PLANNING COMMISSION
WORK SESSION AGENDA
January 13, 2015 - 3:00 PM
Fourth Floor Exhibit Hall
Rouss City Hall

1. Review agenda for January 20, 2015 regular meeting

2. Committee reports

3. Status of projects pending Council approval

4. Announcements

PLANNING COMMISSION
AGENDA
January 20, 2015 - 3:00 PM
Council Chambers - Rouss City Hall

1. POINTS OF ORDER

A. Roll Call
B. Election of Officers
C. Approval of Minutes – December 16, 2014
D. Correspondence
E. Citizen Comments
F. Report of Frederick Co Planning Commission Liaison

2. PUBLIC HEARINGS – New Business

A. **CU-14-757** Request of Painter-Lewis, PLC on behalf of Long Term Care Properties, LLC for a conditional use permit for Nursing & Rehabilitation Facility and Corridor Enhancement Certificate of Appropriateness for the square footage and roof pitch of the proposed building at 940 Cedar Creek Grade (Map Number 249-1-2) zoned Highway Commercial (B-2) District with Corridor Enhancement (CE) District overlay. **(Mr. Crump)**

B. **CU-14-761** Request of Lawton Saunders on behalf of North Loudoun Renovations, LLC for a conditional use permit for ground floor apartments at 317 South Cameron Street (Map Number 193-1--K-14) zoned Central Business (B-1) District with Historic Winchester (HW) District overlay. **(Mr. Crump)**

3. PUBLIC HEARINGS – Continued

A. **RZ-14-628** AN ORDINANCE TO REZONE 5.1674 ACRES OF LAND AT 380 MILLWOOD AVENUE *(Map Number 233-01- -3)* FROM MEDIUM DENSITY RESIDENTIAL (MR) DISTRICT ZONING TO MEDIUM DENSITY RESIDENTIAL (MR) DISTRICT ZONING WITH PLANNED UNIT DEVELOPMENT (PUD) OVERLAY. **(Mr. Crump)**

B. **RZ-14-663** AN ORDINANCE TO REZONE 10.59 ACRES AT 200 MERRIMANS LANE (Map Number 149-01- -7 - *>A<01)* FROM MEDIUM DENSITY RESIDENTIAL (MR) DISTRICT WITH RESIDENTIAL BUSINESS (RB-1) DISTRICT OVERLAY TO MEDIUM DENSITY RESIDENTIAL (MR) DISTRICT. **(Mr. Youmans)**

4. NEW BUSINESS

5. OLD BUSINESS

6. ADJOURN

PLANNING COMMISSION MINUTES

The Winchester Planning Commission held its regular meeting on Tuesday, December 16, 2014, at 3:00 p.m. in Council Chambers, 15 N. Cameron Street, Winchester, Virginia.

CALL TO ORDER:	Chairman Wiley called the meeting to order at 3:00 p.m.
PRESENT:	Chairman Wiley, Vice Chairman Slaughter, Commissioner Smith, Commissioner McKannan, Commissioner Shickle, Commissioner Loring, Commissioner Wolfe
ABSENT:	None
EX-OFICIO:	Councilor Tagnesi, City Manager Freeman
FREDERICK CO. LIAISON:	Commissioner Kenney
STAFF:	Tim Youmans, Aaron Grisdale, Josh Crump, Catherine Clayton
VISITORS:	Joshua Schakola, Arthur Christjohn, Kenneth Williams, Stephen Williams, Thomas Lawson, Kathleen Beyrau, Denise LaCour

APPROVAL OF MINUTES:

Chairman Wiley called for corrections or additions to the minutes of November 18, 2014. Commissioner Slaughter moved to approve the minutes as amended. Commissioner Loring seconded the motion. Voice vote was taken and the motion passed 7-0.

CORRESPONDENCE:

Mr. Youmans advised that there is a correction to the minutes of November 18, 2014. The correction to be made is that the 28 S. Braddock Street address should have been 218 S. Braddock Street. He then stated that the Commission has received a revised agenda and additional materials for Item 2D, which is the rezoning for Meadow Branch Avenue. Beginning behind page 113, staff has included the December 12, 2014, Traffic Analysis that was submitted to the City on Friday, along with the second revised version of the Proffers that was received last Thursday. He concluded by stating that the only other change is under OTHER BUSINESS, Item 6A, staff has added another Administrative Approval, which is the site plan for the new John Kerr Elementary School.

CITIZEN COMMENTS:

Arthur Christjohn, 523 Fairmont Avenue, said that there is a street light out at the corner of North Avenue and Fairmont Avenue. He said that it has been out for three (3) weeks now and that he has called the City several times and was advised that it is the electric company's issue. Mr. Youmans said that staff will refer that on to Public Services.

REPORT OF THE FREDERICK COUNTY PLANNING COMMISSION LIAISON:

Commissioner Kenney said that they have not had a meeting since November 5, 2014, but that he would like to give some updates. He said that in the month of November, the Commission reviewed and made minor changes to the By-Laws; they set a retreat date for February 20, 2015; and the Frederick County Planning Commission wishes Chairman Wiley and Commissioner McKannan good luck in their capacity on City Council.

PUBLIC HEARINGS – NEW BUSINESS:

CU-14-640 Request of Joshua Schakola on behalf of Verizon Wireless for a conditional use permit for modifications to a telecommunication tower at 799 Fairmont Avenue (Map Number 153-01- -2-A) zoned Limited Industrial (M-1) District. **(Mr. Grisdale)**

Mr. Grisdale presented the staff report stating that the applicant is proposing to add three (3) new antennas and install one (1) GPS antenna as part of an upgrade to the existing telecommunications facilities at the tower located on the National Fruit property. He said that the applicant intends to add three antennas mounted to the pre-existing lattice tower behind the existing antennas. The additional antennas are proposed in order to add additional capacity and uninterrupted coverage in response to increasing demand for streaming and data usage. Collocation of antennas on existing structures as proposed is encouraged within the Zoning Ordinance. The applicant does not intend on expanding the existing ground support equipment with this request. He added that due to the scrivener's error in the public advertisement, this item was re-advertised for this month's public hearing. He concluded by stating that he is available for questions.

Commissioner Loring asked if there has been any other feedback received from residents. Mr. Grisdale responded that he has not received anything.

Chairman Wiley Opened the Public Hearing

Mr. Christjohn, 523 Fairmont Avenue, said that he is concerned because Verizon has left hanging wires and that they are electrically active. He said that Verizon has a history of parking in his driveway when they are working on their equipment. Additionally, he said that he is concerned that Verizon is not going to do a good job and that there will be radio interference with the additional antennas.

Joshua Schakola, Verizon Wireless, to address the concerns, the equipment box and electric line issues are actually land-line issues and not those of Verizon Wireless. As for the radio interference, Verizon does extensive non-interference studies to ensure that they are operating within the FCC guidelines and do not and cannot interfere with other antennas on the tower. He added that the modifications on the tower are simply to enhance the existing service there. They are not actually new antennas, they are remote radio heads used to enhance and amplify the existing signal.

Chairman Wiley Closed the Public Hearing

Chairman Wiley called for discussion from the Commission.

Commissioner Loring asked for clarification from Mr. Schakola in that wireless service should be better in that northern quadrant of the City to which Mr. Schakola responded yes, that is correct.

Hearing no other discussion, Chairman Wiley called for a motion.

Commissioner Smith moved to forward CU-14-640 to City Council recommending approval because the use, as proposed, should not adversely affect the health, safety, or welfare of residents and workers in the neighborhood nor be injurious to adjacent properties or improvements in the neighborhood. The recommended approval is subject to the following conditions:

1. *Submit an as-built emissions certification after the facility is in operation;*
2. *The applicant, tower owner, or property owner shall remove equipment within ninety (90) days once the equipment is no longer in active use; and,*
3. *Submit a bond guaranteeing removal of facilities should the use cease.*

Commissioner Loring seconded the motion. Voice vote was taken and the motion passed 7-0.

TA-14-698 AN ORDINANCE TO AMEND AND REENACT ARTICLES 1, 18, 21, AND 23 OF THE WINCHESTER ZONING ORDINANCE PERTAINING TO MOBILE FOOD ESTABLISHMENT DEFINITIONS, PERMITS, AND FEES. **(Mr. Grisdale)**

Mr. Grisdale presented the staff report stating that this is a staff drafted and publicly initiated ordinance amendment pertaining to mobile food truck establishments (food trucks). Over the past several months staff has received several inquiries about the permissibility of food trucks on private property within the City. Presently the Zoning Ordinance does not have clear provisions that address this issue. The committee developed this draft ordinance which we believe provides for basic guidelines for the operation of mobile food establishments within the City as well as baseline protections of public health and safety. The proposed ordinance will allow for a mobile food establishment operator to apply for a permit that can be used for up to ten (10) properties throughout the year and set up on private property only. It will allow for limited durations of time. It will be an administrative zoning review and approval with the Zoning Administrator. It would allow for a vendor to apply for one (1) property up to ten (10) properties within the City of Winchester and the permit would be valid through the calendar year, ending on December 31st. There will be a $500.00 yearly permit fee associated with the application. This is a flat fee whether it is one (1) site or up to ten (10). The ordinance does set up some basic parameters as to hours of operation, adherence to the City's noise ordinance, and what can be vended. It can be food, non-alcoholic beverages, and associated merchandise such as key rings or t-shirts to promote the business. They will be required to have a trash receptacle on the premises and they must control and pickup any refuse that may be associated with the use and there are some signage provisions that are included as well. They are prohibited from taking up any required fire lanes, ingress/egress, access easements, and things as such within a parking lot. It also talks about the licenses and permits that the vendor would be required to have and maintain. Basically a City business license through the Commissioner of Revenue's office and a valid health department license through the Department of Health are required and must be displayed. The proposal is consistent with City Council's Strategic Plan. He concluded by saying that he is available for questions.

Chairman Wiley called for questions from the Commission.

Commissioner Loring asked if the fee is consistent with other jurisdictions and with the state statute. Mr. Grisdale said that the state does not have a direct enabling legislation that speaks exactly to food trucks but there was a lot of research that took place in terms of other municipalities and how they have been approaching this new issue. Some of the benchmark communities that we compared ourselves to and did research with are the City of Charlottesville, Arlington, some of the tidewater communities, and so forth that have established ordinances.

Commissioner Slaughter asked about Section 18-25-3 and how will the primary use and accessory use be monitored and enforced. Mr. Grisdale said that staff will gauge that based upon their menu and their food sales being the primary aspect of the business. If they are not selling food, then that would be cause to look in to it further. Commissioner Slaughter asked if this gives enough teeth to be able to

enforce the ordinance and tell them no or to revoke their permit. Mr. Grisdale said that he believes so and if the vendor is not selling food, then it would be cause to look in to it further.

Councilor Tagnesi asked about the private property and what the procedure would be to ensure that the private property owner gave permission. Mr. Grisdale said that there is an application form that would require a property owner's signature or the applicant could attach a copy of their lease with the property owner.

Chairman Wiley Opened the Public Hearing

Kenneth Williams, 1600 S. Braddock Street, said that he is concerned about the 48 hour time frame. He said that should be up to the food truck owner and the property owner. He feels this should be given more time and that it is done unfairly. He also said that there should be more detailed work done on this.

Mr. Grisdale made a point of clarification – the Apple Blossom Festival permit is separate from this permit because there is a temporary event permit issued for things such as that.

Chairman Wiley Closed the Public Hearing

Chairman Wiley called for discussion from the Commission.

Commissioner Slaughter said that without this, food trucks are not permitted at all. Mr. Grisdale said that it is a gray area right now in the Zoning Ordinance in terms of temporary event permits which have been interpreted to cover food trucks but it really is not set up to address that issue, so no, it does not directly speak to food trucks. Commissioner Slaughter said that it is a start and it can be revisited if there is something that is not working. Mr. Grisdale said yes, it can be revisited so that the City has an ordinance that works.

Commissioner Smith asked if the committee has discussed the proximity of food trucks to other food establishments. Mr. Grisdale said that there is not a prohibition to downtown within this ordinance but the applicant can only set up on private property. In terms of the proximity requirement, it was something that was discussed and the feeling was that since there could be two brick and mortar restaurants set up right next to each other, staff did not want to get in the business of protecting a certain class of businesses so it was decided not to put a buffer requirement in the ordinance.

Commissioner McKannan said that this was modeled after other jurisdictions and do you find that the $500.00 fee is unanimous across the board as being the average fee that is charged. Mr. Grisdale said that it is comparable. Some localities are more and some are slightly less.

Commissioner Shickle asked if there is a list of potential food truck vendors who are waiting for this to become enacted to which Mr. Grisdale said no, there is not a definitive list but there have been conversations with three (3) or four (4) interested businesses over the last six (6) months. Commissioner Shickle then asked if those who are interested have any concerns about the fee or the 48 hour limitation. Mr. Grisdale said that one interested party was a member of this panel and was invited to speak in support of or in opposition to this ordinance, however, he has not heard back from the individual. Commissioner Shickle then asked that if this ordinance was passed as written, how will staff evaluate what changes need to be made, if any, to remove the barriers. Mr. Grisdale said that if there

are barriers identified in the future, staff would definitely become aware of those because if someone is inquiring about starting up a food truck, they would be directed to our office through the City, so he said that he thinks that staff would become aware if there are concerns that something in the ordinance is prohibiting someone from pursuing that business opportunity. Commissioner Shickle then asked if the $500.00 fee is an annual fee or just at the time of application. Mr. Grisdale said that it is an annual permit so it is valid through the end of the year so the permit fee would be for one (1) up to ten (10) sites. Commissioner Shickle then asked if there were changes to the fee schedule, staff would have the mechanism to grandfather at whatever time in that year there may be a change in the fee schedule. Mr. Grisdale said that it would depend on how a future ordinance is structured, if a previous fee would be partially refundable. Commissioner Shickle then said that it seems that the fee is a little trickier to adjust down the road than the 48 hours. Mr. Grisdale said that in terms of the fee, it depends on when an ordinance is adopted to the time of year as to when people pay that fee. Mr. Grisdale then said that there were some discussions whether to have a flat fee or have a sliding scale fee, it was half and half as to what direction to go, so it was just a recommendation that was made but if the Planning Commission feels that it is too high or should be adjusted, they can make a recommendation that staff modify that language. Commissioner Shickle then said that as written, the ordinance does allow the vendor to sell merchandise that promotes their food business with the key being that it is to promote their business, not to be their primary business. Mr. Grisdale said that it is to supplement the food business.

Commissioner Loring – for clarification – a food truck vendor could sell merchandise that said the name of their business and that the fee is good for one (1) site or up to ten (10) sites and that fee is not prorated. He then asked Mr. Grisdale to speak about the logic of having a 48 hour window. Mr. Grisdale said that the thought there is that food trucks are transient and not intended to be or have a fixed location.

Commissioner Smith asked about the taxes. Mr. Grisdale said that he spoke with the Commissioner of Revenue and the Department of Health. The Commissioner of Revenue's office has an itinerant merchant license and meal taxes that would have to be collected. In response to enforcement, the Commissioner of Revenue has a variety of tools to ensure payment and compliance. As for the Health Department, it is a yearly permit with periodic inspections.

Hearing no other discussion, Chairman Wiley called for a motion.

Commissioner Slaughter moved to forward TA-14-698, with a favorable recommendation because the proposed amendment establishes baseline operational requirements and includes provisions for the protection of public health and safety, while also allowing for increased start up business opportunities consistent with the City's Strategic Plan.

Commissioner McKannan seconded the motion. Voice vote was taken and the motion passed 7-0.

RZ-14-628 AN ORDINANCE TO REZONE 5.1674 ACRES OF LAND AT 380 MILLWOOD AVENUE (Map Number 233-01- -3) FROM MEDIUM DENSITY RESIDENTIAL (MR) DISTRICT ZONING TO MEDIUM DENSITY RESIDENTIAL (MR) DISTRICT ZONING WITH PLANNED UNIT DEVELOPMENT (PUD) OVERLAY. **(Mr. Crump)**

Mr. Crump explained that today staff learned that there was some confusion with the public notification procedures and that the sign had not been posted. Staff is asking that the Commission table until the January 2015 meeting.

Chairman Wiley called for a motion.

Commissioner Loring moved to table RZ-14-628 until the January 2015 meeting. Commissioner Smith seconded the motion. Voice vote was taken and the motion passed 7-0.

RZ-14-663 AN ORDINANCE TO CONDITIONALLY REZONE 10.59 ACRES AT 200 MERRIMANS LANE (Map Number 149-01- - 7-A), FROM CONDITIONAL RESIDENTIAL BUSINESS (RB-1) DISTRICT WITH CORRIDOR ENHANCEMENT (CE) DISTRICT OVERLAY (0.80 ACRES) AND CONDITIONAL MEDIUM DENSITY RESIDENTIAL (MR) DISTRICT (9.79 ACRES) TO MEDIUM DENSITY RESIDENTIAL (MR) DISTRICT WITH PLANNED UNIT DEVELOPMENT (PUD) DISTRICT OVERLAY. **(Mr. Youmans)**

Mr. Youmans presented an overview of the documentation and stated that staff has not had adequate time to review the revised Proffer Statement dated December 11, 2014, or the Traffic Impact Analysis, which is mostly focused on the two (2) intersections. He added that staff did meet with the applicant last Wednesday to discuss a number of changes that did get reflected in the December 11th Proffer Statement. He advised the Commission that there was a closing last Friday on the Ridgewood Orchard section as well as a closing on the DBL Holdings property. Staff also has the Minor Subdivision whereby C & S has transferred ownership of the school parcel to the Winchester Public School Board. The Comprehensive Plan identifies the area as a Redevelopment Site. The submitted rezoning request does fulfill the first prerequisite (PUD Zoning) but is not limited to age-restricted housing. Therefore, the request is contrary to the Comprehensive Plan in this regard. The Statement of Justification does an excellent job of outlining the unlikelihood that families with school-aged children would want to rent a more expensive luxury apartment as compared to renting or purchasing a less expensive single-family house elsewhere in the City. Since this is a conditional rezoning request, the applicant has voluntarily submitted proffers to mitigate potential impacts arising from the rezoning of the property RB-1 (CE) & MR to MR (PUD). Substantive changes to the Proffer Statement begin on page 3 of the updated statement dated December 11, 2014. The Generalized Development Plan was most recently updated on November 25, 2014, and received by staff on December 2, 2014. It includes the actual conceptual Development Plan depicting the layout of the improvements on the site. As for the Traffic Impact Analysis, Mr. Eisenach will address this and give comments at the January 2015 meeting as he has not had the opportunity to review the submitted document.

Mr. Youmans stated that staff has some reservation as to recommending that the Planning Commission and City Council move forward with actions on this conditional PUD rezoning request before the Major Subdivision creating the subject site and establishing Meadow Branch Avenue is complete. There is now a Memorandum of Understanding with the City to provide up to One Million Dollars in funding for the construction of Meadow Branch Avenue. He said that staff does have the Major Subdivision that creates this separate parcel from the remainder of the Ridgewood Orchard property. Staff would recommend that the Planning Commission table the request for at least one month. He concluded by stating that he is available for questions.

Chairman Wiley called for questions from the Commission.

Commissioner Loring asked about the second entrance and if it would have a left hand turn lane. Mr. Youmans said that the approved plans that the City contracted with Painter-Lewis to prepare for Meadow Branch Avenue did not have that. The updated Development Plan does depict a south-bound left turn lane.

Commissioner Shickle asked if there is something missing on page 5 of the Proffer Statement because it does not read correctly. Mr. Youmans said that he believes that there is a verb missing and that the applicant could clarify that aspect.

Commissioner Slaughter asked if the attorney will be reviewing the proffers and giving feedback to which Mr. Youmans said that the attorney will review them but that he has not had the opportunity to do so. Commissioner Slaughter asked that if the Commission tables the case, would it be recommended to leave the public hearing open to which Mr. Youmans said that he believes it would be a good idea.

Commissioner Smith stated that this is quite a lot of information in a short amount of time.

Chairman Wiley – to clarify – the traffic entrance is just a two-way stop as it is right now and so a person could come out of there and head south from the apartment complex to which Mr. Youmans said that is correct. Chairman Wiley then said that he assumes that the storm water management requirements will be in line with DEQ measures. Mr. Youmans said that they do have to meet the minimum state water quality and quantity measures. He said that what this reflects is that they do not plan to do anything above and beyond the minimum.

Chairman Wiley Opened the Public Hearing

Thomas Lawson, representative for the applicant, said that the Comprehensive Plan is only a guide. He reiterated several points and stated that the applicant has made every attempt to work with the City and to comply and that he feels it is a tax-positive project to the City. He also stated that he looks forward to recommendations from the Planning Commission and to continuing the process.

Kathleen Beyrau, Justin Court, said that she has some safety concerns about the road and the fact that it is being extended. She asked that the Commission keep in mind how the amount of traffic that this four-lane road will cause.

Mr. Youmans – point of order – suggest that the Planning Commission keep the public hearing open. Chairman Wiley said that he will keep the public hearing open.

Chairman McKannan asked Mr. Lawson to clarify the reason that the rents charged for the apartments will be market-rate and why it was stricken out of the Proffer Statement. Mr. Lawson said that it was stricken because it was redundant.

Commissioner Shickle asked for a review of the outstanding items. Mr. Youmans said that the big one is to allow Mr. Eisenach adequate time to review the Traffic Impact Analysis and to allow staff adequate time to review and compile an updated staff report that does exactly what the Commission is asking for, a summary of the updated documents and any items that may be outstanding.

Commissioner Loring asked if the applicant can speak to the impacts if the Commission delays this for one (1) month. Denise LaCour, Denico Development, said that this will impact the project because of funding and it will add to the timeline for approval and closing. Commissioner Loring then asked if the School Board has looked at the numbers. Mr. Youmans said that it all came with the Impact Study so he has not had the opportunity to speak with the School Board. Commissioner Loring then said that a tabling would allow everyone adequate time to review this. Mr. Youmans reiterated that with the

change in City Council's meeting schedule, he feels that Ms. LaCour will come out at the same point that she was when this began.

Hearing no other discussion, Chairman Wiley stated that the public hearing will remain open. He then called for a motion.

Commissioner Smith moved to table RZ-14-663 until the January 20, 2015, regular meeting to allow adequate time for staff to fully review the revised documents and exhibits and to provide adequate time for the applicant to address the comments and concerns that City staff identifies.

Commissioner Loring seconded the motion. Roll call vote was taken and the motion to table passed 6-1.

PUBLIC HEARINGS – Continued

None.

NEW BUSINESS

None.

OLD BUSINESS

None.

OTHER BUSINESS

A. Administrative Approval(s):

1) Site Plan Report

a) **SP-14-727** Spring St. & S. Pleasant Valley Ave – Winchester Marketplace Phase I – Major Revision

Commissioner Loring moved to approve. Commissioner Wolfe seconded the motion. Voice vote was taken and the motion passed 7-0.

b) **SP-14-686** 427 Meadow Branch Ave – New John Kerr Elementary School – New Site Plan

Commissioner Loring moved to approve. Commissioner Shickle seconded the motion. Voice vote was taken and the motion passed 7-0.

Presentations were made by Mr. Youmans, Councilor Tagnesi, and Vice-Chairman Slaughter to Chairman Wiley and Commissioner McKannan in appreciation for their dedication to the Planning Commission and to wish them both well in their new positions on City Council. Mr. Youmans then invited all members to a reception in honor of Chairman Wiley and Commissioner McKannan.

ADJOURN

With no further business before the Planning Commission, the meeting adjourned at 4:50 p.m.

