVWC pays tax revenue to the City of Winchester that reflects the assessed value of real estate (land and improvements). SVWC has prepared a report entitled History of Tax Assessment and Payments dated June 16, 2020 that provides information for total tax revenues paid to the City of Winchester between 2003 and 2019; as well as projected tax revenues that would be paid to the City of Winchester since acquisition of the Hack Woods property and upon the first year of residential occupancy in 2022. This information demonstrates that SVWC projects tax revenues to increase by approximately \$80,000 in 2022 based on the proposed improvements which will increase over time based on annual assessments specific to the 9.65± portion of the SVWC campus.

SVWC tax revenue payments have mitigated impacts to fire and emergency services, health services, parks and recreation services, police services and transportation services provided by the City of Winchester over the years. SVWC has advised that the primary impact to City services pertains to emergency ambulatory service for the residents of the community. It should be noted that the City of Winchester approved a fee for service that is charged to the resident’s insurance provider to offset this cost. SVWC has developed extensive recreational amenities within the main campus that includes an indoor wellness center and exterior pedestrian trails and passive greenspace areas for the benefit of the residents. SVWC plans to provide community rooms within each **Age-Restricted** Multifamily Villa Dwelling Building and exterior pedestrian trails and passive greenspace areas; as well as use of the recreational amenities on the main campus for the benefit of the residents of the new campus area. The SVWC campus recreational programming offsets impacts to parks and recreation services. SVWC has advised that there is no record of police calls to the main campus and they do not anticipate this to be any different for the residents of the new campus area. Finally, the SVWC main campus is served by a private street network which is also proposed for the new campus area. SVWC is responsible for the maintenance and upkeep of the private street network and does not rely on City transportation services for their campus as they provide their own transportation services to residents of the campus.

It should be noted that the City of Winchester will also realize revenue savings through the approval of the PUD Overlay Rezoning as the underlying LR District would allow for the development of single-family dwelling units with school age children. Greenway Engineering has reviewed information from the 2019 Census Bureau and the **2020** City Budget and has projected the following fiscal impacts that could be realized by the City Public Schools specific to the LR District development allowance:

Student Cost Projection

- City Budget appropriation for public school: **\$30,904,412**
- Public school enrollment (K-12): 4,396
- City taxpayer cost per student: **\$7,030**

LR District Development Allowance

- LR District Density: 2.8 dwelling units/acre (DU/AC)
- Total SFD for 9.36 acres: 26 SFD
- Students per household: 0.4 students/household
- Total student generation for 9.36 acres: 11 students

City Taxpayer Cost Annual Savings: **\$77,330** (will increase annually)

The information in this section of the report demonstrates that the City of Winchester will realize approximately \$80,000 in revenues from the development of the new campus area and will realize approximately **\$77,300** in taxpayer cost savings for public school impacts that would be eliminated by the approval of the PUD Overlay Rezoning. It should be noted that these revenues/savings are only a part of what the City of Winchester will receive from the project as these values do not

account for other revenues that will come from the residents of the new campus including personal property taxes, motor vehicle taxes, utility taxes, retail sales taxes, and meals taxes. This information demonstrates that the development of the SVWC new campus will not create a negative fiscal impact to the City of Winchester through the generation of new tax revenues, campus design and programming and taxpayer cost savings specific to public schools.

(Please refer to History of Tax Assessments and Payments Report located in the Report Appendices)

Other

Public Water and Sewer Service Information

The SVWC property is 21.31± acres in total, of which 9.65± acres are located within the City of Winchester identified as Tax Parcel 111-01-4 and 11.66± acres are located in Frederick County identified as Tax Parcel 53-A-64. The City of Winchester is responsible for providing public water and sewer service to properties within the City of Winchester Corporate Limits and Frederick Water is responsible for providing public water and sewer service to properties within the County. Frederick Water (previously named Frederick County Sanitation Authority) issued a letter dated October 21, 2015 advising that their Board of Directors unanimously voted to allow Tax Parcel 53-A-64 to be served by the City of Winchester for both water and sewer utilities.