CU-14-757 Request of Painter-Lewis, PLC on behalf of Long Term Care Properties, LLC for a conditional use permit for Nursing & Rehabilitation Facility and Corridor Enhancement Certificate of Appropriateness for the square footage and roof pitch of the proposed building at 940 Cedar Creek Grade (Map Number 249-1-2) zoned Highway Commercial (B-2) District with Corridor Enhancement (CE) District overlay.

REQUEST DESCRIPTION

The applicant is requesting a conditional use permit to allow for a Nursing & Rehabilitation Facility use under Section 8-2-5 and to allow a single structure in the Cedar Creek Grade Corridor Enhancement (CE) District where the footprint of the building exceeds the 10,000 square-foot 'by right' limit and roof pitch less than 6:12 under Section 14.2-6.10b & 14.2-6.10e.

AREA DESCRIPTION

The subject parcel contains a vacant single-family residence and some agricultural structures. The one residentially used property immediately to the east is zoned RO-1 district. Along with numerous other properties throughout the City, that property was rezoned by the City (i.e. not at property owner request) in the 1990's in an effort to stem what was then viewed as undesirable multifamily rental housing. Land to the north and further to the east is zoned HR and contains multifamily development as well as townhouse development. Land to the south fronting along Cedar Creek Grade is also zoned HR and contains single-family residences.

Land to the west is situated in Frederick County. The adjoining Frederick County parcel owned by Greystone Properties, LLC was conditionally rezoned from Rural Areas (RA) to Residential Planned Community (R4) by Frederick County along with other properties including a larger tract owned by Miller & Smith about five years ago. The 360-acre Willow Run project is slated for 1,390 residential units as well as 36 acres of commercial uses. The Greystone Properties portion of the larger Willow Run project is primarily single-family attached (i.e. townhouse) residential and age-restricted housing. It includes a spine road (Birchmont Dr) that connects Cedar Creek Grade with the extension of Jubal Early Drive to the north. That connection is required to be built prior to the 200th residential permit being issued. A public street connection to Cidermill Lane from the County spine road is also part of the approved Willow Run project. Cidermill Lane is currently being extended to the County line as part of the last phase of the Orchard Hill townhouse development.

STAFF COMMENTS

In a letter (see attached) to the Planning Director dated December 8, 2014, Mr. Timothy Painter of Painter-Lewis PLC, applicant for the owner (Long Term Care Properties, LLC), outlined his request for a CUP for a Nursing & Rehabilitation Facility pursuant to the recent conditional rezoning for the property approved by City Council in November 2014. The proposed use is in adherence with the submitted proffers tied to the property dated August 4, 2014 and revised September 11, 2014.

In addition to the CUP request for the specific use under Section 8-2-5, the applicant is also seeking a conditional use permit to allow a single structure in the Cedar Creek Grade Corridor Enhancement (CE) District where the footprint of the building exceeds the 10,000 square-foot 'by right' limit and roof pitch less than 6:12 under Section 14.2-6.10b & 14.2-6.10e. The Cedar Creek Grade CE District was established by City Council with a CUP provision to consider building with footprints exceeding 10,000 square feet and specific architectural elements on a case-by-case basis.

As show in the attached elevations, the floor plans show the building is proposed to have a gross area of **76,630 sq. ft.** on one continuous level with seven "wings" serving 120 beds. The building contains four separate wings (North, South, West, and Secure) that will serve the 120 beds. In the middle of the facility contains a courtyard, which includes the rehabilitation center that will connect to each wing of the facility. Towards the southeast section of the facility (facing Cedar Creek Grade) is the lobby/administration wing and service wing of the facility. These wings will facilitate the overall operation of the facility. The architectural drawings show an appearance similar to other buildings along Cedar Creek Grade and with roof pitches of 5:12. **An existing rehabilitated barn located in the southwest area of the site will remain and be connected to a proposed 1,040 sq. ft. three bay service building.**

With most of the issues for this project resolved in the proffers for the rezoning of the property, staff has no concerns for this proposed use and building design.

RECOMMENDATION

For a conditional use permit to be approved, a finding must be made that the proposal will not adversely affect the health, safety or welfare of persons residing or working in the neighborhood nor be detrimental to public welfare or injurious to property or improvements in the neighborhood.

A favorable motion could read:

MOVE, that the Commission forward **CU-14-757** to City Council recommending approval because the proposal, as submitted, should not adversely affect the health, safety or welfare of persons residing or working in the neighborhood nor be detrimental to public welfare or injurious to property or improvements in the neighborhood. The recommendation is subject to:

1. General conformity with submitted building elevations and floor plans; and,
2. Staff review and approval of a related site plan.

***PAINTER-LEWIS*, P.L.C.**
CONSULTING ENGINEERS
817 Cedar Creek Grade, Suite 120
Winchester, Virginia 22601

Tel.: (540) 662-5792
Fax.: (540) 662-5793

December 8, 2014

Mr. Timothy P. Youmans, Director of Planning
City of Winchester, Virginia
15 N. Cameron Street
Rouss City Hall
Winchester, Virginia 22601

Re: Winchester LTC Properties, LLC
Commercial Development: Nursing and Rehabilitation Facility
940 Cedar Creek Grade
Winchester, Virginia
Tax Map: 249-01-2
Conditional Use Permit Application

Dear Sir:

Pursuant to the recent rezoning requirements of the above-referenced project, this is to serve as the request for a permanent condition use permit for a nursing home and rehabilitation facility to occupy the referenced property. The request confirms that the property will only be used for this specified use in accordance with the proffer statement that was approved with the recent rezoning of this parcel. This project will be developed in the corridor enhancement district and will meet the criteria of the Corridor Enhancement Overlay with the following exceptions:

1. An exception to Section 14.2-6.1c which states that the building footprint can not exceed the 10,000 square foot maximum except with a conditional use as permitted under Section 14.2-6.10b.
2. An exception to Section 14.2-6.4a which states that the roof slope must not be less than 6:12 except with a conditional use permit use as permitted under Section 14.2-6.10e.

We request that you, the Planning Commission, and City Council consider these requests as part of the approval process for this conditional use permit for this project.

Thank you for your attention to this matter. If you would have any questions or would require further information please do not hesitate to contact me.

Sincerely,

Timothy G. Painter, P. E.

c: Winchester LTC Properties, LLC
380 Millwood Avenue
Winchester, Virginia 22601

WINCHESTER LTC PROPERTIES, LLC
NURSING and REHABILITATION FACILITY
CEDAR CREEK GRADE
WINCHESTER, VIRGINIA

GENERAL NOTES

1. The property delineated on this plan is owned by Winchester LTC Properties, LLC and is located on Cedar Creek Grade within the limits of the City of Winchester, Virginia. The developer intends to construct a 120 bed nursing home facility on this site.

2. Property Owner :
Long Term Care Properties, LLC — Contact: Mr. Mike Ranberger
380 Millwood Avenue
Winchester, Virginia 22601 — Telephone: (540) 667-7010

3. Winchester LTC Properties, LLC — Contact: Mr. Mike Ranberger
380 Millwood Avenue
Winchester, Virginia 22601 — Telephone: (540) 667-7010

4. Engineer: — Contact: Mr. Timothy G. Painter, P.E.
PAINTER-LEWIS, P.L.C.
817 Cedar Creek Grade, Suite 120
Winchester, Virginia 22601 — Telephone: (540) 662-5792

5. Surveyor: — Contact: Mr. David Spriggs
PAINTER-LEWIS, P.L.C.
817 Cedar Creek Grade, Suite 120
Winchester, Virginia 22601 — Telephone: (540) 662-5792

6. Topographic information, shown on these plans, was taken from a series of field surveys performed by the Survey Division of Painter-Lewis, P.L.C. and compiled together to provide a general existing conditions plan for the design of this project.

7. Site Data:
Tax Map: #249-1-2
Parcel Area: 7.7096 Acres
Zoning (Current): Conditional B-2 with Corridor Enhancement Overlay
Existing Use: Vacant
Proposed Use: Nursing Home & Assisted Living Facility

ZONING DISTRICT: B-2 DISTRICT with CORRIDOR ENHANCEMENT OVERLAY:
Use: NURSING HOME & ASSISTED LIVING FACILITY
120 Bed Facility with 60 Employees & Staff (Maximum Shift)

8. DEVELOPMENT DATA:
Project: 7.7096 acres
NURSING HOME & ASSISTED LIVING FACILITY
76,630 Sq. Ft. of Gross Area
74 Rooms & 120 Beds (Maximum)

Setbacks: Front: 35'
Rear: 50'
Side: 25'

Building Height: 35'-0" Maximum

Greenspace: Total Greenspace Required: 15% Min. (B-2 Developments)

9. Off-Street Parking:
Nursing Home — Required: 1 space per 4 Beds
1 space per Employee
Parking Required: Required: 120 Beds/4 = 30 spaces => 30 Spaces
Required: 60 Employees => 60 Spaces
Total Parking Required: 90 Spaces

Parking — Provided: 99 Regular Parking Spaces
with 6 HDCP Spaces (4 Van Accessible)

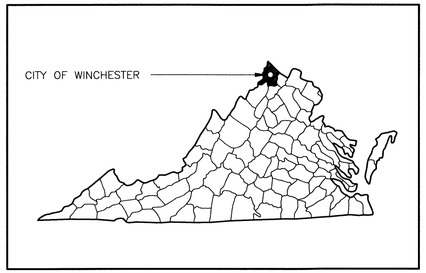
Landscaping and Screening:
General Greenspace: Required: 15% of land for Commercial Developments
Foundation Landscaping: Required: For each building
Street Trees: Required: 1 tree per 35' of Public Road Frontage
Parking Lot Landscaping: Required: 1 tree per 2000 sq. ft. of parking area
Screening: Required: Evergreen Vegetative Screening against adjacent parcel of less intensive zoning districts as shown on the plans. (See Plan)

10. All water mains and sanitary sewer lines shall be connected to existing City of Winchester public utilities.

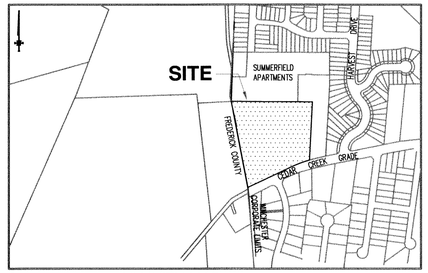
11. Storm water runoff shall be controlled by a proposed underground storm sewer system with water quality being controlled by the proposed Filterra Structures and conveyed to the existing City of Winchester storm sewer system. The storm sewer system shall be conveyed to the City of Winchester and be included as part of their city-wide system. A BMP maintenance agreement will be required as part of the approval of this project. The owner will sign and record this agreement at the time of acceptance of the storm sewer system into the city system.

12. All utilities connected to this development shall be underground.

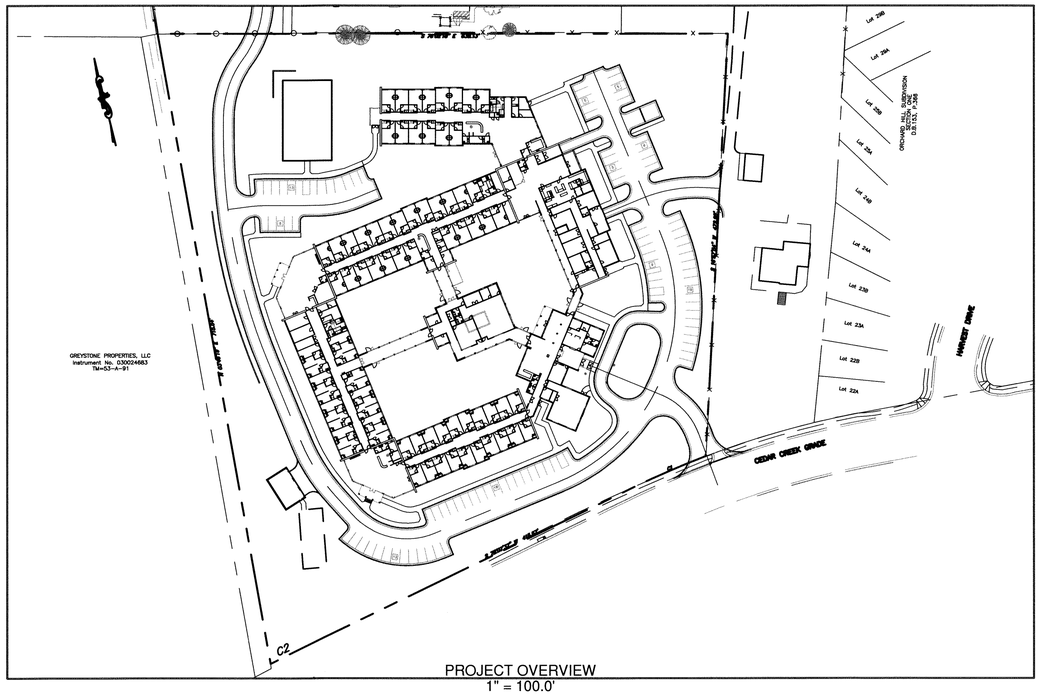
13. The proposed R-O-W improvements for this development shall be installed in accordance with V.D.O.T. and City of Winchester standards and specifications.



FREDERICK COUNTY, VIRGINIA



VICINITY MAP 1" = 2000'



PROJECT OVERVIEW
1" = 100.0'

CONDITIONAL USE: EXHIBIT "A"

PROJECT DATA: NURSING HOME AND REHABILITATION FACILITY
PROPOSED TWO BUILDINGS (Maximum):
NURSING AND REHABILITATION FACILITY:
AREA: 76,630 Sq. Ft.
74 ROOMS & 120 BEDS (Maximum)

BUILDING HEIGHT: 33'-9" ROOF HEIGHT

PARCEL COVERAGE:
BUILDINGS: 82,620 Sq. Ft. (1.90 Ac.)
PARKING AREAS: 64,381 Sq. Ft. (1.48 Ac.)
GREEN SPACE: 188,829 Sq. Ft. (4.33 Ac.)

PHASING:
- IT IS ANTICIPATED THAT THIS PROJECT WILL BE CONSTRUCTED CONTINUOUSLY OVER A TWO YEAR TIME FRAME. THE CONSTRUCTION WILL BE PERFORMED AS ONE PHASE. ALL PARKING, ACCESS, BUILDINGS, AND UTILITIES SHALL BE CONSTRUCTED AS PART OF THE ONE PHASE. THE INITIAL PHASE OF CONSTRUCTION SHALL CONSIST OF 90 BED FACILITY.
- CONSTRUCTION IS PROPOSED TO BEGIN IN THE SUMMER OF 2015.

ABBREVIATIONS

ASSY.	ASSEMBLY
B.F.	BASEMENT FLOOR
BLK.	BLOCK
BC	BOTTOM OF CURB
BML	BUILDING MOUNTED LIGHT
BP	BREAK POINT
BSBD.	BASEBOARD
CG-2	VDOT CURB
CG-6	VDOT CURB & GUTTER
CIP	CAST IN PLACE CONCRETE
CL	CLASS
CMF	CONCRETE MONUMENT FOUND
CPP	CORRUGATED POLYETHYLENE PIPE
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CO	CLEAN OUT
DIA.	DIAMETER
DS	DOWNSPOUT
EOP	EDGE OF PAVEMENT
EOG	EDGE OF GRAVEL
EX.	EXISTING
F.F.	FIRST FLOOR
F.F.E.	FINISHED FLOOR ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FG	FACE OF GUTTER
FH	FIRE HYDRANT
F.L.S.	FIRE LANE SIGN
F.L.T.	FLOOD LIGHT
Ga.	GAUGE
GM	GAS METER
GV	GAS VALVE or GATE VALVE
HCR	HANDICAP RAMP
HB	HOSE BIB
HDR CURB	6" HEADER CURB
HP	HIGH POINT
HTR.	HEATER
INC	INCREASER
INV	INVERT
IPF	IRON PIPE FOUND
IPS	IRON PIPE SET
LP	LOW POINT
LT.	LIGHT
MLP	METAL LIGHT POLE
MPD	MULTI-PRODUCT DISPENSER
MP	METAL POST
MH	MANHOLE
NDC	NOSE DOWN CURB
N.P.S.	NO PARKING SIGN
NLT	NO LEFT TURN
NRT	NO RIGHT TURN
N.T.S.	NOT TO SCALE
OHE	OVERHEAD ELECTRIC
OHT	OVERHEAD TELEPHONE
PIV	POST INDICATOR VALVE
PL	PROPERTY LINE
PP	POWER POLE
PROP.	PROPOSED
PVMT	PAVEMENT
RCP	REINFORCED CONCRETE PIPE
R.D.	ROOF DRAIN
RED.	REDUCER
R.O.	ROCK OUTCROP
SAN.	SANITARY
SEW.	SEWER
STD.	STANDARD
T.B.D.	TO BE DEMOLISHED
T.B.R.	TO BE REMOVED or TO BE REMOVED & RELOCATED
T.B.P.	TO BE PRESERVED or PROTECTED
TB or T.B.	THRUST BLOCK
TC	TOP OF CURB
TEL	TELEPHONE
TRB	TELEPHONE RISER BOX
TVRB	TELEVISION RISER BOX
TYP or TYP.	TYPICAL
UGE	UNDERGROUND ELECTRIC
UGG	UNDERGROUND GAS
UG CATV	UNDERGROUND CABLE T.V.
UGT	UNDERGROUND TELEPHONE
XFMR	ELECTRIC TRANSFORMER
WL	WATERLINE
WM	WATER METER
WPP	WOOD POWER POLE
WTP	WOOD TELEPHONE POLE
WV	WATER VALVE
5'R	RADIUS IN FEET
•00.00	PROPOSED SPOT ELEVATION
x(00.00)	EXISTING SPOT ELEVATION
	HATCHING INDICATES REVERSED PITCH IN THE GUTTER PAN: PITCH TO BE 1/2" PER FOOT. TRANSITION THE GUTTER OVER A 10' LENGTH (TYP).

LIST OF DRAWINGS:

CONDITIONAL USE: EXHIBIT "A"

SHEET 1/3: COVER SHEET
SHEET 2/3: SITE LAYOUT AND UTILITY PLAN
SHEET 3/3: GRADING PLAN

DIRECTOR OF PLANNING DATE

APPROVED

THE CONDITIONAL USE PERMIT SHALL BE APPLICABLE FOR THE LIFE OF THE FACILITY.

WINCHESTER LTC PROPERTIES, LLC
NURSING and REHABILITATION FACILITY
CEDAR CREEK GRADE
WINCHESTER, VIRGINIA

COMMONWEALTH OF VIRGINIA
TIMOTHY G. PAINTER
Lic. No. 018260
01/09/15
PROFESSIONAL ENGINEER

CONSULTING ENGINEERS
PAINTER-LEWIS, P.L.C.
817 CEDAR CREEK GRADE, SUITE 120
WINCHESTER, VIRGINIA 22601
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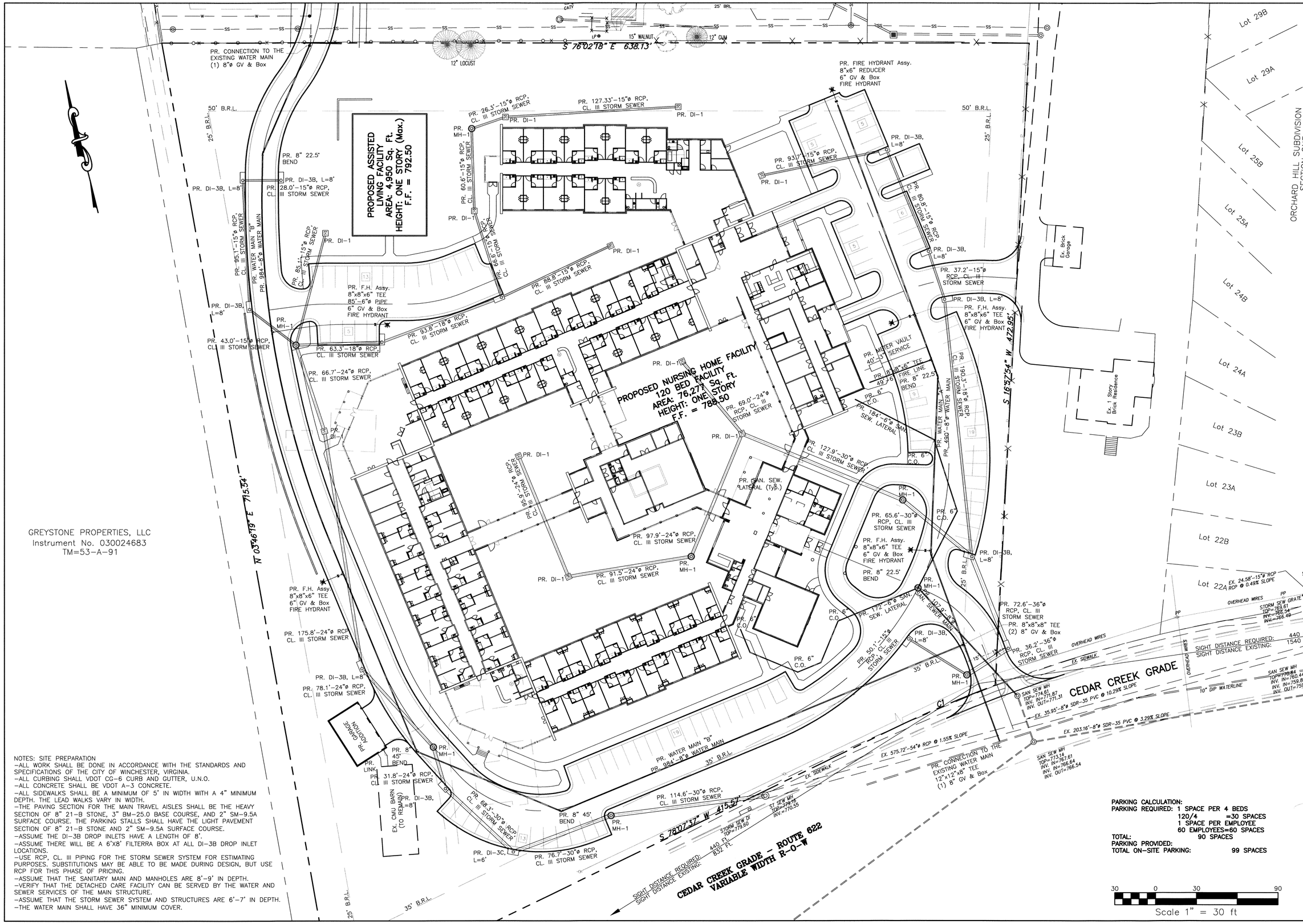
Facsimile: (540) 662-5793
Email: office@painterlewis.com

JOB NO.: 1408002
DECEMBER 8, 2014
LATEST REVISION: JANUARY 9, 2015
SHEET: 1/3



NOTES: SITE PREPARATION
-ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF WINCHESTER, VIRGINIA.
-ALL CURBING SHALL VDOT CG-6 CURB AND GUTTER, U.N.O.
-ALL CONCRETE SHALL BE VDOT A-3 CONCRETE.
-ALL SIDEWALKS SHALL BE A MINIMUM OF 5' IN WIDTH WITH A 4" MINIMUM DEPTH. THE LEAD WALKS VARY IN WIDTH.
-THE PAVING SECTION FOR THE MAIN TRAVEL AISLES SHALL BE THE HEAVY SECTION OF 8" 21-B STONE, 3" BM-25.0 BASE COURSE, AND 2" SM-9.5A SURFACE COURSE. THE PARKING STALLS SHALL HAVE THE LIGHT PAVEMENT SECTION OF 8" 21-B STONE AND 2" SM-9.5A SURFACE COURSE.
-ASSUME THE DI-3B DROP INLETS HAVE A LENGTH OF 8'.
-ASSUME THERE WILL BE A 6'X8' FILTERRA BOX AT ALL DI-3B DROP INLET LOCATIONS.
-USE RCP, CL. III PIPING FOR THE STORM SEWER SYSTEM FOR ESTIMATING PURPOSES. SUBSTITUTIONS MAY BE ABLE TO BE MADE DURING DESIGN, BUT USE RCP FOR THIS PHASE OF PRICING.
-ASSUME THAT THE SANITARY MAIN AND MANHOLES ARE 8'-9' IN DEPTH.
-VERIFY THAT THE DETACHED CARE FACILITY CAN BE SERVED BY THE WATER AND SEWER SERVICES OF THE MAIN STRUCTURE.
-ASSUME THAT THE STORM SEWER SYSTEM AND STRUCTURES ARE 6'-7' IN DEPTH.
-THE WATER MAIN SHALL HAVE 36" MINIMUM COVER.