Greenway Engineering has discussed public water and sewer service with the City Public Services Director and will work with the Director, the City Engineer and the Fire Marshal during the Site Plan process to ensure that public water is designed as a loop system throughout the new campus to provide adequate water pressure and fire flow and to ensure that fire hydrant locations are advantageous for emergency services use.

Greenway Engineering has prepared a flow calculation spreadsheet to project public water and sewer demands for the 10 Villa Multifamily Dwelling Buildings that will be served by the City of Winchester and has projected the need for 26,700 GPD as the average daily demand for this phase of the new campus. The City Public Services Director has confirmed that the City has adequate capacities for public water and sewer service for the development of the new campus area.

(Please refer to the Frederick County Sanitation Authority Letter and the Flow Calculation Spreadsheet located in the Report Appendices)

Conclusion

SVWC intends to rezone the 9.65± acre portion of the former Hack Woods property located within the City of Winchester to PUD District. The rezoning provides an opportunity to expand the SVWC campus to include 39 dwelling units within four **Age-Restricted** Multifamily Villa Buildings that include unique design elements and quality building materials. The **Age-Restricted** Multifamily Villa Dwelling Buildings include elevator access for each floor level, community

rooms, and covered parking for the benefit of the residents with sufficient surface parking for guests and visitors. The Concept Plan demonstrates good planning and design in respect to the site constraints and the Illustrative Master Plan and Landscaping Cross Section Exhibits demonstrate a commitment to provide quality landscaping for the new campus area and landscape buffers to protect the adjoining residential properties. The information provided in the Fiscal Impacts Section demonstrates that the development of the SVWC new campus area will not negatively impact the City of Winchester. The various design and fiscal information demonstrate conformity to the Winchester Comprehensive Plan. SVWC and the design team are committed to working with City staff throughout the Site Plan process to ensure a quality project as presented in this application.

Shenandoah Valley Westminster-Canterbury RZ-20-371

Project Traffic Impact Analysis

The following information has been prepared in response to transportation comments made during the August 25, 2020 City Council work session. The transportation comments pertained to staff's opinion regarding the need for a traffic study for the project and if traffic signalization would be needed at either entrance serving the project. The following information provides peak hour traffic generation rates for the SVWC residential and commercial land uses identified on the PUD Concept Plan from the ITE Trip Generation Manual.

Greenway Engineering provided this information to the City's Public Services Director for review and discussion. The City Public Services Director confirmed that Fox Drive had sufficient capacity to accommodate the projected peak hour traffic volumes; that the projected peak hour volumes would not warrant traffic signalization at either project entrance; and that a traffic study would not be necessary for the rezoning application process or for the site plan process for this project.

SVWC Residential Land Use Traffic Generation Projections			
Fox Drive/Pondview Drive Intersection			
<i>Land Use</i>	<i>ITE Classification</i>	<i>AM Peak Hour Volumes</i>	<i>PM Peak Hour Volumes</i>
97 Villa Units	252	0.39 VPH/Unit 37 VPH	0.35 VPH/Unit 34 VPH
26 SFD (By-Right)	210	0.77 VPH/Unit 20 VPH	1.02 VPH/Unit 26 VPH
TOTALS:		Villa Units +17 VPH	Villa Units +8 VPH

Note: Assumes 100% of Villa Units VPD Using Fox Drive Entrance

SVWC Commercial Land Use Traffic Generation Projections

Fox Drive/Fort Braddock Court Intersection

<i>Land Use</i>	<i>ITE Classification</i>	<i>AM Peak Hour Volumes</i>	<i>PM Peak Hour Volumes</i>
Medical Office (5,600 SF)	720	3.5 VPH/1,000 SF 20 VPD	4.27 VPH/1,000 SF 24 VPD
Intergenerational Day Care (7,000 SF)	565	13.44 VPH/1,000 SF 94 VPH	13.75 VPH/1,000 SF 96 VPH
TOTALS:		114 VPH	120 VPH