PARKING CALCULATION:
PARKING REQUIRED: 1 SPACE PER 4 BEDS
120/4 =30 SPACES
1 SPACE PER EMPLOYEE
60 EMPLOYEES=60 SPACES
TOTAL: 90 SPACES
PARKING PROVIDED:
TOTAL ON-SITE PARKING: 99 SPACES

NO.	DATE	REVISIONS	BY
1	01-09-15	REVISIONS DESCRIPTION	TGP

TITLE: EXHIBIT "A": CONCEPTUAL SITE LAYOUT PLAN

PROJECT: WINCHESTER LTC PROPERTIES, LLC
NURSING and REHABILITATION FACILITY
CEDAR CREEK GRADE
WINCHESTER, VIRGINIA

PAINTER-LEWIS, P.L.C.
817 CEDAR CREEK GRADE, SUITE 120
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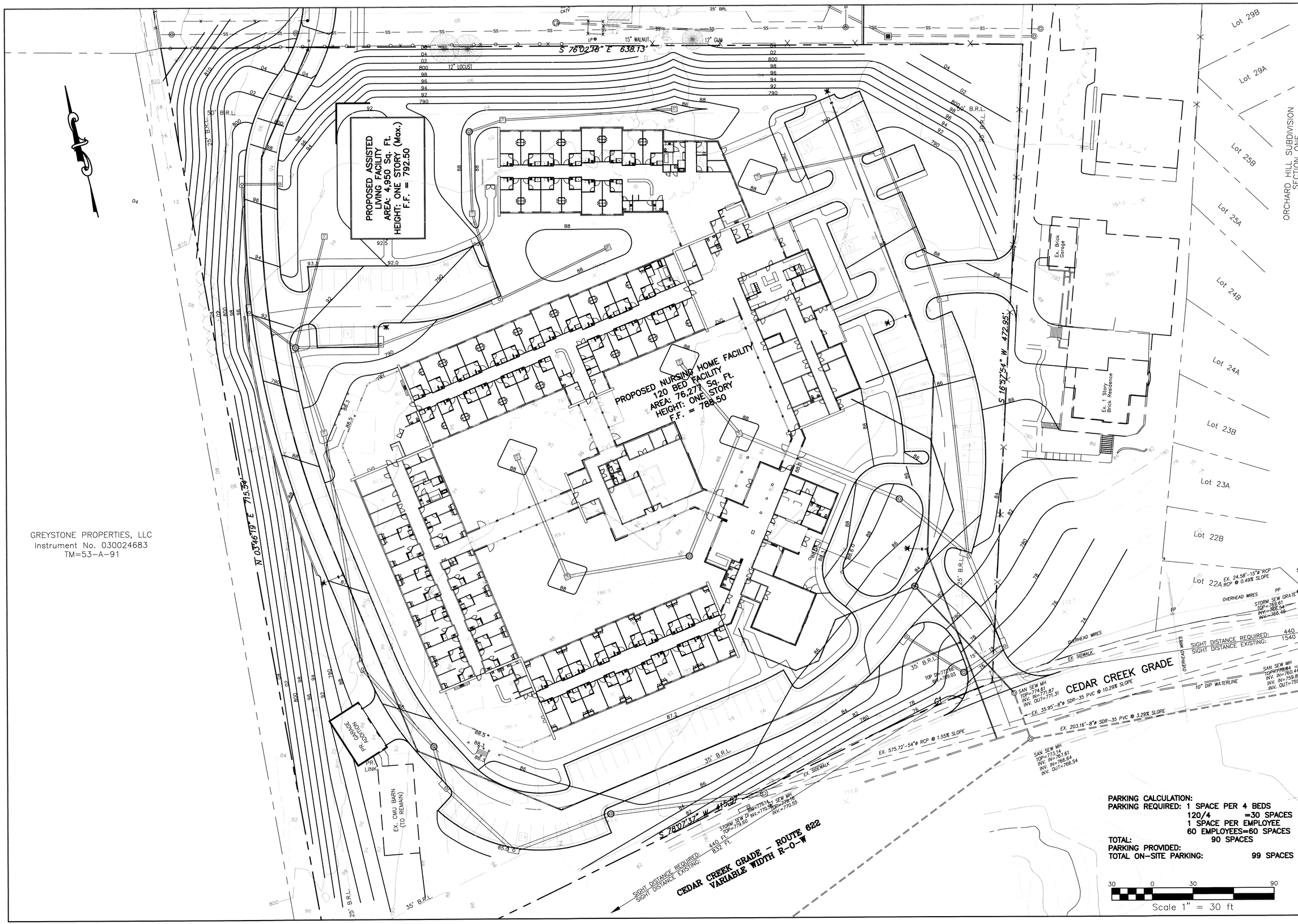
CONSULTING ENGINEERS

COMMONWEALTH OF VIRGINIA
TIMOTHY G. PAINTER
Lic. No. 018260
01/09/15
PROFESSIONAL ENGINEER

SURVEY: P-L, PLC	C.I.: 2'
DRAWN BY: TGP	JOB NO.: 1408002
SCALE: 1"=30.0'	DATE: 12/08/14
SHEET: 2/3	



NO.	DATE	REVISIONS	BY
1	01-09-15		TGP

TITLE: EXHIBIT "A": CONCEPTUAL SITE GRADING PLAN

PROJECT: WINCHESTER LTC PROPERTIES, LLC
NURSING and
REHABILITATION FACILITY
CEDAR CREEK GRADE
WINCHESTER, VIRGINIA

PAINTER-LEWIS, P.L.C.
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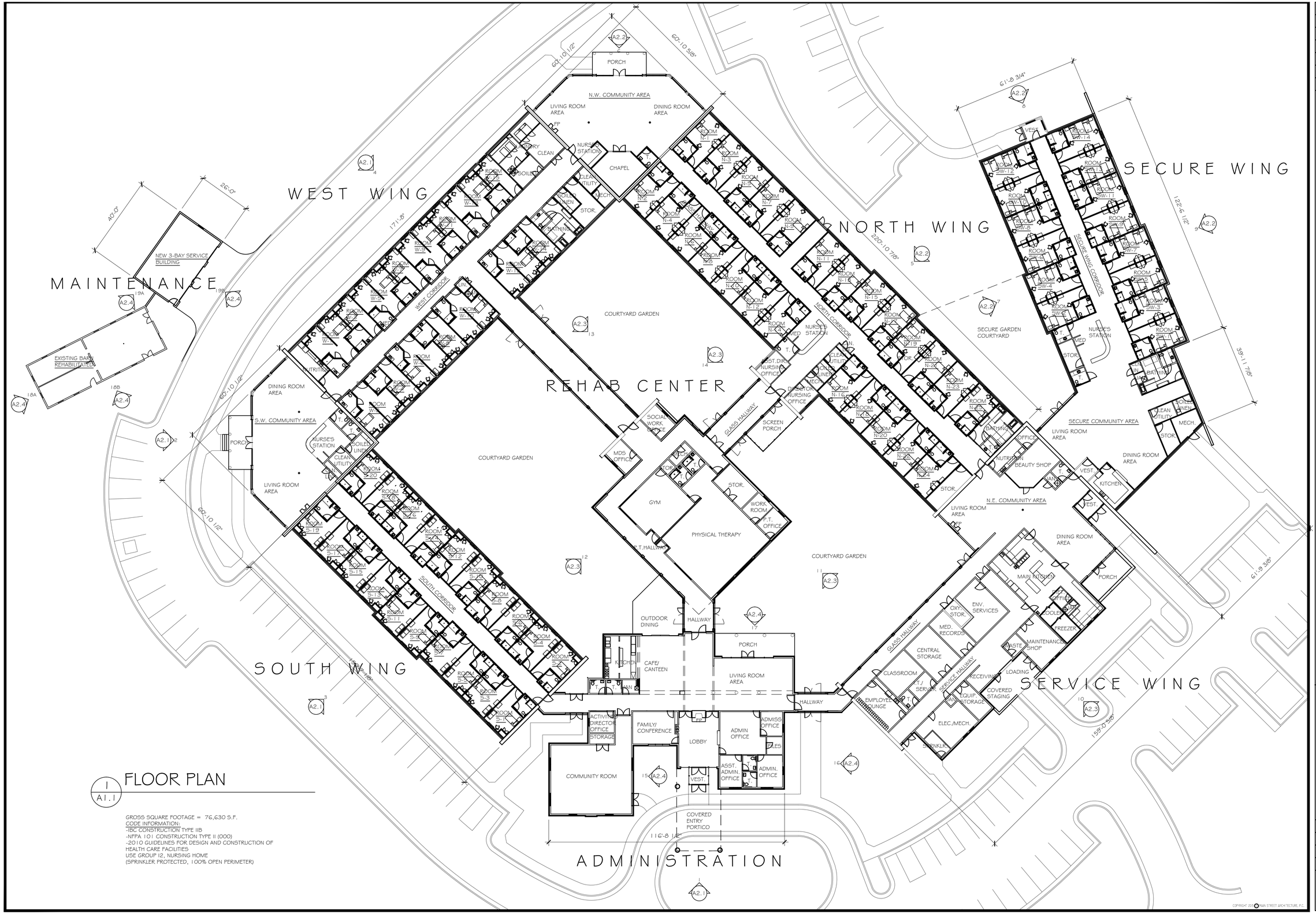
CONSULTING ENGINEERS

COMMONWEALTH OF VIRGINIA
TIMOTHY G. PAINTER
Lic. No. 018260
01/09/15
PROFESSIONAL ENGINEER

SURVEY: P-L, PLC	C.I.: 2'
DRAWN BY: TGP	JOB NO.: 1408002
SCALE: 1"=30.0'	DATE: 12/08/14
SHEET: 3/3	



FLOOR PLAN

1 / A1.1

GROSS SQUARE FOOTAGE = 76,630 S.F.
CODE INFORMATION:
-IBC CONSTRUCTION TYPE IIB
-NFPA 101 CONSTRUCTION TYPE II (000)
-2010 GUIDELINES FOR DESIGN AND CONSTRUCTION OF HEALTH CARE FACILITIES
USE GROUP I2, NURSING HOME
(SPRINKLER PROTECTED, 100% OPEN PERIMETER)

REVISIONS	BY

Winchester LTC Properties, LLC
Skilled Nursing Facility- Cedar Creek Grade, Winchester VA.

MSA
MAIN STREET ARCHITECTURE, P.C.
2-A N. BUCKMARSH STREET BERRYVILLE, VIRGINIA 22611
VOICE 540.955.1069 FAX 540.955.4614

DATE	1-9-15
SCALE	1"=20'
DRAWN	HAK
JOB	12084
SHEET	A1.1

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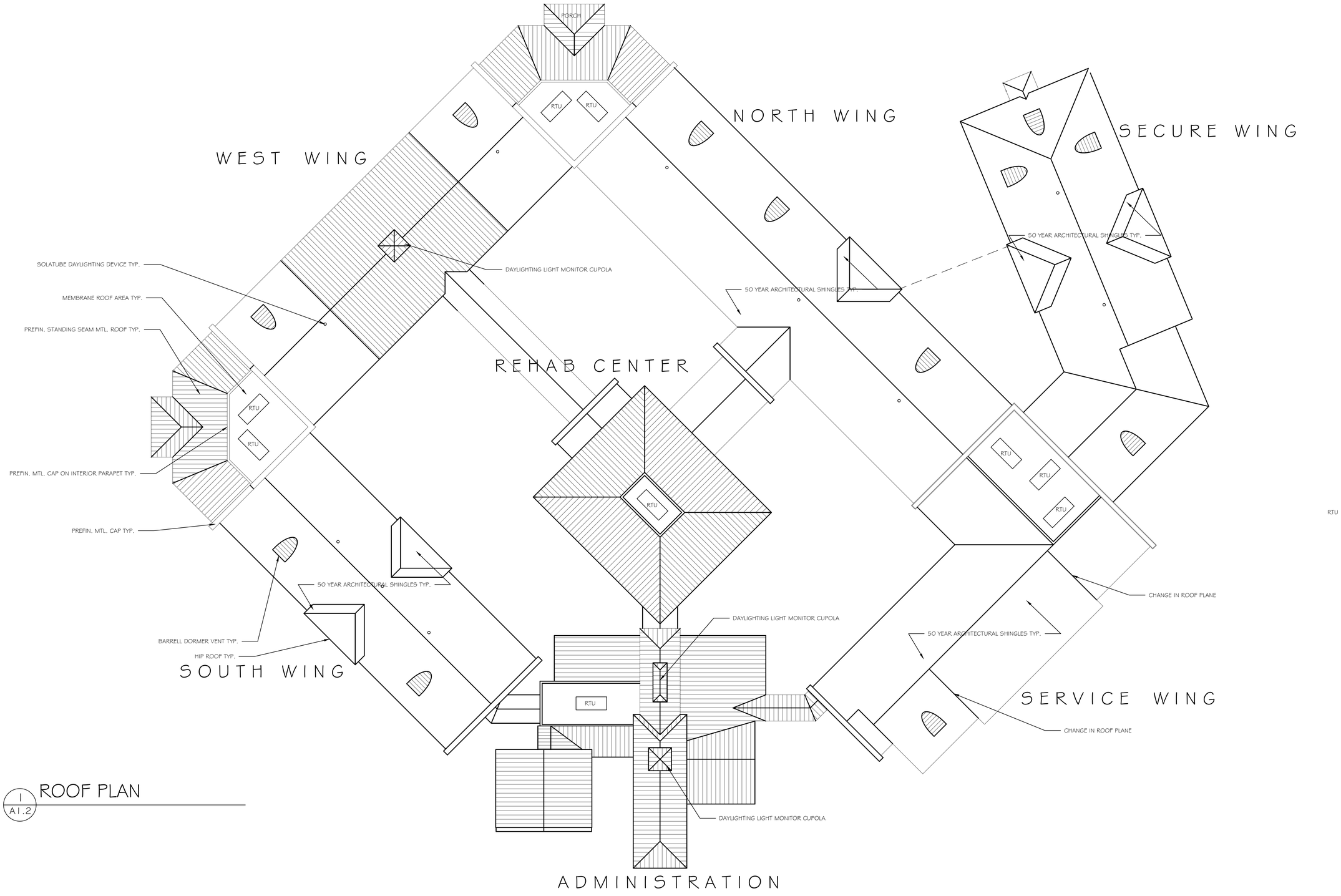

1
A1.2
ROOF PLAN

REVISIONS	BY

Winchester LTC Properties, LLC
Skilled Nursing Facility- Cedar Creek Grade, Winchester VA.

MSA
MAIN STREET ARCHITECTURE, P.C.
24 N. BUCKMARSH STREET BERRYVILLE, VIRGINIA 22611
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DATE	1-9-15
SCALE	1"=20'
DRAWN	HAK
JOB	12084
SHEET	A1.2

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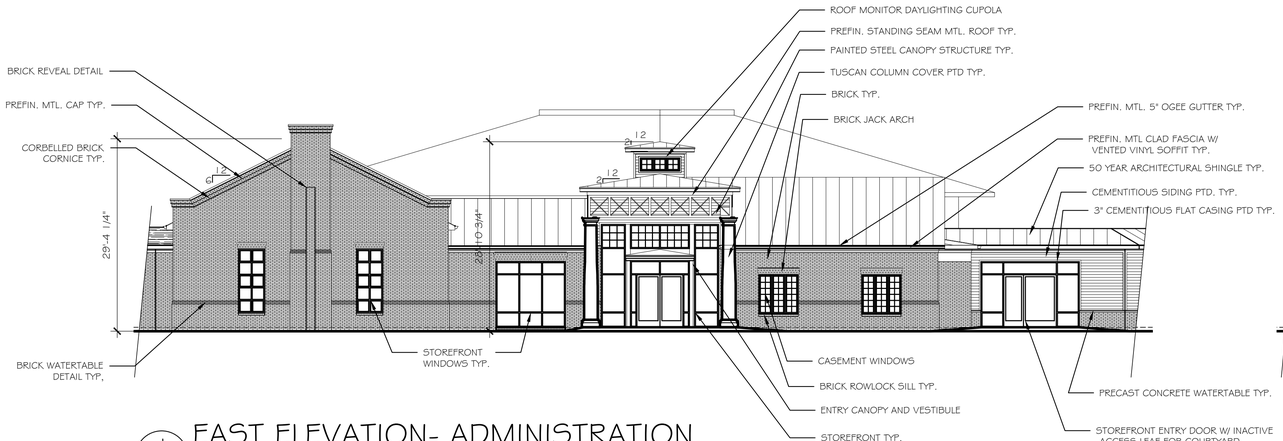
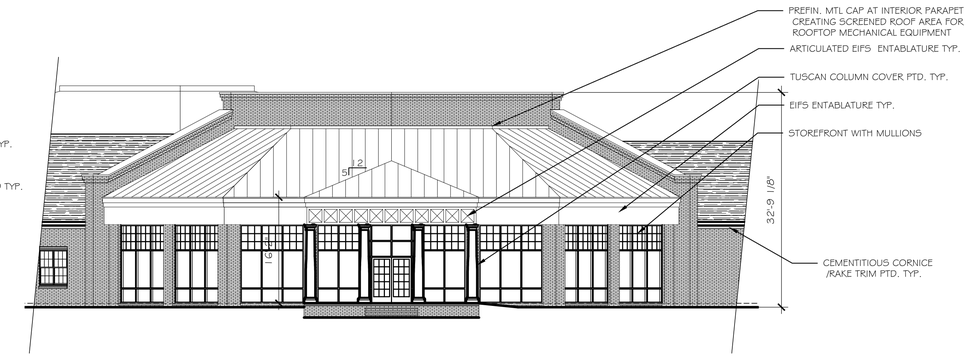
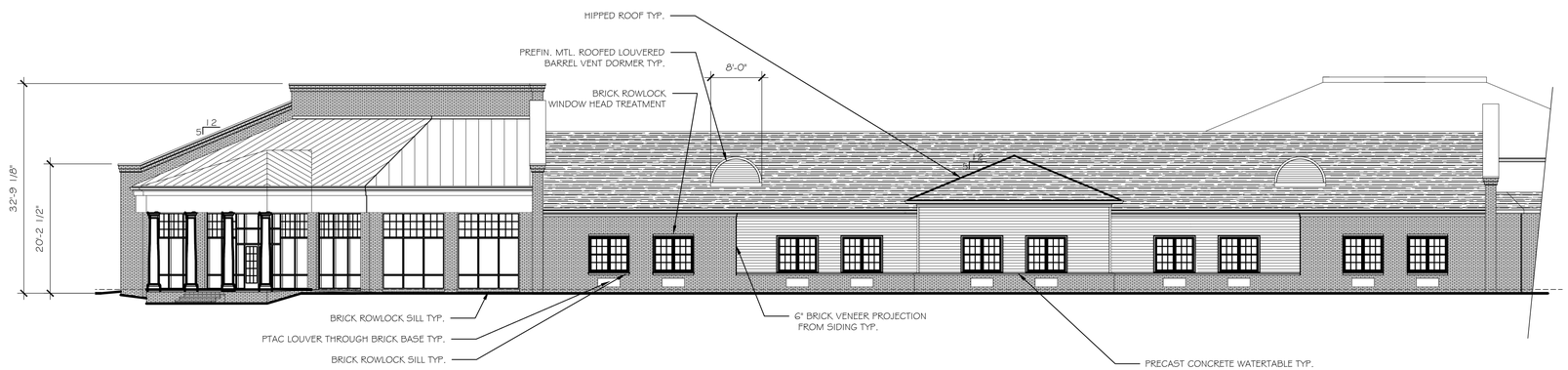


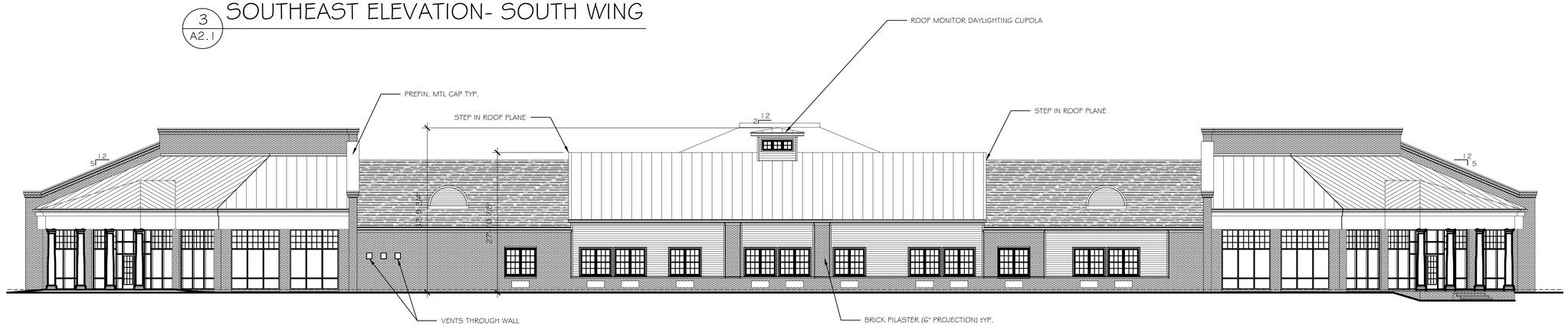
1 / A2.1 EAST ELEVATION- ADMINISTRATION



2 / A2.1 SOUTH ELEVATION- S.W. COMM. AREA



3 / A2.1 SOUTHEAST ELEVATION- SOUTH WING



4 / A2.1 SOUTHWEST ELEVATION- WEST WING

REVISIONS	BY

Winchester LTC Properties, LLC
Skilled Nursing Facility- Cedar Creek Grade, Winchester VA.

MSA
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29 N. BUCKMARSH STREET BERRYVILLE, VIRGINIA 22611
VOICE 540/955.1600 FAX 540/955-5014

DATE	1-9-15
SCALE	3/32" =1'-0"
DRAWN	HAK
JOB	12084
SHEET	A2.1

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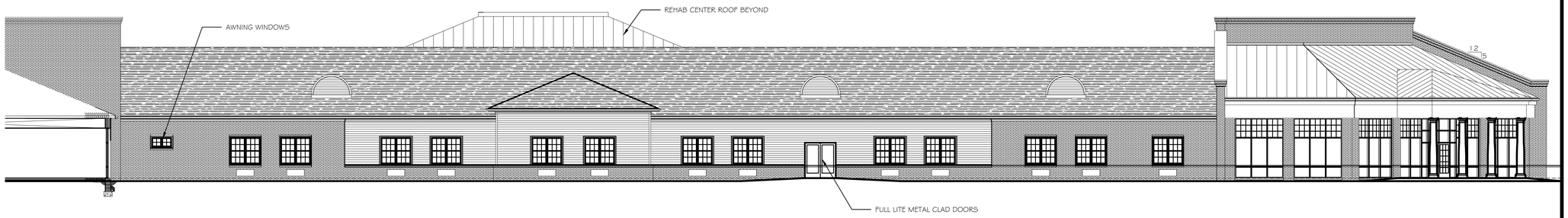
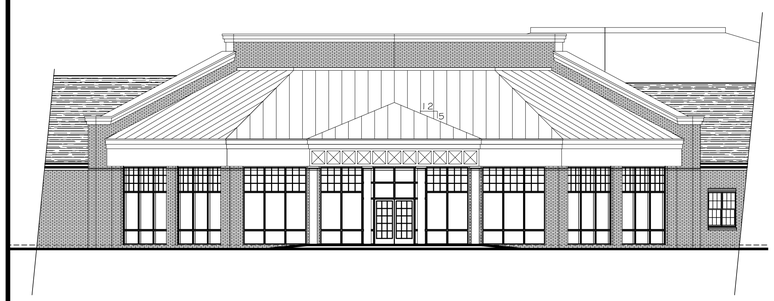
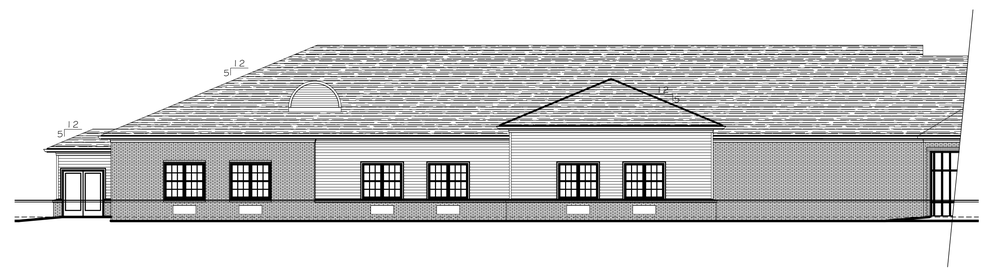


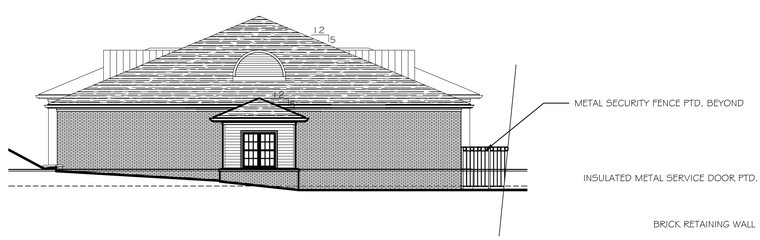
5 A2.2 NORTHWEST ELEVATION - NORTH WING



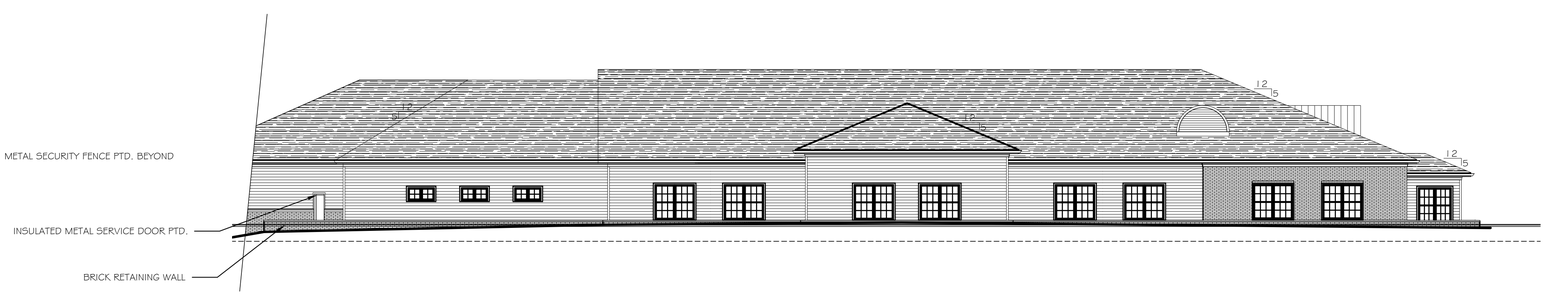
6 A2.2 WEST ELEVATION - N.W. COMM. AREA



7 A2.2 SOUTH ELEVATION - SECURE WING



8 A2.2 WEST ELEVATION - SECURE WING



9 A2.2 NORTH ELEVATION - SECURE WING

REVISIONS	BY

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VOICE 540.955.1669 FAX 540.955.5614

DATE	1-9-15
SCALE	3/32"=1'-0"
DRAWN	HAK
JOB	12084
SHEET	A2.2

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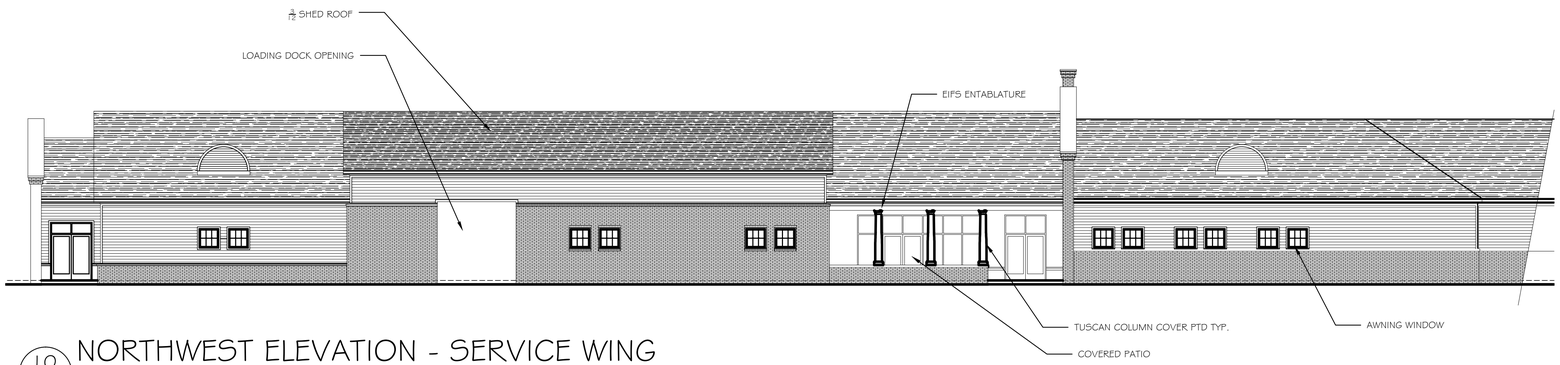
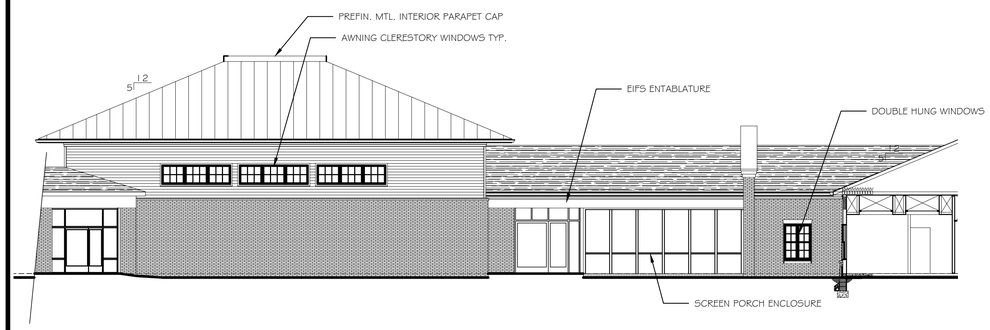
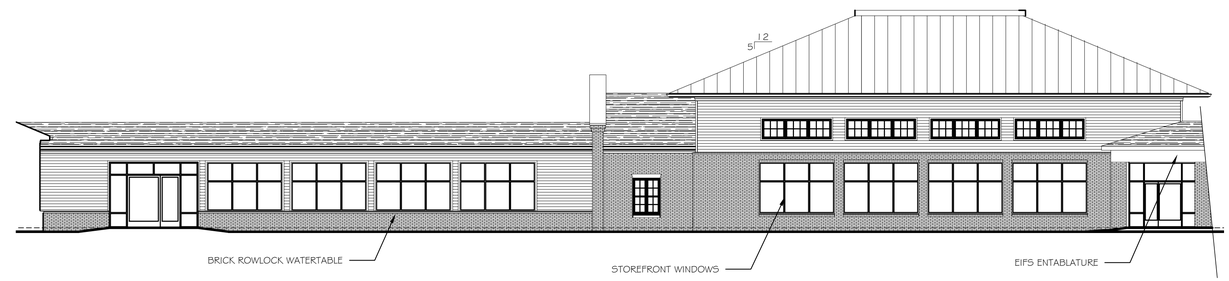


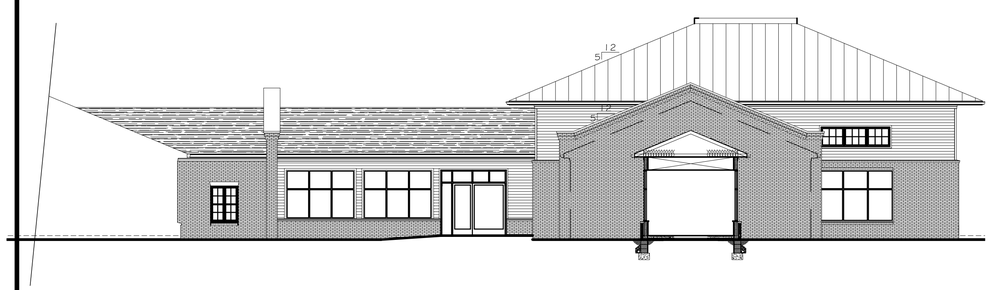
10 A2.3 NORTHWEST ELEVATION - SERVICE WING



11 A2.3 NORTHEAST ELEVATION - REHAB CENTER



12 A2.3 SOUTHEAST ELEVATION - REHAB CENTER



13 A2.3 SOUTHWEST ELEVATION - REHAB CENTER

14 A2.3 NORTHWEST ELEVATION - REHAB CENTER

REVISIONS	BY

Winchester LTC Properties, LLC
Skilled Nursing Facility- Cedar Creek Grade, Winchester VA.

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VOICE 540.955.1669 FAX 540.955.6014

DATE	1-9-15
SCALE	3/32"=1'-0"
DRAWN	HAK
JOB	12084
SHEET	A2.3

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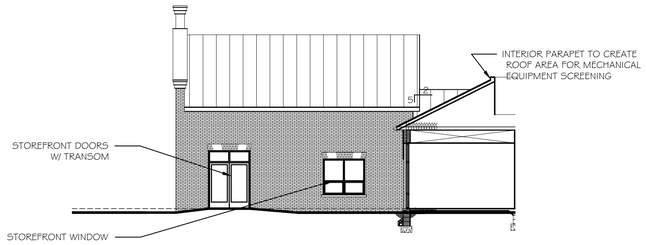
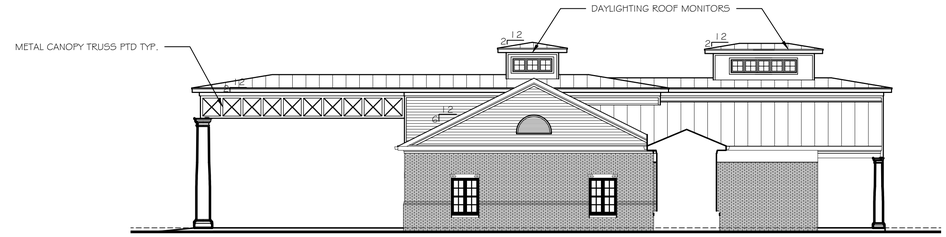
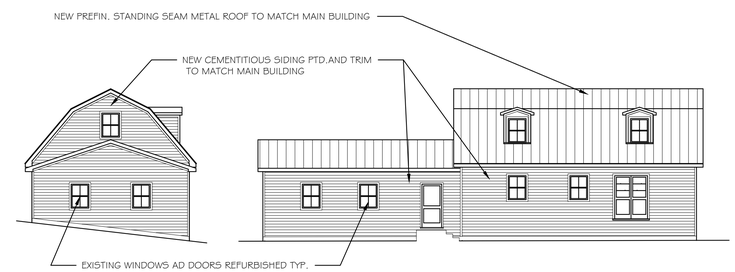


15 A2.4 NORTHEAST ELEVATION - COMMUNITY ROOM

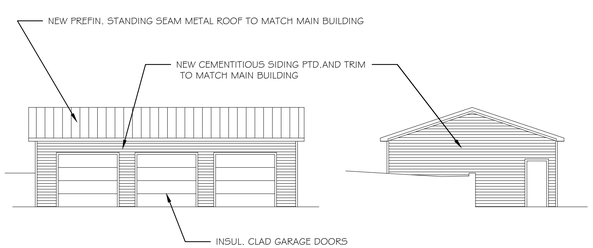


16 A2.4 NORTHEAST ELEVATION - ADMINISTRATION

17 A2.4 NORTHWEST ELEVATION - ADMINISTRATION



18 A2.4 EXISTING BARN ELEVATION- END (A) AND SIDE (B)



19 A2.4 NEW 3-BAY SERVICE BUILDING- END (A) AND SIDE (B)

REVISIONS	BY

Winchester LTC Properties, LLC
Skilled Nursing Facility- Cedar Creek Grade, Winchester VA.

MSA
MAIN STREET ARCHITECTURE, P.C.
24 N. BUCKMARSH STREET BERRYVILLE, VIRGINIA 22611
VOICE 540.955.1669 FAX 540.955.5614

DATE	1-9-15
SCALE	3/32"=1'-0"
DRAWN	HAK
JOB	12084
SHEET	A2.4

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AERIAL VIEW 1

AERIAL VIEW 2

AERIAL VIEW 3

INTERIOR COURTYARD

MAIN ENTRANCE - ADMINISTRATION

SERVICE WING

SOUTHWEST COMMUNITY ROOM

REVISIONS	BY

Winchester LTC Properties, LLC
Skilled Nursing Facility- Cedar Creek Grade, Winchester VA.

MSA
MAIN STREET ARCHITECTURE, P.C.
24 N. BUCKMARSH STREET BERRYVILLE, VIRGINIA 22611
VOICE 540.955.1069 FAX 540.955.6614

DATE	1-9-15
SCALE	
DRAWN	HAK
JOB	12084
SHEET	A2.5

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Planning Commission Meeting Item 2B
January 20, 2015

CU-14-761 Request of Lawton Saunders on behalf of North Loudoun Renovations, LLC for a conditional use permit for ground floor apartments at 317 South Cameron Street (Map Number 193-1--K-14) zoned Central Business District (B-1) with Historic Winchester District Overlay (HW).

REQUEST DESCRIPTION
The request is for Conditional Use Permit (CUP) approval under Section 9-2-16 of the Zoning Ordinance pertaining to the conversion of ground floor to a multifamily use.

AREA DESCRIPTION
The property is situated at the northwest corner of S. Cameron and E. Cecil Streets. Land directly to the north was rezoned conditionally to B-1 in late 2010 and consists of a two-family dwelling and a surface parking lot. Land to the west, south and east is zoned Residential Business (RB-1). Land to the west contains a mix of residential types and a real estate office. Land across Cecil to the south contains a mix of residential types and a warehouse structure. Land across Cameron to the east contains a mix of residential types and offices.

The subject property and all surrounding properties are within the Historic Winchester overlay District. The subject property and those to the north and west are within Parking District A (100% exempt from off-street parking requirements); properties to the east and south are within Parking District B (50% reduction).

STAFF COMMENTS
Formerly known as the old city jail, the subject property most recently housed the public inebriate center and residential treatment facility. The Comprehensive Plan identifies the property as a redevelopment site and calls for a specific land use action to "*(r)elocate the detox and court services from the old jail to less disruptive sites. Reuse the historic building for a public or private use more compatible with the area.*" The referenced services have since ceased operation at the site. The City acquired Frederick County's portion of ownership interest in the property and then conveyed the property to the Economic Development Authority (EDA). The EDA then sold the property to the applicant North Loudoun Renovations, LLC in October 2014. The property was rezoned from Residential Business RB-1 to B-1 in November 2013.

In his letter, the applicant notes their intention to develop the property into an 11 unit apartment building (seven 1 bedroom units & four 2 bedroom units) targeting populations such as young professionals and empty nesters. As shown in their proposed site plan, of the 11 units, a total of six ground floor units are planned on the property; three in the front section in the old jail building (one

unit being in the basement) and three in the rear annex. While the site is within the parking exemption district, there are eight existing parking spaces located on the north side of the property that will be retained for parking use. Staff has determined that this segment of S. Cameron Street does not represent a major commercial street and would suggest that City Council could find the ground-floor residences to be as suitable as nonresidential reuse.

RECOMMENDATION

For a conditional use permit to be approved, a finding must be made that the proposal will not adversely affect the health, safety or welfare of persons residing or working in the neighborhood nor be detrimental to public welfare or injurious to property or improvements in the neighborhood.

A favorable motion could read:

MOVE, that the Commission forward **CU-14-761** to Council recommending approval per Sections 9-2-16 of the Zoning Ordinance because the proposal, as submitted, will not adversely affect the health, safety or welfare of persons residing or working in the neighborhood nor be detrimental to public welfare or injurious to property or improvements in the neighborhood. . The approval is based upon City Council finding that the proposed ground-floor residential unit is as suitable or preferable to other permitted uses on the ground floor and is subject to site plan approval by staff.

-OR-

An unfavorable recommendation should cite:

1. Why the proposed ground-floor residential unit is NOT as suitable or preferable to other permitted uses on the ground floor; and/or
2. Why the proposal may adversely affect the health, safety or welfare of persons residing or working in the neighborhood or may be detrimental to public welfare or injurious to property or improvements in the neighborhood.

NORTH LOUDOUN
RENOVATIONS, LLC
PO BOX 651
WINCHESTER, VA 22604

December 10, 2014

City of Winchester
Planning Commission
15 North Cameron Street
Winchester, Va. 22601

Planning Commission Members:

North Loudoun Renovations is in the process of redeveloping the former Winchester-Frederick County Jail Property at 317 South Cameron Street. The plan is to renovate the existing jail to create 5 one bedroom apartments and to add an additional floor to the rear annex which would accommodate 4 two bedroom units and 2 one bedroom units. The existing "Jail Yard" will be landscaped to create a courtyard for use of the tenants. Although this site is parking exempt, there are currently eight parking spaces to the North of the building that will be retained. The intent is to create higher quality units with a target market of young professionals, graduate students, and empty nesters who are interested in living in the downtown area.

This request is to allow the ground floor conversion of the former jail building and the annex at the rear of the jail to residential use. The surrounding area is primarily residential. The ground floor interior was designed originally as the jailor's quarters and the historic layout makes it difficult to configure as commercial space. Although it is in an area zoned B-1, the location is removed from major commercial activity. The exterior has a residential look with no commercial windows. No other variances will be required.

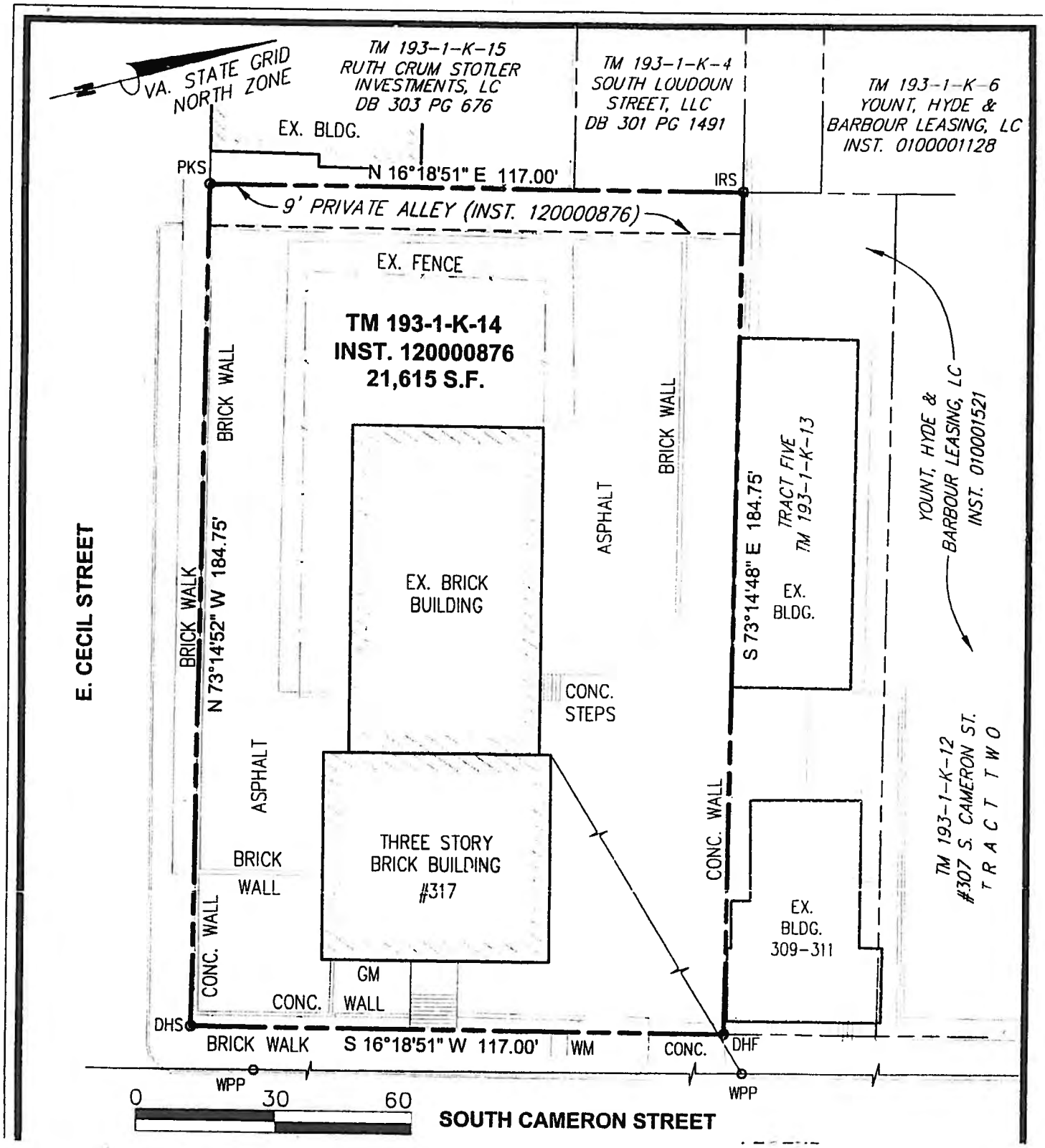
This property is part of the OLD TOWN/NORTH CENTRAL GEOGRAPHIC PLANNING AREA. The Comprehensive Plan suggests that efforts be taken to promote residential or mixed use in this area. It specifically mentions reusing the Historic Jail Building for a use more compatible with the area which is primarily residential. The conversion of this building to apartments would be compatible with the mixed use of residential and retail envisioned by the Comprehensive Plan.

Thank you for your consideration of this request.