Note: Average of 2 VPD per Minute During AM Peak Hour and PM Peak Hour

Shenandoah Valley Westminster-Canterbury RZ-20-371

Stormwater Management Facilities Information

The following information has been prepared in response to stormwater management facility comments made during the August 25, 2020 City Council work session. The stormwater management facility comments requested confirmation of the location of standing water based on the information provided on the Concept Plan; confirmation if the stormwater management facility design would create potential flooding on Fox Drive; and if the applicant intended to provide protective fencing due to the proximity of existing residential dwellings with children within proximity of the project site.

Greenway Engineering has prepared information from the SVWC Project Design Development drawing set to better identify the design and function of the stormwater management facilities. This information identifies the following:

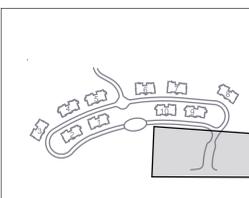
- The limits of the 100 Year Storm as depicted by the dark blue line. This is a design limits area that is required for the stormwater management facilities to accommodate the 100-year storm for on-site and off-site stormwater.
- The limits of retained stormwater required for stormwater quality treatment as depicted by the light blue hatch. The retained stormwater quality treatment area is located in the lowest portion of the stormwater management facilities.
- The location of landscaping and internal trails that are proposed for passive and active recreation for the benefit of the residents of the project. The location of landscaping will be at higher elevations of the stormwater management facilities and will screen the retained stormwater quality treatment areas from view along Fox Drive. The location of landscaping along the southern project boundary adjacent to Lanny Drive and the design of the stormwater management facilities will screen the retained stormwater quality areas from the existing residents of this subdivision.

SEE ATTACHED SVWC PROJECT DESIGN DEVELOPMENT DRAWING ON PAGE 2



Conclusions

- The information above demonstrates the location of standing water within the stormwater management facilities area. Greenway Engineering has revised the Concept Plan to be consistent with this information.
- The standing water elevation will not create flooding issues on Fox Drive. It should be noted that stormwater currently comes onto the project site from a stormwater pipe located underneath Fox Drive from existing off-site residential properties on the west side of Fox Drive.
- The standing water elevation will not be visible from the perimeter of the project area due the landscape design. The project design is much different than a design such as Wilkins Lake in Jim Barnett Park where the water elevation is immediately adjacent to the public walkway surrounding the lake. The applicant does not believe it is necessary to provide protective fencing around the retained stormwater quality treatment areas as it will not be an attractive nuisance and would be much more difficult to maintain



KEY PLAN

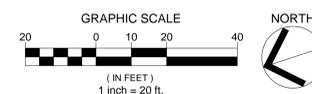


Stormwater Management Legend

-  PERMANENT WATER SURFACE
-  100 YEAR WATER SURFACE

Plant Legend

-  6" CAL. SHADE TREE
-  4" CAL. STREET TREE
-  4" CAL. SHADE TREE
-  2.5" CAL. SHADE TREE
-  12-14' HT. EVERGREEN TREE
-  3" CAL. ORNAMENTAL TREE
-  TURF
-  PERENNIAL/GROUNDCOVER BED
-  SHRUB BED
- GRASS/WILDFLOWER SEED MIX
- WETLAND PLUGS
- EX. TREE CANOPY
- BOULDER - SIZE VARIES



PROGRESS PRINT
 NOT FOR
 CONSTRUCTION

REVISIONS:

No.	Description	Date

PLANTING PLAN
 FOX ROAD
 ENTRANCE AND
 MEADOW

DESIGN DEVELOPMENT

Designed By: DCG/PDM/WNB
 Drawn By: GGL/PDM/WNB
 Checked By: DCG/KCT
 QA/QC By: DCG/CAH/RJB
 Date: AUGUST 31, 2020
 Project Number: M20010
 Sheet Number:

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