Lawton Saunders

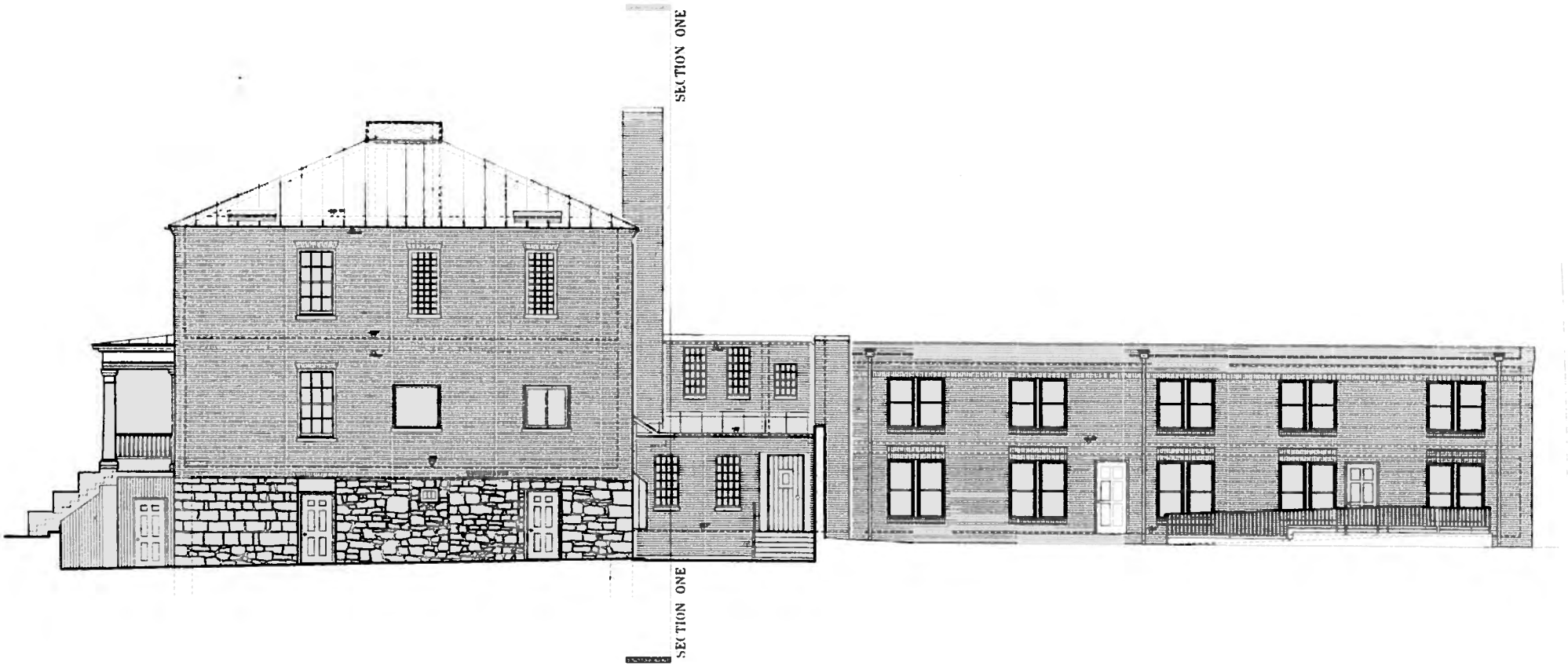
Managing Partner North Loudoun Renovations LLC

RECEIVED
DEC 10 2014

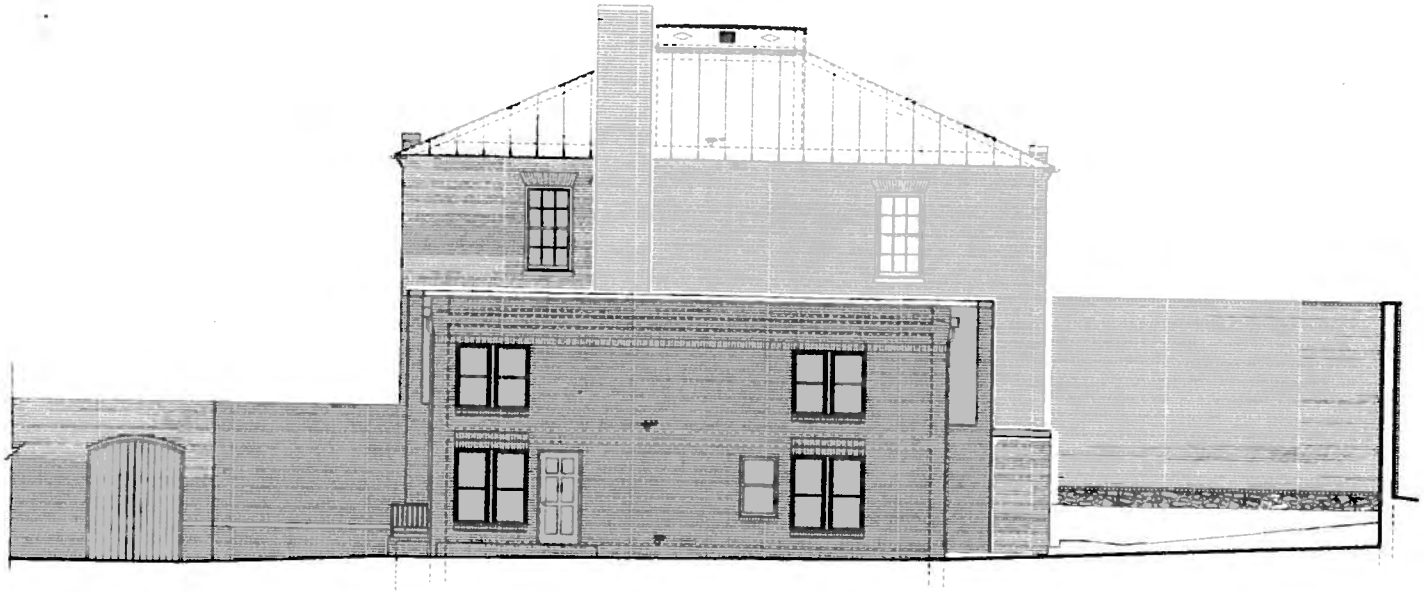


317 SOUTH CAMERON STREET SITE PLAN

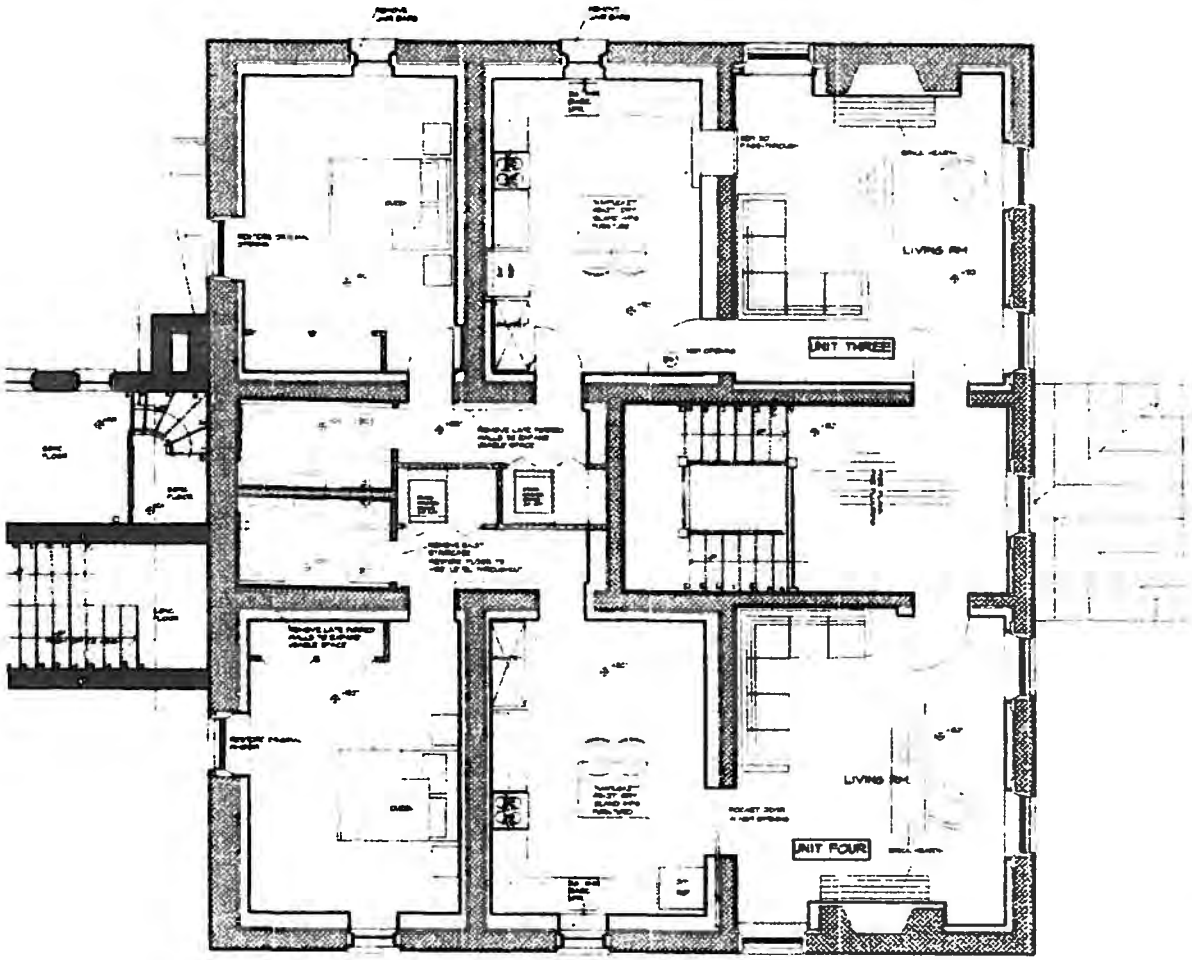
317 SOUTH CAMERON STREET FRONT ELEVATION



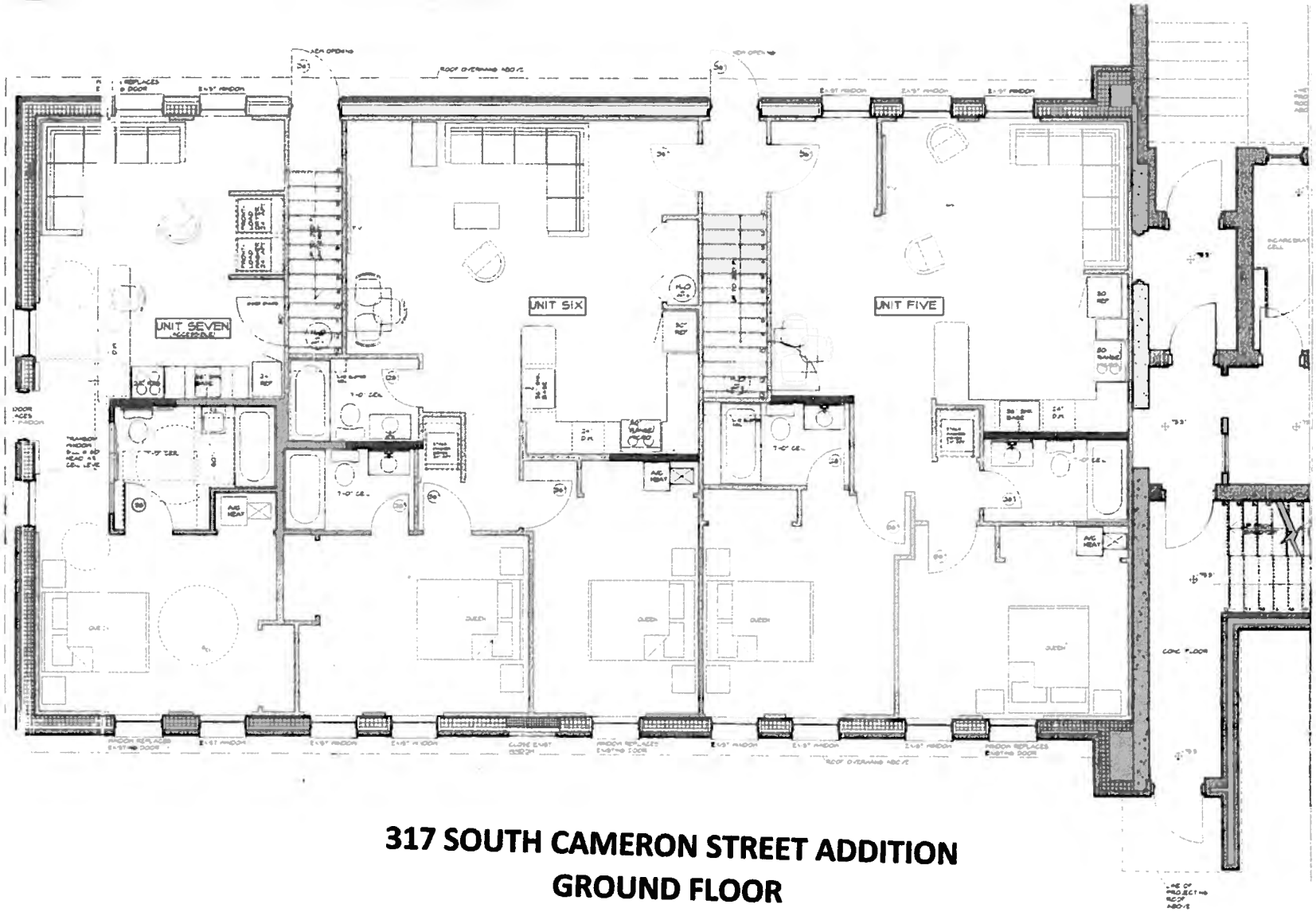
317 SOUTH CAMERON STREET NORTH ELEVATION



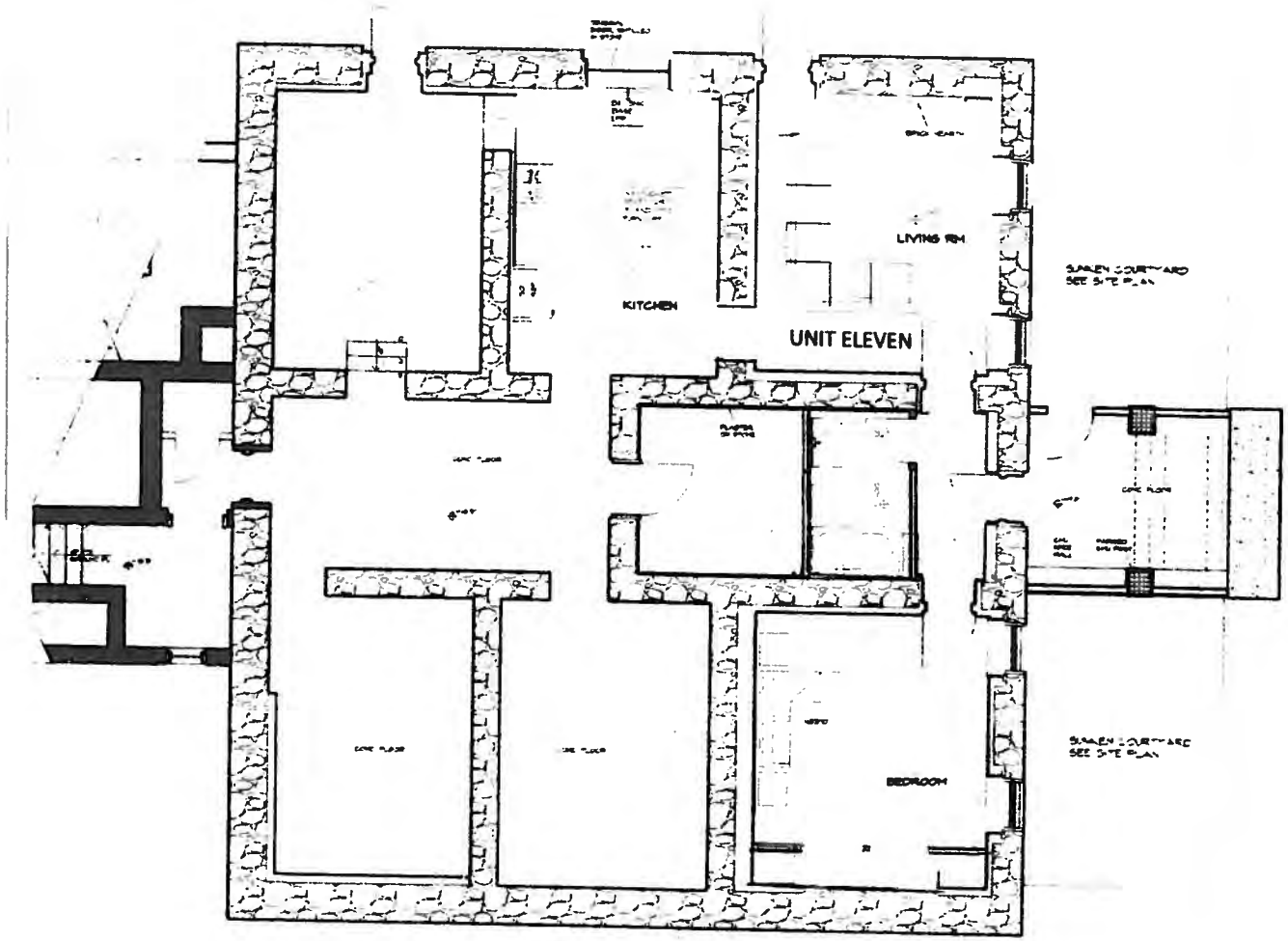
317 SOUTH CAMERON STREET REAR ELEVATION



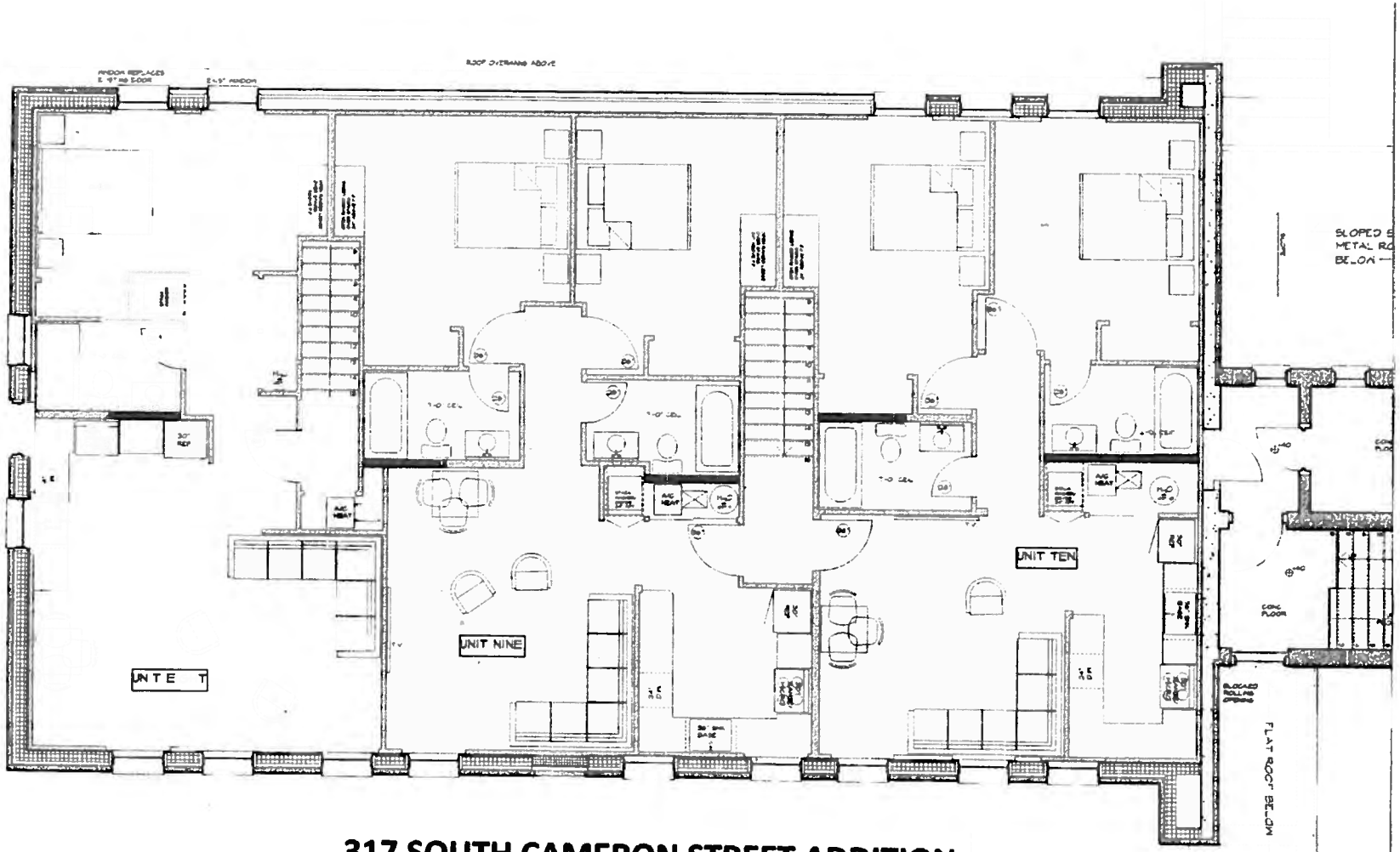
317 SOUTH CAMERON STREET
UPPER FLOOR



317 SOUTH CAMERON STREET ADDITION
GROUND FLOOR



317 SOUTH CAMERON STREET
BASEMENT



317 SOUTH CAMERON STREET ADDITION
SECOND FLOOR

317 SOUTH CAMERON STREET
GROUND FLOOR

Planning Commission Meeting
January 20, 2015

Item 3A

RZ 14-628 AN ORDINANCE TO REZONE 5.1674 ACRES OF LAND AT 380 MILLWOOD AVENUE *(Map Number 233-01- -3)* FROM MEDIUM DENSITY RESIDENTIAL DISTRICT (MR) ZONING TO MEDIUM DENSITY RESIDENTIAL DISTRICT (MR) ZONING WITH PLANNED UNIT DEVELOPMENT (PUD) OVERLAY.

REQUEST DESCRIPTION
The request is to rezone from MR to MR with a PUD overlay which would permit enlarging the existing nursing home without increasing the number of beds as outlined in the letter (see attached) from the applicant dated October 3, 2014.

AREA DESCRIPTION
The property currently contains the existing business Evergreen Health & Rehab, an assisted living/nursing home facility. To the north and east is City owned land zoned Education, Institution and Public Use District (EIP) which includes parts of the Green Circle Trail and Shawnee Springs Preserve. To the south is a residential area zoned MR. The adjacent parcels to the west are zoned Central Business District (B-1) buffered by Millwood Ave and the CSX Railroad line. Portions of the property lie within the 100-year floodplain and a variance was granted by the Board of Zoning Appeals on November 12, 2014 for expansion of the structure and use of the facility.

STAFF COMMENTS
In a letter (see attached) to the Planning Director dated October 3, 2014, Mr. Donald Crigler of DFC Architects, PC, applicant for the owner (Long Term Care Properties, LLC), states that the rezoning will bring the Nursing Home/Assisted Living Facility use back to a by-right use. The use was established in 1968 and was a by-right use until 1990 when the property was rezoned MR, thus establishing a "non-conforming use" and preventing the opportunity for expansion. The proposed site plan and elevations shows a 3,000 sq. ft. footprint for a 6,000 sq. ft. two story addition. The expansion is intended to improve the operation of the facility itself and does not increase the number of patient beds or staff. Consequently, this expansion and improvements should have no impact on the City, fiscally or in terms of traffic. The expansion is also in line with the City's Comprehensive Plan for the area, which calls for proactive redevelopment of property where needed to achieve maximum sustainable potential.

RECOMMENDATION
Staff recommends approval of the rezoning. A favorable motion could read:

MOVE, that the Commission forward **RZ-14-628** to City Council recommending approval as depicted on an exhibit entitled "Rezoning Exhibit RZ-14-628, Prepared by Winchester Planning Department, 10-03-2014" because the request is consistent with the Comprehensive Plan which calls for Redevelopment in the site.

AN ORDINANCE TO REZONE 5.1674 ACRES OF LAND AT 380 MILLWOOD AVENUE (Map Number 233-01- -3) FROM MEDIUM DENSITY RESIDENTIAL DISTRICT (MR) ZONING TO MEDIUM DENSITY RESIDENTIAL DISTRICT (MR) ZONING WITH PLANNED UNIT DEVELOPMENT (PUD) OVERLAY.

RZ-14-268

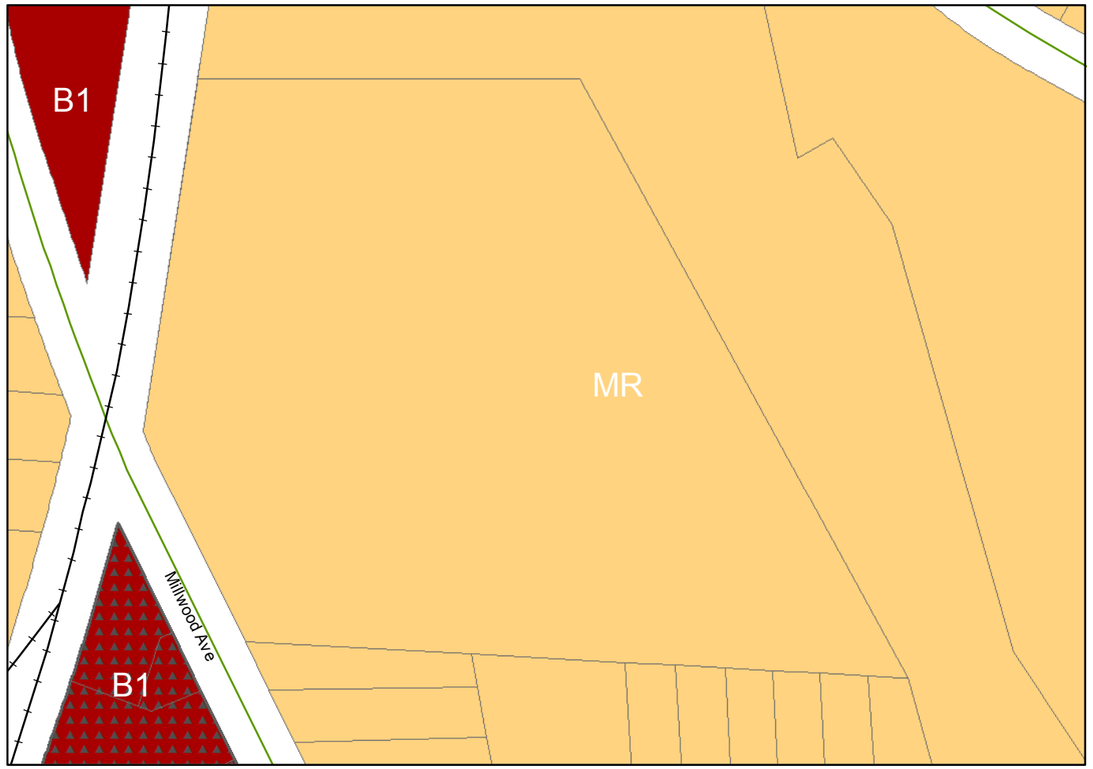
WHEREAS, the Common Council has received an application from DFC Architects, PC on behalf of Long Term Care Properties, LLC to rezone property at 380 Millwood Avenue from Medium Density Residential District to Medium Density Residential District with Planned Unit Development District overly; and,

WHEREAS, the Planning Commission forwarded the request to Council on December 16, 2014 recommending approval of the rezoning as depicted on an exhibit entitled "*Rezoning Exhibit RZ-14-628, Prepared by Winchester Planning Department, 10-03-2014*" because the proposed MR zoning with PUD overlay facilitates redevelopment as designated in the Comprehensive Plan 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 associated with this property herein facilitates redevelopment as designated in the Comprehensive Plan and

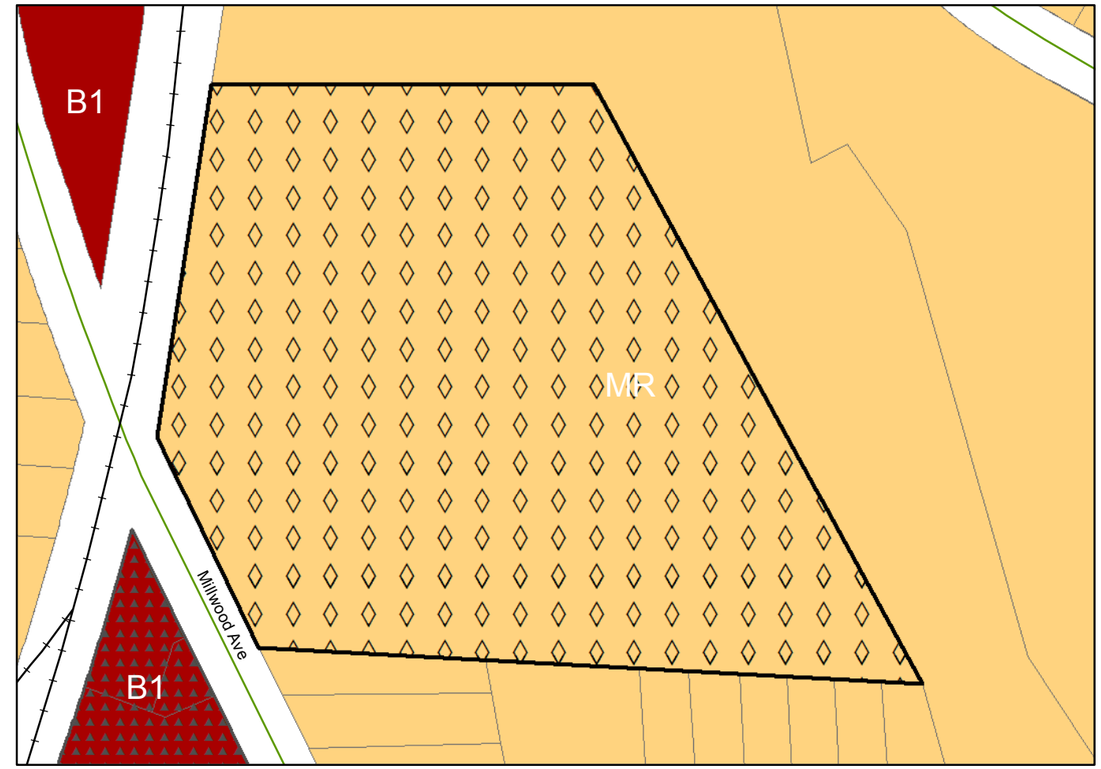
NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Winchester, Virginia that the following land is hereby rezoned from the existing zoning designation Medium Density Residential District to Medium Density Residential District with Planned Unit Development District overly: 5.1674 acres of land at 380 Millwood Avenue as depicted on an exhibit entitled "*Rezoning Exhibit RZ-14-628, Prepared by Winchester Planning Department, 10-03-2014*".

REZONING EXHIBIT
RZ-14-628
PREPARED BY WINCHESTER PLANNING DEPARTMENT
10-03-2014



EXISTING

MEDIUM DENSITY RESIDENTIAL DISTRICT (MR) ZONING
FOR 380 MILLWOOD AVENUE



PROPOSED

MEDIUM DENSITY RESIDENTIAL DISTRICT (MR) ZONING
WITH PLANNED UNIT DEVELOPMENT (PUD) OVERLAY
FOR 380 MILLWOOD AVENUE

N

Zoning Overlay

Overlay

- Conditional
- PUD

Zoning

MZONE

- B1 Central Business District
- MR Medium Density Residential District
- Railroad

DFC Architects, PC

October 3, 2014

RE: Rezoning for a Planned Unit Development Overlay for
Evergreen Health & Rehab
380 Millwood Ave.
Winchester, Va 22601

Tim Youmans, Planning Director
City of Winchester
Rouss City Hall
15 North Cameron St.
Winchester, VA. 22601

Dear Tim,

I have enclosed an application for a re-zoning to place a Planned Unit Development overlay on the above referenced site. As you are aware the site is 5.1674 acres and therefore qualifies for a PUD overlay. The PUD will bring the use back to a "by-right" use for this site. It was brought to our attention that the current Zoning of MR which was done in 1990, actually made the existing use a "non-conforming use" and therefore eliminates the opportunity to expand the existing facilities. This use was established in 1968 and was a by right use from 1968 until the rezoning in 1990. I am submitting a site plan showing a new 3,000 square foot footprint for a 6,000 square foot, two story addition. I have included architectural plans and elevations of the proposed addition, since the project was ready to be started in September, until we discovered this zoning issue. I would appreciate any assistance that you can provide in expediting this process, since this rezoning was done prior to the current owners purchase of the facility in 2005. I would note that this expansion is designed to improve the care of the existing residents and does not add any additional beds, or staff. The rooms will be enlarged to accommodate the rehabilitation function on one wing and the long term care done on the other wing. It is also designed to meet the current HC accessibility standards for a Nursing facility.

As you may be aware this facility is the largest Nursing Home in the City of Winchester and provides more than 3 times as many licensed beds as any other facility in the City. Evergreen provides 65% of the total licensed Nursing home beds within the City of Winchester. If you have any further questions or need any additional information please feel free to contact me.

Sincerely,

Donald F. Crigler
President
DFC Architects, PC

Attachment: Planning Statements

29 E. Boscawen Street Ph.: (540) 678-0560 Winchester, Virginia 22601

Statement of Relationship to Comprehensive Plan

Section 13-4-2.2 j.

The current use was established 46 years ago and has been continuous to date. This use was established in 1968 and was a by right use from 1968 until a rezoning in 1990 which resulted in the use becoming a "grandfathered non-conforming use". This status prevents any expansion of the current use or building that houses the current use. The Comprehensive Plan envisions this area of the City for Institutional Use which does the current use is in keeping with, along with it's residential character for elderly care.

Traffic Analysis

Section 13-4-2.2 k.

The proposed expansion does not increase the number of patient beds (it provides larger rooms for patients) and does not require any additional staff, therefore there should be no traffic impact once the expansion is complete.

Fiscal Impact Analysis

Section 13-4-2.2 l.

There is no fiscal impact on the City anticipated by this expansion since the occupants and staff are not increasing.

Winchester zoning & inspections Virginia

FILE COPY

Rouss City Hall
15 North Cameron Street
Winchester, VA 22601

Telephone: (540) 667-1815
FAX: (540) 722-3618
TDD: (540) 722-0782
Website: www.winchesterva.gov

November 13, 2014

DFC Architects, PC
Attention: Don Crigler
29 E. Boscawen Street
Winchester, VA 22601

Dear Mr. Crigler:

On Wednesday, November 12, 2014, the Board of Zoning Appeals acted on the following request:

BZA-14-517 Request of DFC Architects, PC, on behalf of the property owner, Long Term Care Properties, LLC, for variances pertaining to an expanded use and structure in the 100 year floodplain pursuant to Sections 14.1-15-3C, D, E, and J and Section 14.1-15-6A of the Winchester Zoning Ordinance, for the property located at 380 Millwood Avenue *(Map Number 233-01- -3 - > <01)*, zoned Medium Density Residential (MR) District with Floodplain (FP) District overlay. The applicant is requesting these variances to obtain relief from required flood proofing and building elevation requirements for a proposed building expansion.

On a vote of 4-0, the Board approved a variance to DFC Architects, PC, on behalf of the property owner, Long Term Care Properties, LLC, for variances pertaining to an expanded use and structure in the 100 year floodplain pursuant to Section 14.1-15-6A of the Winchester Zoning Ordinance, for the property located at 380 Millwood Avenue (Map Number 233-01- -3 - > <01), zoned Medium Density Residential (MR) District with Floodplain (FP) District overlay, with the following conditions:

a. The issuance of this variance is approved only for the expansion as proposed within the application materials, including those materials that were presented to the Board today, November 12, 2014.
b. The issuance of a variance to construct a structure below the one hundred (100)-year flood elevation (a) increases the risks to life and property and (b) will result in increased premium rates for flood insurance.

This variance is approved because:

a. The strict application of this Ordinance would produce a clearly demonstrable hardship.
b. That such hardship is not shared generally by other properties in the same zoning district and the same vicinity.
c. That the authorization of such variance will not be of substantial detriment to adjacent property and that the character of the district will not be changed by the granting of the variance.

Sincerely yours,

Aaron M. Grisdale, CZA
Director of Zoning and Inspections

"To provide a safe, vibrant, sustainable community while striving to constantly improve the quality of life for our citizens and economic partners."

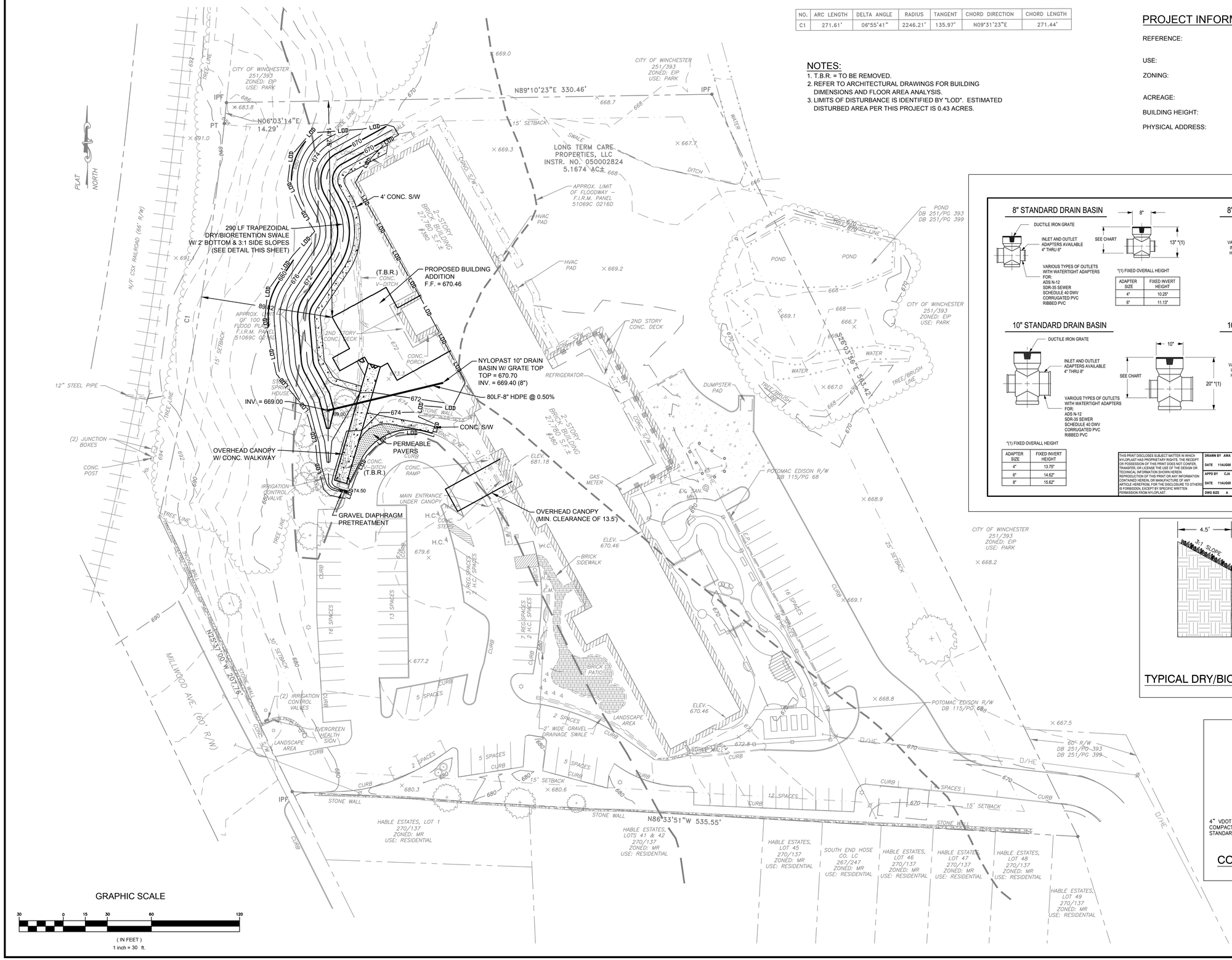
NO.	ARC LENGTH	DELTA ANGLE	RADIUS	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	271.61'	06°55'41"	2246.21'	135.97'	N09°31'23"E	271.44'

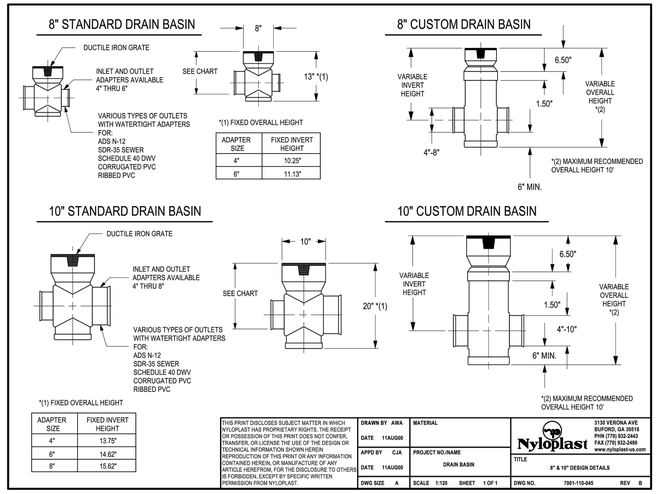
NOTES:

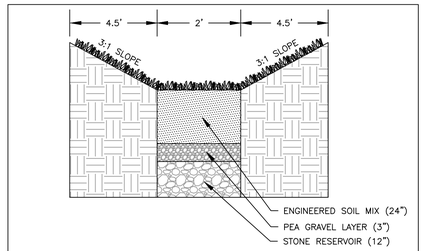
1. T.B.R. = TO BE REMOVED.
2. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS AND FLOOR AREA ANALYSIS.
3. LIMITS OF DISTURBANCE IS IDENTIFIED BY "LOD". ESTIMATED DISTURBED AREA PER THIS PROJECT IS 0.43 ACRES.

PROJECT INFORMATION:

REFERENCE:	TAX MAP 233, LOT 3 INSTURMENT NO. 050002824
USE:	ASSISTED LIVING, RESIDENTIAL
ZONING:	MR - MEDIUM DENSITY RESIDENTIAL DISTRICT
ACREAGE:	5.1674 AC.±
BUILDING HEIGHT:	< 35 FEET
PHYSICAL ADDRESS:	380 MILLWOOD AVENUE WINCHESTER, VIRGINIA 22601

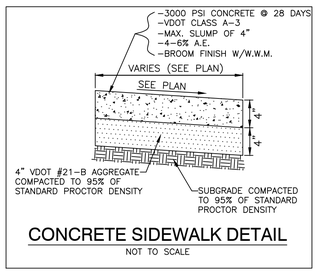






TYPICAL DRY/BIORETENTION SWALE SECTION

NOT TO SCALE



CONCRETE SIDEWALK DETAIL

NOT TO SCALE

DICE ENGINEERING, PLC
101 SHELBY COURT
WINCHESTER, VA 22602
PH: 540.974.5157

REV. #	DATE	DESCRIPTION	BY

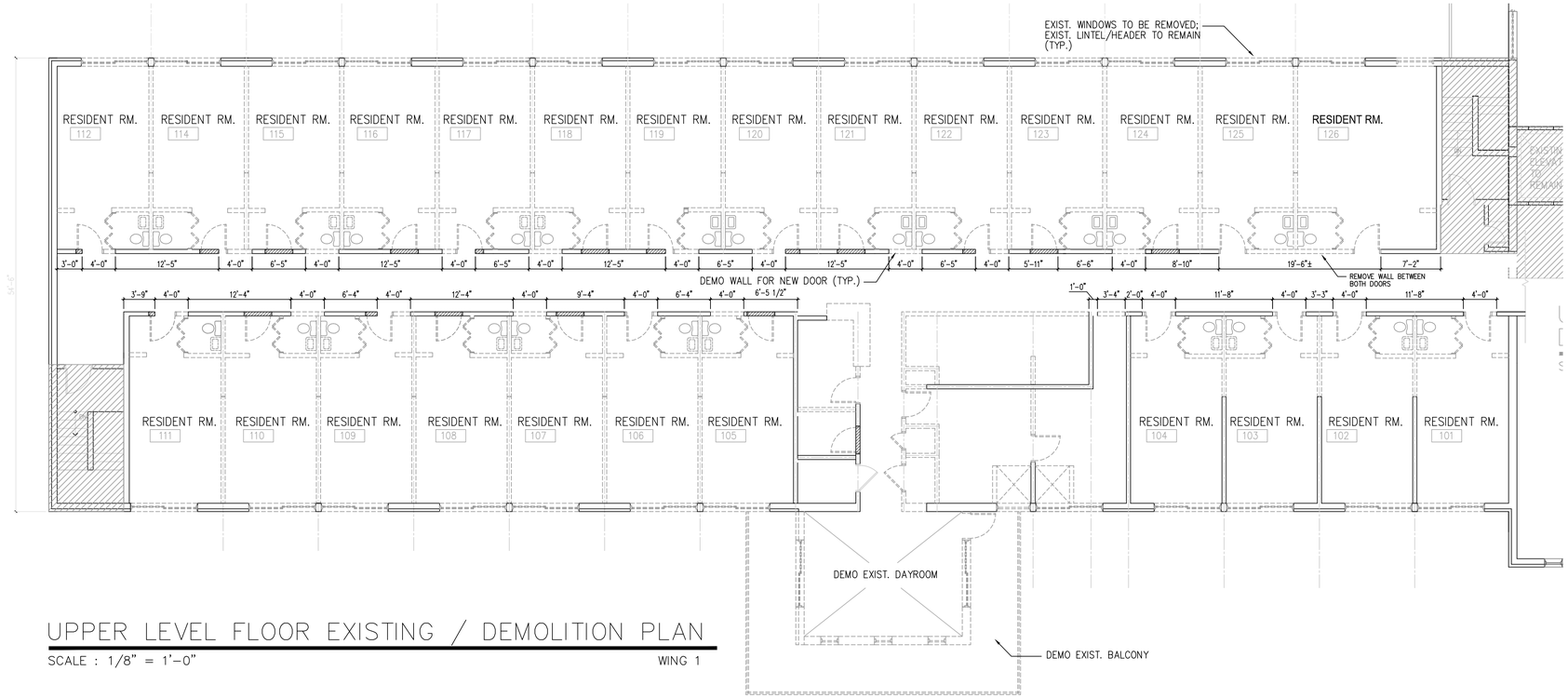
CADD FILE: C-01.DWG
DRAWN BY: DDD
CHECKED BY: DDD
DATE: 11-12-2014
SCALE: 1"= 30'

COMMONWEALTH OF VIRGINIA
DENNIE D. DUNLAP III
Lic. No. 035809
11/12/14
PROFESSIONAL ENGINEER

EVERGREEN HEALTH & REHABILITATION CENTER SITE IMPROVEMENTS
WINCHESTER, VIRGINIA

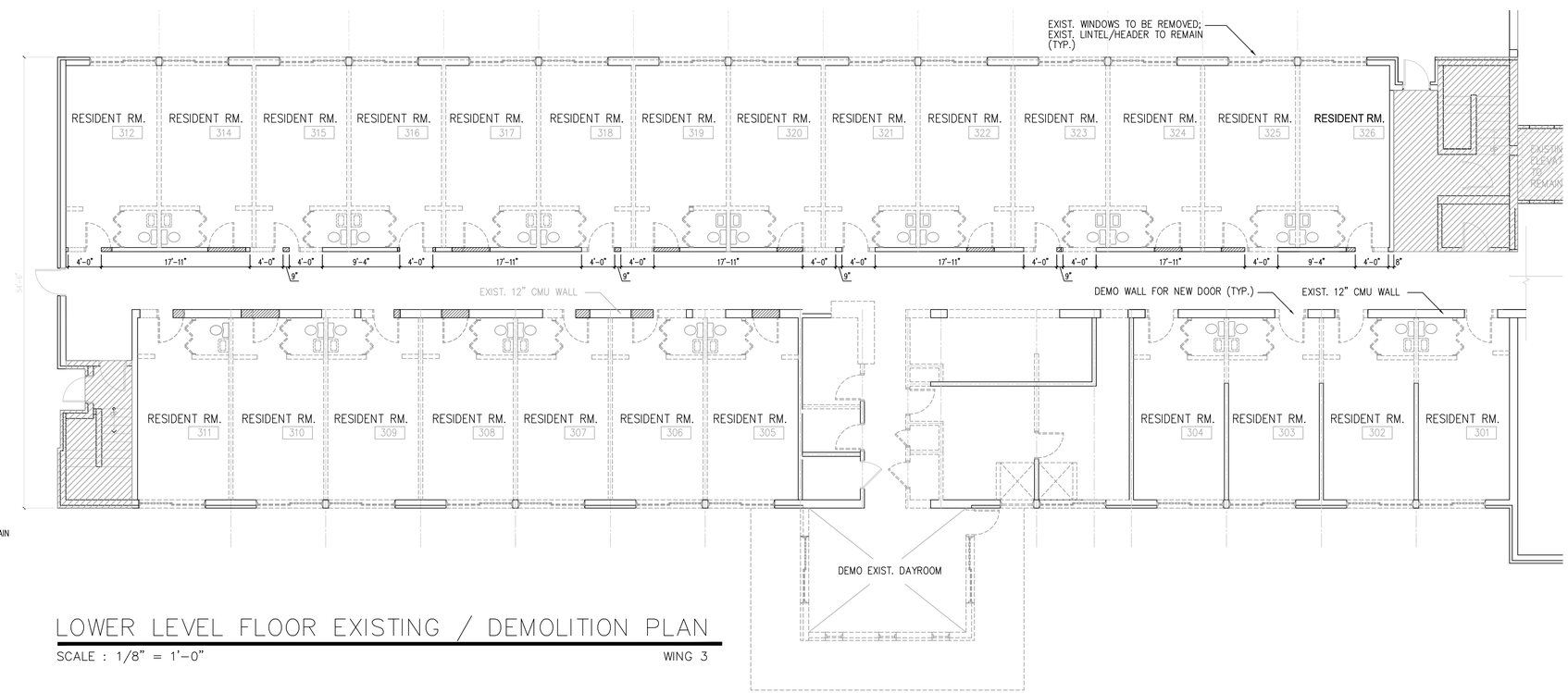
SITE PLAN

SHEET NUMBER:
C-01
JOB NO.: 14-07



UPPER LEVEL FLOOR EXISTING / DEMOLITION PLAN

SCALE : 1/8" = 1'-0" WING 1



LOWER LEVEL FLOOR EXISTING / DEMOLITION PLAN

SCALE : 1/8" = 1'-0" WING 3

LEGEND

- DEMOLITION
- EXISTING CONSTRUCTION TO REMAIN
- INFILL @ EX. WALL / OPENING
- EXISTING DOORS TO REMAIN
- DOORS TO BE REMOVED
- WINDOWS TO BE REMOVED
- ROOMS AND AREAS NOT IN CONTRACT

DFC Architects, PC
29 East Boscawen Street (540) 678-0560
Winchester, VA 22601

PROJECT NUMBER: 1302

DRAWN BY: TWN

CHECKED BY: DC

REVISIONS:

1)

2)

SHEET TITLE: EXISTING / DEMO PLANS

PROJECT NAME: EVERGREEN Renovation of Wing 1 & 3

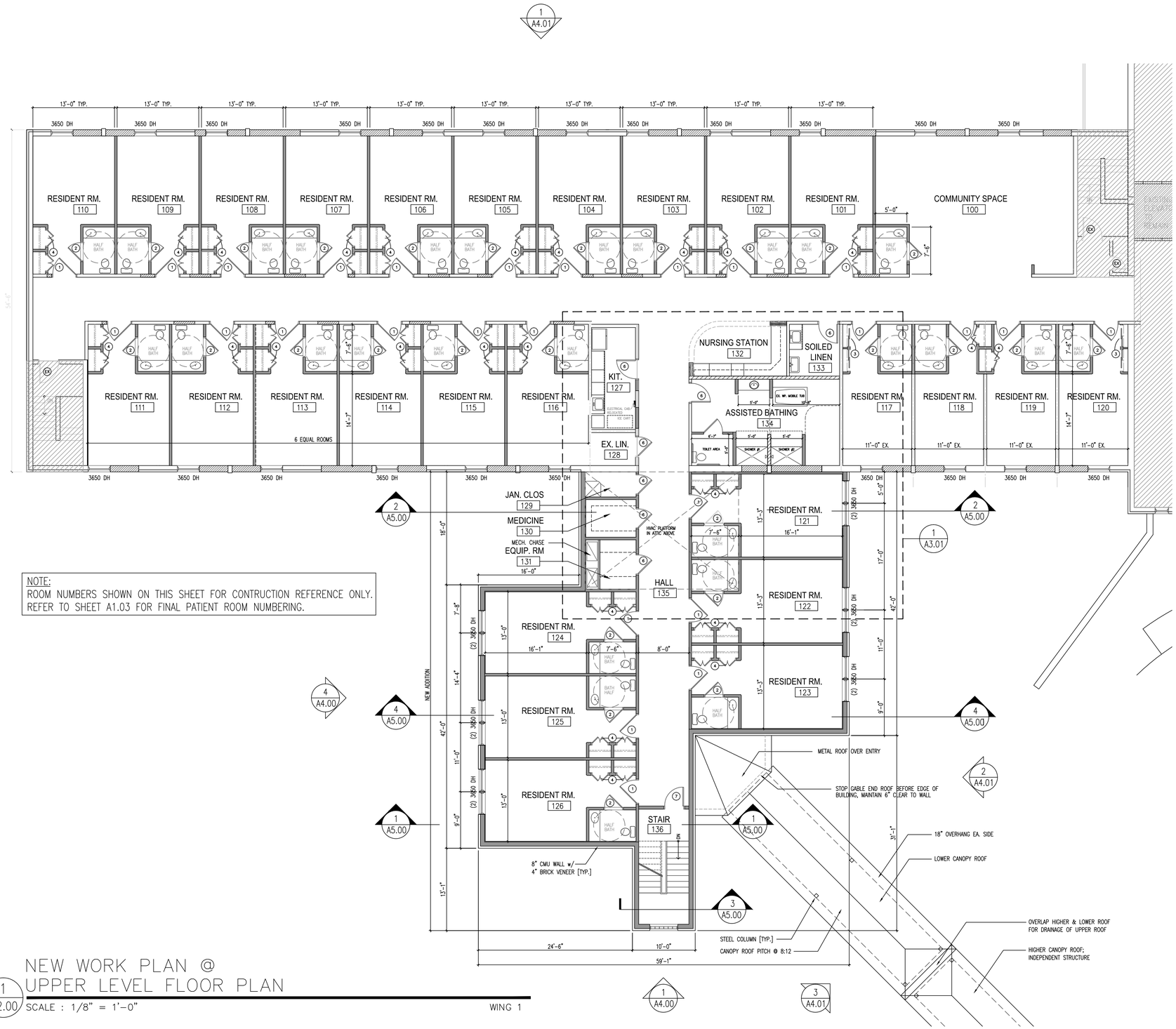
CLIENT INFORMATION: EVERGREEN HEALTH & REHABILITATION CENTER

ADDRESS: 380 MILLWOOD AVENUE WINCHESTER, VA 22601

07 . 17 . 2014

SHEET No.

D1.00



NOTE:
ROOM NUMBERS SHOWN ON THIS SHEET FOR CONTRUCTION REFERENCE ONLY. REFER TO SHEET A1.03 FOR FINAL PATIENT ROOM NUMBERING.

NEW WORK PLAN @ UPPER LEVEL FLOOR PLAN

1 / A2.00

SCALE : 1/8" = 1'-0"

WING 1

FINISH SCHEDULE:

FLOOR
1. COMMERCIAL CARPET
2. VINYL TILE
3. CERAMIC TILE
4. QUARRY TILE
5. MARBLE TILE
6. CONCRETE (PAINTED)
7. LAMINATED HARDWOOD

BASE
1. MATCH EXIST. BASE
2. WOOD BASE
3. CERAMIC BASE
4. CARPET BASE
5. VINYL BASE

WALL
1. MATCH EXIST. WALL
2. EXPOSED BRICK
3. CONCRETE BLOCK (PTD.)
4. DRYWALL (PTD.)
5. DRYWALL (WALL COVERING)
6. CERAMIC TILE

CEILING
1. MATCH EXIST. CEILING
2. 2X2 LAY-IN TILE
3. 2X4 LAY-IN TILE
4. LAY-IN TILE(SANITARY)
5. DRYWALL (PAINTED)
6. DRYWALL (TEXTURED)

FINISH SCHEDULE SYMBOL
CEILING HEIGHT
CEILING
WALL
BASE
FLOOR

LEGEND

- EXIST. CMU WALL
- EXIST. WALLS
- NEW WALLS
- INFILL EXIST. OPG
- ROOMS AND AREAS NOT IN CONTRACT

DFC Architects, PC
29 East Boscawen Street (540) 678-0560
Winchester, VA 22601

PROJECT NUMBER: 1302
DRAWN BY: TWN
CHECKED BY: DC
REVISIONS:
1)
2)

SHEET TITLE: FLOOR PLAN @ UPPER LEVEL

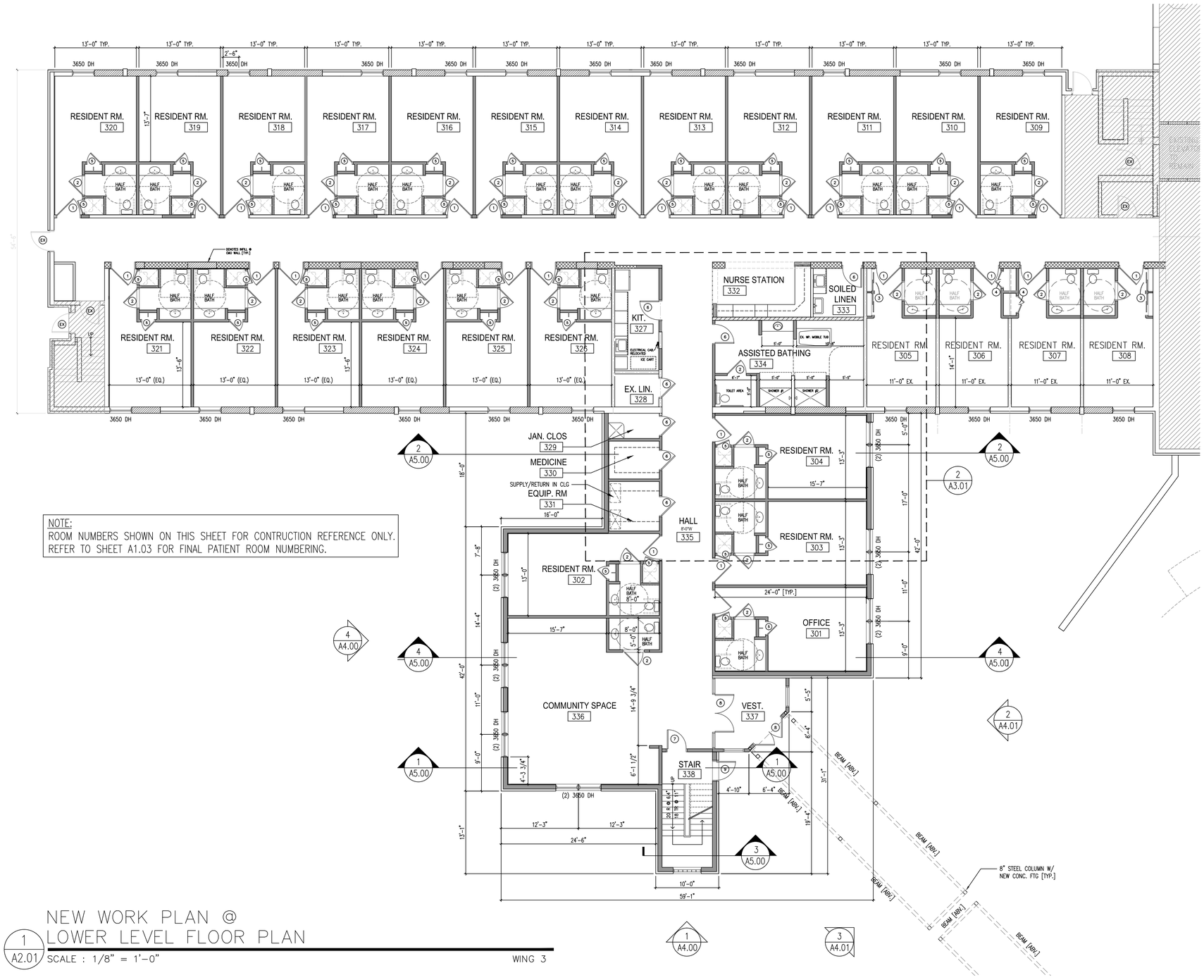
PROJECT NAME: EVERGREEN
Renovation of Wing 1 & 3

CLIENT INFORMATION: EVERGREEN HEALTH & REHABILITATION CENTER

ADDRESS: 380 MILLWOOD AVENUE WINCHESTER, VA 22601

07 . 17 . 2014

SHEET No. A2.00



NOTE:
ROOM NUMBERS SHOWN ON THIS SHEET FOR CONTRUCTION REFERENCE ONLY. REFER TO SHEET A1.03 FOR FINAL PATIENT ROOM NUMBERING.

NEW WORK PLAN @ LOWER LEVEL FLOOR PLAN

1 / A2.01

SCALE : 1/8" = 1'-0"

WING 3

FINISH SCHEDULE:

FLOOR
1. COMMERCIAL CARPET
2. VINYL TILE
3. CERAMIC TILE
4. QUARRY TILE
5. MARBLE TILE
6. CONCRETE (PAINTED)
7. LAMINATED HARDWOOD

BASE
1. MATCH EXIST. BASE
2. WOOD BASE
3. CERAMIC BASE
4. CARPET BASE
5. VINYL BASE

WALL
1. MATCH EXIST. WALL
2. EXPOSED BRICK
3. CONCRETE BLOCK (PTD.)
4. DRYWALL (PTD.)
5. DRYWALL (WALL COVERING)
6. CERAMIC TILE

CEILING
1. MATCH EXIST. CEILING
2. 2X2 LAY-IN TILE
3. 2X4 LAY-IN TILE
4. LAY-IN TILE(SANITARY)
5. DRYWALL (PAINTED)
6. DRYWALL (TEXTURED)

FINISH SCHEDULE SYMBOL
CEILING HEIGHT
CEILING
WALL
BASE
FLOOR

LEGEND

- EXIST. CMU WALL
- EXIST. WALLS
- NEW WALLS
- INFILL EXIST. OPG
- ROOMS AND AREAS NOT IN CONTRACT

DFC Architects, PC
29 East Boscawen Street (540) 678-0560
Winchester, VA 22601

PROJECT NUMBER: 1302
DRAWN BY: TWN
CHECKED BY: DC
REVISIONS:
1)
2)

SHEET TITLE: FLOOR PLAN @ LOWER LEVEL

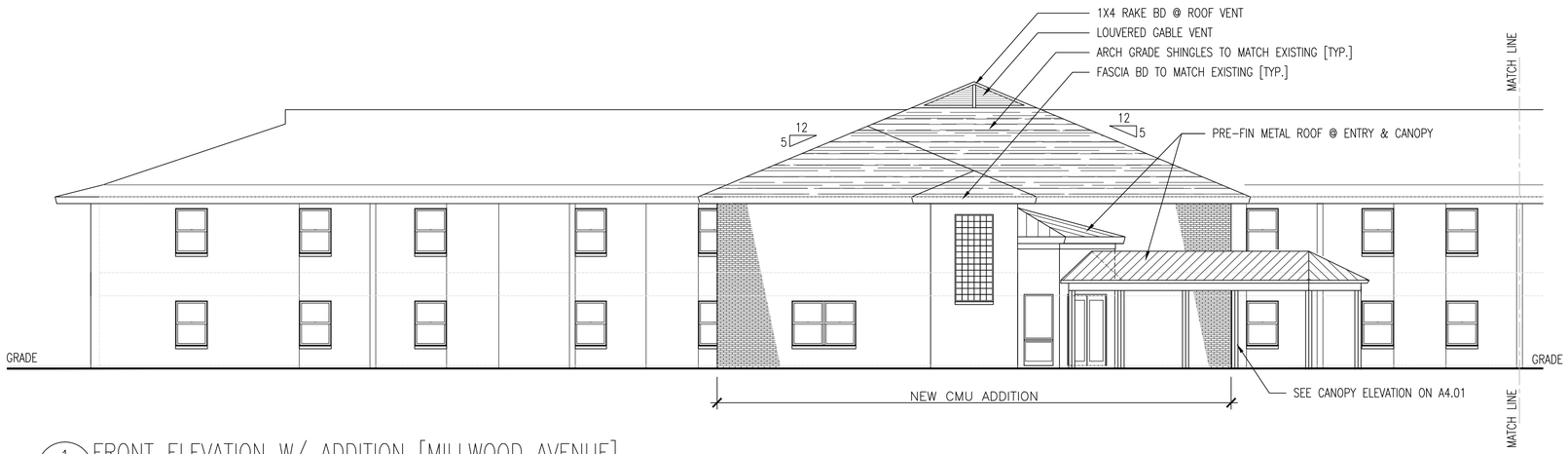
PROJECT NAME: EVERGREEN Renovation of Wing 1 & 3

CLIENT INFORMATION: EVERGREEN HEALTH & REHABILITATION CENTER

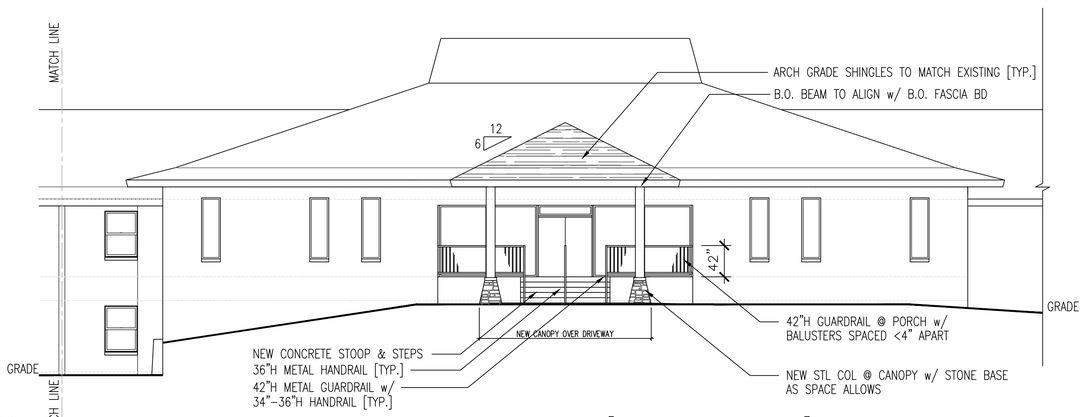
ADDRESS: 380 MILLWOOD AVENUE WINCHESTER, VA 22601

07 . 17 . 2014

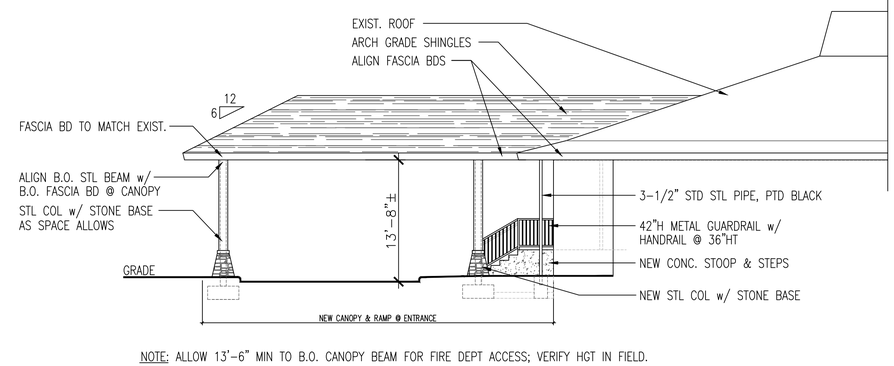
SHEET No. A2.01



1 A4.00 FRONT ELEVATION W/ ADDITION [MILLWOOD AVENUE]
SCALE: 1/8" = 1'-0"

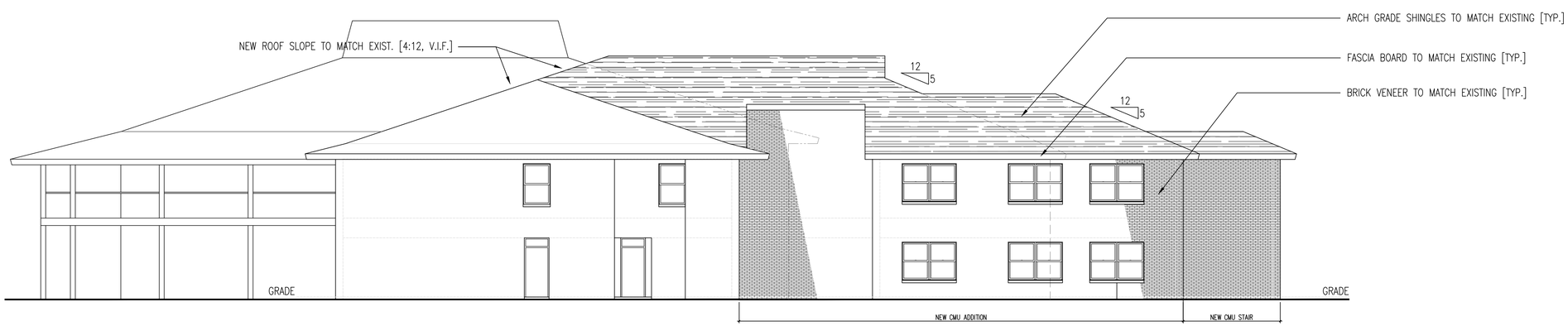


2 A4.00 FRONT ELEVATION @ NEW MAIN ENTRANCE CANOPY [MILLWOOD AVENUE]
SCALE: 1/8" = 1'-0"



NOTE: ALLOW 13'-6" MIN TO B.O. CANOPY BEAM FOR FIRE DEPT ACCESS; VERIFY HGT IN FIELD.

3 A4.00 SIDE ELEVATION @ NEW MAIN ENTRANCE CANOPY [MILLWOOD AVENUE]
SCALE: 1/8" = 1'-0"



4 A4.00 LEFT SIDE ELEVATION [NORTH]
SCALE: 1/8" = 1'-0"

DFC Architects, PC
29 East Boscawen Street (540) 678-0560
Winchester, VA 22601

PROJECT NUMBER: 1302
DRAWN BY: TWN
CHECKED BY: DC
REVISIONS:
1)
2)

SHEET TITLE: BUILDING ELEVATIONS

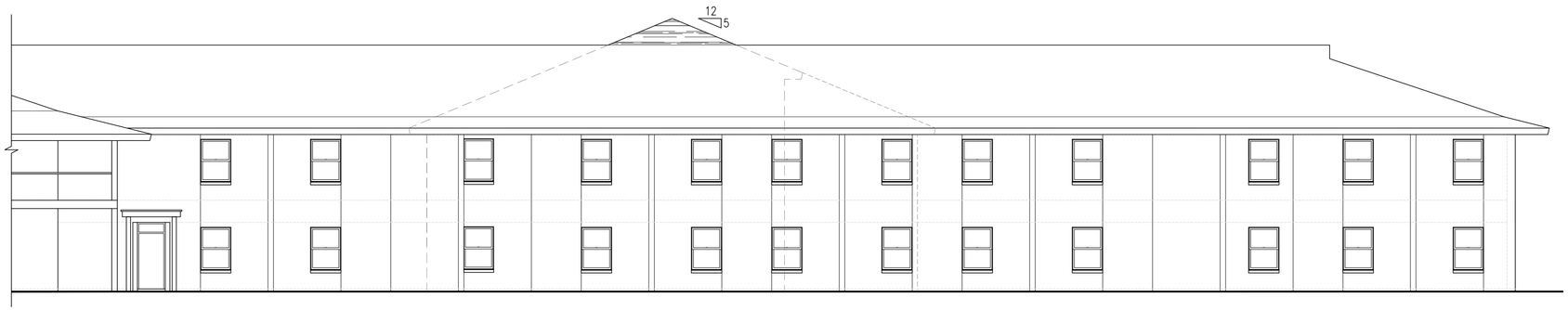
PROJECT NAME: EVERGREEN
Renovation of Wing 1 & 3

CLIENT INFORMATION: EVERGREEN HEALTH & REHABILITATION CENTER

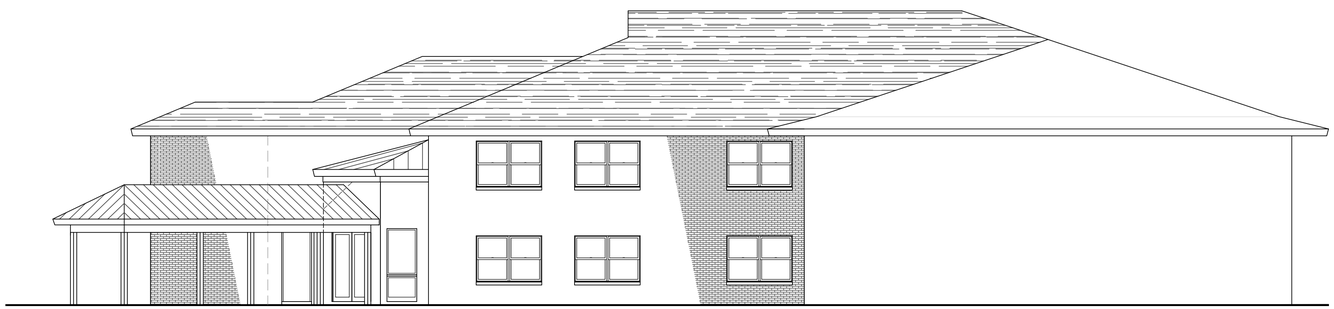
ADDRESS: 380 MILLWOOD AVENUE
WINCHESTER, VA 22601

07 . 17 . 2014

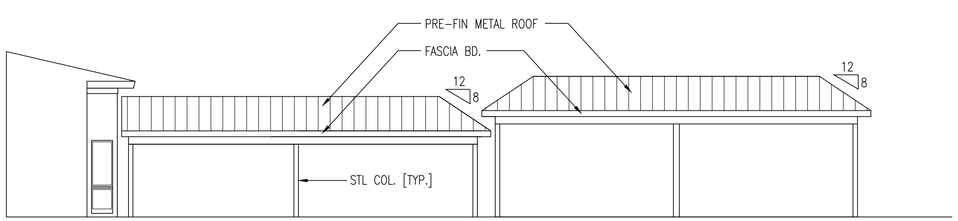
SHEET No. A4.00



1 A4.01 REAR ELEVATION [EAST]
SCALE: 1/8" = 1'-0"



2 A4.01 LEFT-SIDE ELEVATION @ ADDITION [SOUTH]
SCALE: 1/8" = 1'-0"



3 A4.01 ELEVATION @ NEW WALKWAY CANOPY
SCALE: 1/8" = 1'-0"

DFC Architects, PC
29 East Boscawen Street (540) 678-0560
Winchester, VA 22601

PROJECT NUMBER: 1302
DRAWN BY: TWN
CHECKED BY: DC

REVISIONS:
1)
2)

SHEET TITLE: BUILDING ELEVATIONS

PROJECT NAME: EVERGREEN
Renovation of Wing 1 & 3

CLIENT INFORMATION: EVERGREEN HEALTH & REHABILITATION CENTER

ADDRESS: 380 MILLWOOD AVENUE
WINCHESTER, VA 22601

07 . 17 . 2014

SHEET No.
A4.01

Planning Commission Meeting
January 20, 2015

RZ-14-663 AN ORDINANCE TO CONDITIONALLY REZONE 10.59 ACRES AT 200 MERRIMANS LANE (*Map Number 149-01- - 7-A*), FROM CONDITIONAL RESIDENTIAL BUSINESS (RB-1) DISTRICT WITH CORRIDOR ENHANCEMENT (CE) DISTRICT OVERLAY (0.80 ACRES) AND CONDITIONAL MEDIUM DENSITY RESIDENTIAL (MR) DISTRICT (9.79 ACRES) TO MEDIUM DENSITY RESIDENTIAL (MR) DISTRICT WITH PLANNED UNIT DEVELOPMENT (PUD) DISTRICT OVERLAY.

REQUEST DESCRIPTION

The request would conditionally rezone land from RB-1(CE) and MR to MR with a PUD overlay which would allow up to 26 townhouse-styled rental units and 144 apartment units for a total of 170 dwellings units as outlined in the letter (see attached) from the applicant dated October 21, 2014. The request includes proffers (see attached proffer statement dated October 21, 2014 including a December 11, 2014 revision) relating to the development of the PUD.

AREA DESCRIPTION

The subject portion of the Ridgewood Orchard land is vacant, except for a small portion of an unused driveway extending from Merrimans Lane to the Sacred Heart Church site which borders the subject site to the north. The Sacred Heart property is zoned LR and contains a church and private school in addition to a residential unit. Land adjacent to the site to the east is zoned LR and comprises the undeveloped westerly portion of the Glass-Glen Burnie Foundation land. Land to the west includes the proposed Meadow Branch Avenue and the proposed John Kerr Elementary school site which was recently rezoned Education, Institution & Public (EIP).

Land to the south is part of the Moffett Estate and is primarily undeveloped. The easternmost portion of the Moffett land was conditionally rezoned from LR to MR in 2008 to support medium density residential use along the east side of Meadow Branch Avenue extended. Land to the northwest, including the land to the west of the 'tail' of RB-1 land included in this rezoning, is conditionally zoned B-2. It is vacant and is intended for a limited array of commercial uses including retail and restaurants

STAFF COMMENTS

The applicant has provided a number of updated exhibits and documents reviewed at the December 16, 2014 Commission meeting where the request was tabled until January 20, 2015. The updates supersede those submitted with the original application in October of 2014. This includes an updated Statement of Justification titled 'Meadow Branch Luxury Apartments, Winchester, Va'; a revised Proffer Statement dated December 11, 2014 titled 'Proffer Statement, A Proposed Rezoning, for a Portion of Tax Map Parcel ID: 149-1-7'; a copy of a Memo dated October 6, 2014 from Mr. Ed Smith, Director of Operations, Winchester Public Schools to the Winchester School Board members; a Market and Fiscal Impact Analysis, Meadow Branch Apartments, Winchester, Virginia dated November 2014; and a revised PUD Development Plan titled 'Ridgewood Orchard, Land Bay 'C' Apartments, Development Plan dated December 11, 2014. These materials are attached for reference.

The Comprehensive Plan identifies the area as a Redevelopment Site and notes that the neighboring regional medical center makes the site attractive for housing for high-income seniors and healthcare professionals. It calls for a variety of housing types for the central portions of the site. The Plan, which was just updated in 2014, states: "*Zoning for development in this central area should be medium density unless age-restricted housing is proposed, in which case, high density zoning may be appropriate.*" The 2014 update was specifically undertaken with the intention of guiding development along the unbuilt portion of Meadow Branch Avenue through the Moffett and Ridgewood Orchard land with the assumption that the replacement John Kerr Elementary School would be constructed in this location.

Earlier versions of the draft update to the Comprehensive Plan in 2014 for the subject 10.59-acre portion of the Ridgewood property situated along the east side of Meadow Branch did not explicitly include the statement about zoning for medium density development. The language was added at the request of City Council to intentionally clarify that high density development may be appropriate only if two conditions are included which are:

- Planned Unit Development (PUD) overlay zoning; and,
- Age-restrictive housing

The submitted rezoning request does fulfill the first prerequisite (PUD zoning), but is not limited to age-restricted housing. The request is, thus, contrary to the Comprehensive Plan in this regard. In the attached Statement of Justification titled 'Meadow Branch Luxury Apartments, Winchester, Va', the applicant makes a strong case for why adherence to the age-restriction recommendation of the Comprehensive Plan update should not be required and instead allow for market rate apartments that would appeal to two of the three targeted populations identified in the Comp Plan and the Economic Master Plan. The applicant emphasizes the importance of the location to the regional medical center and the strong attraction for young professionals, all of whom would not meet age-restriction qualifications, and empty-nesters, some of whom may not meet the criteria for age-restriction.

The Statement of Justification also does an excellent job of outlining the unlikelihood that families with school-aged children would want to rent a more expensive luxury apartment as compared to renting or purchasing a less expensive single-family house elsewhere in the City. Estimates of school-aged population are included in the report with good examples of comparable market rate developments. These estimates indicate low rates of student population.

POTENTIAL IMPACTS & PROFFERS

Since this is a conditional rezoning request, the applicant has voluntarily submitted proffers to mitigate potential impacts arising from the rezoning of the property from RB-1(CE) & MR to MR (PUD). The

October 21, 2014 Proffer Statement, including revisions dated December 11, 2014, is structured to address five areas under the heading of "Proffers Relating To The Use In The Proposed Planned Unit Development District (Land Bay C): These are: Street Access and Improvements; Site Development; Recreation, Landscaping and Design; Meadow Branch Avenue Extension; and Phasing.

Street Access & Improvements

The applicant proffers that Meadow Branch Avenue entrances will be as depicted on the Generalized Development Plan (GDP). The latest version of the GDP depicts two entrances onto Meadow Branch Ave, one situated at the fully signalized intersection opposite of the employee and parent drop-off/pick-up entrance to the proposed John Kerr Elementary School (JKES) and one aligning with the median crossing opposite of the bus and delivery access to JKES. This latter access point to the proposed apartment area was not depicted on the approved subdivision plans nor the approved Meadow Branch Avenue engineering plans that the City commissioned. It is, however, addressed in the recently approved Memorandum of Agreement (MOA) between the City and Ridgewood Orchard. A southbound left-turn lane is now shown on the Development Plan at this location and the conversion of this approved 3-way intersection to a 4-way intersection may affect safe afternoon dismissal of school buses from JKES. No signalization is anticipated at this intersection and none is warranted given the close proximity to the fully signalized intersection just to the north. Staff has advised that a Traffic Impact Analysis (TIA) will likely be required as part of the rezoning if this intersection remains part of the proposal. **The TIA was submitted on December 12, 2014 and was reviewed by the Public Services Director and agreed with the findings.**

Planning staff still advocates for more than one entrance for a large residential development. However, the provision of inter-parcel access to the Moffett property to the south and to the Sacred Heart property to the north makes it likely that the development would be served by at least two connections to the public street system. The Meadow Branch Ave project currently calls for the City to construct a right-in/right-out access to the Moffett property fairly close to where the inter-parcel connection is called for.

Site Development

Site Development proffers help to mitigate potential impacts arising from the inclusion of townhouse styled rental units in the project and by limiting the number of bedrooms which might otherwise create increased school-aged population placing demands on the City's overcrowded schools. The applicant proposes to construct 144 traditional apartments of which, no more than 24 would have three bedrooms. None of the 26 townhouse units would have more than two bedrooms. All of the rental units would be Market Rate units (i.e. no subsidized housing units), **as stated in the third paragraph on page three of the December 11, 2014 revised proffer statement.** Further, the applicant proffers that none of the townhouse units would be available for sale as owner-occupied units for a period of 40 years.

The Site Development proffers also address the minimum size for the community building (5,000 sq. ft of finished space) and the minimum size of the swimming pool (1,800 sq. ft.). Qualitative standards for exterior finishes of the apartment buildings and clubhouse are also specified in general conformity with the elevations included in the GDP. This includes consistency of design, color, and materials on the garage and maintenance structures as well. Lastly, the Site Development proffer notes that no "vertical" construction would occur on the 0.54-acre narrow strip (the "tail") of land between Meadow Branch Avenue and the Sacred Heart property, thus assuring that this will serve as open space.

Recreation, Landscaping & Design

Under the Recreation, Landscaping and Design proffer, the applicant proffers screening and buffers as depicted on the GDP in addition to what is otherwise required by the Zoning Ordinance. A second part of the landscape proffer calls for providing street trees along Meadow Branch Ave consistent with the species called for along the John Kerr School site across the street.

A third part of the Recreation, Landscaping and Design proffer calls out the inclusion of 10-foot wide hiker/biker trails through the site as depicted on the GDP. The plan currently shows two trails connecting the Green Circle Trail out along Meadow Branch Avenue to the eastern boundary of the site (allowing for connection to future trails on the Glass-Glen Burnie property) along both the far north and south boundaries of the site. The GDP and proffer statement now specify the asphalt surfacing of the trails. To mitigate the potential impact of having the northerly trail situated so close in behind the 12 townhouse units proposed close to the Sacred Heart property boundary, a screen consisting of 5-foot tall evergreens planted 4 feet apart has been included in the proffers and depicted as an element of the PUD Development Plan. Phasing of the trail along the south property line is tied to occupancy of the third apartment building.

Meadow Branch Avenue extension

The fourth major proffer heading pertains to the construction of Meadow Branch Avenue extension. It is important to note that this roadway construction is linked to the proposed JKES school project and was tied in with a separate Memorandum of Understanding and Project Administration Agreement which was executed on December 12, 2014. The PUD does not only "benefit" from the extension of Meadow Branch Ave (as stated in the Proffer Statement), it is critical to providing public street access to the proposed portion of the Ridgewood Orchard site being proposed for more intensive development.

Phasing

The last proffer pertains to Phasing. It indicates that all construction will be done as a single phase of development, but indicates that occupancies will be phased. It indicates that the interparcel connecting private roadways depicted on the GDP will be constructed with a final coat of paving before the first apartment occupancies are to occur. The applicant proffers that they will have the final surfacing done in the other areas where the occupancies are requested as those occupancies are requested. It is understood that the clubhouse and pool will be completed and operational before the first occupancy permit is requested and that the timing of the trails and other amenities would be as noted in the 'Recreation, Landscaping, and Design' proffer above.

MARKET AND FISCAL IMPACT ANALYSIS

On December 2, 2014, the applicant submitted a Market and Fiscal Impact Analysis for the Meadow Branch Apartment project dated November 2014. The study examines the anticipated revenues and costs associated with the 170-unit project and concludes that there would be a net fiscal benefit for the $30 million Meadow Branch Apartment development. Projected revenue and expense calculations are included in Table 4 on page 22 of the attached report. On-site impacts are expected to produce a surplus of $97,000 annually due to the few public school pupils which are expected in the apartments, based on pupil rates at Stuart Hill and other projects identified by the Winchester public school district. Apartment resident expenditures in the City are projected to generate $22 million in new business receipts and these new business receipts are projected to produce a fiscal surplus of $51,000 annually for the City. Total fiscal benefit is projected at $148,000 annually in constant year 2014 dollars.

The analysis identifies projected revenues totaling $417,930. This includes $285,000 of real estate tax, $110,670 of personal property tax, and $15,500 of consumer utility tax, and $6,380 of motor vehicle licensing revenue. The report includes $380 of recordation tax which would not be realized assuming that all units remain rental and therefore should not be included.

With regard to costs, the study concludes that there would be 162 of the 170 apartments occupied at any time and that would translate to 249 residents. Based upon the City's current budget, the per capita cost equals $956 annually. The total per capita annual expense would therefore equal $238,240. The study also assumes that there would be approximately 13 school-aged children generated by the 162 occupied units based upon a generation rate of 0.079 students per occupied unit. At a cost of $6470 per pupil, that translates to a school impact of $82,280 annually. Together, the $238,240 of per capita expenses and $82,280 of school expenses adds up to $320,520 of annual cost for the 170-unit apartment project.

THE GENERALIZED DEVELOPMENT PLAN

The GDP consists of 3 pages which were most recently updated on December 11, 2014. The first page depicts the subject 10.59-acre portion of the Ridgewood Orchard parcel as it exists at the time of the rezoning application. This exhibit depicts the proposed Meadow Branch Avenue right of way and the proposed ultimate configuration of the JKES site as well as the recently rezoned 11.64-acre commercial areas of the larger Ridgewood site. It is important to note that the Major Subdivision approved by City Council back on October 14, 2014 was only recorded on December 12, 2014. Likewise a Minor Subdivision required to assemble the adjacent DBL Holdings property into the JKES and Ridgewood Orchard sites was recorded on that same date.

Density

The second page of the GDP is the actual conceptual Development Plan depicting the layout of the improvements on the site and the areas that are set aside for active and passive open space. The applicant is proposing 170 units on 10.59 acres of land including the 0.54 of RB-1 land that may get conveyed off to the Catholic Diocese to assemble in with the adjoining Sacred Heart property. The resulting density is 16.1 units per acre where the MR(PUD) zoning would permit up to 18 units per acre.

Apartment Building Layout

The 170 unit project includes 144 traditional apartment units consisting of two 3-story apartment buildings each containing 24 apartments out closer to an open space along Meadow Branch Ave and two 4-story buildings each containing 48 apartments back closer to the rear of the site adjoining the Glass-Glen Burnie property. The 4-story buildings would each have basement parking and elevators. Ample surface parking is provided along private drives to the east and west sides and north end of the front two buildings and along the east side and south end of the rear two buildings. A limited number of garages are available to tenants of the front two buildings in two freestanding structures to the rear of these buildings.

Townhouse Layout

The remaining 26 rental units are in the form of two-bedroom townhouse units situated within six structures located along the north end of the site closer to Sacred Heart Church. Twelve of these units are proposed to have parking pads situated to the front of the units (similar in fashion to the older Orchard Hill townhouses without garages). The other 14 units would have basement level garages that would be accessed from private alleys along the rear of the units. The result of this layout is that no

garages would be oriented to Meadow Branch Avenue. The inclusion of the rear alley access to the majority of these units also minimizes the presence of backout conditions for tenants onto the private access roadway serving the 96 apartments to the rear of the site. Staff has some concerns about the ability to easily access the rear entry garages from the alleys, which in many cases immediately adjoin the rear wall of the townhouse structures. These concerns can probably be addressed at the time of site plans assuming the rezoning is approved.

Amenities and Open Space

The latest development plan depicts a clubhouse located very close to the main entrance to the apartment complex. It is proposed as a 2-story structure that would have lower level access out the rear to a fenced in recreation area that includes an outdoor swimming pool, concrete deck, and small grassed area. A separate volleyball court is proposed near the south central portion of the site with sidewalks and trails connecting the apartments to the clubhouse and recreational amenities. The site summary indicates that the site contains 5.35 acres of recreational open space where 4.77 acres are required at a minimum. Of that open space, 0.95 acres is allocated to developed (active) recreational use. This reflects compliance with the requirement for 20% of the overall open space being in the form of active recreational space.

Circulation & Access

The GDP depicts the proffered inter-parcel connections to the Sacred Heart property and to the Moffett Estate property. These are desirable features. The Plan also depicts a second full access (e.g. left-turns permitted) out to Meadow Branch Avenue across from the bus/delivery access to the JKES site. Staff has indicated that this is problematic and would recommend that a Traffic Impact Analysis be provided to examine intersection impacts at this unsignalized intersection. Staff feels that the fully signalized intersection aligning with the main entrance to JKES should be the only access point directly to Meadow Branch Avenue.

Floor Plans & Building Elevations

The third page of the GDP contains detailed floor plans and a single 'front' elevation for the various residential buildings proposed on the site with the exception of the two freestanding garage structures and a maintenance building proposed very close to the 10-wide trail running along the boundary with the Moffett Estate. No side elevations are provided for any of the buildings, but some rear elevations of the apartment buildings and townhouses were submitted just before the December 16, 2014 Commission meeting. The elevations and floor plans appear to be generally consistent with the layout depicted on the GDP. There are multiple floor plans for both the traditional apartment building units as well as the townhouse-styled units. Since this is a sloped site, it was desirable to have a few cross-sectional views of the development showing how the site slopes away from Meadow Branch Avenue and how the 4-5 story elevations of the two rear buildings would relate to the adjoining Glen Burnie property. One sectional view was provided just before the December 16, 2014 Commission meeting. It clearly shows how the 4-5 story buildings at the rear (east) part of the site will appear no taller than the 3-story apartment buildings up closer to the front (west) part of the site as viewed from Meadow Branch Avenue.

RECOMMENDATION

Orginally, Staff had indicated that a Traffic Impact Analysis (TIA) , or at a minimum, an intersection analysis, should be submitted based upon the second access point to Meadow Branch Avenue being proposed at the unsignalized intersection. Staff still feels that the fully signalized access point at the northern (main) entrance to the JKES site is adequate to handle the apartment development traffic and that the proffered inter-parcel accesses to the Sacred Heart property to the north and the Moffett Estate property to the south will adequately provide for any needed alternative emergency response. However, the TIA that was submitted on December 12, 2014 indicates that there would not result in an unfavorable Level of Service (LOS) for traffic on the public roadway even though it would operate at a poor LOS on the private apartment development roadway.

A **favorable** motion could read:

MOVE, that the Commission forward **RZ-14-663** to City Council recommending approval as depicted on an exhibit entitled "Rezoning Exhibit RZ-14-663, Prepared by Winchester Planning Department, December 1, 2014" because the request is consistent with the Comprehensive Plan which calls for Neighborhood Stabilization in the site. The approval is subject to the Generalized Development Plan revised as of December 11, 2014 and the proffers in the proffer statement titled "Proffer Statement a Proposed Rezoning" dated October 21, 2014 and revised on December 11, 2014.

-OR-

An **unfavorable** motion could read:

MOVE, that the Commission forward **RZ-14-663** to City Council recommending disapproval because the application for the proposed as submitted:

1. is inconsistent with the age-restriction recommendation included in the updated Comprehensive Plan
2. could result in development less desirable than the existing MR/RB-1 zoning;
3. lacks measures to sufficiently mitigate potential negative impacts such as intersection impacts caused by introducing an additional access point opposite of the JKES bus access point *(and any other potential impacts)*;
4. (*other potential reasons*_____)

-OR-

If the Commission feels that there are still outstanding issues that need to be resolved before forwarding the request on to City Council, then a motion to table could read:

MOVE, that the Commission table **RZ-14-663** until the February 17, 2015 regular meeting to allow adequate time for staff to fully review the revised documents and exhibits and to provide adequate time for the applicant to address the comments and concerns that City staff identifies.

AN ORDINANCE TO CONDITIONALLY REZONE 10.59 ACRES AT 200 MERRIMANS LANE (Map Number 149-01- - 7-A), FROM CONDITIONAL RESIDENTIAL BUSINESS (RB-1) DISTRICT WITH CORRIDOR ENHANCEMENT (CE) DISTRICT OVERLAY (0.80 ACRES) AND CONDITIONAL MEDIUM DENSITY RESIDENTIAL (MR) DISTRICT (9.79 ACRES) TO MEDIUM DENSITY RESIDENTIAL (MR) DISTRICT WITH PLANNED UNIT DEVELOPMENT (PUD) DISTRICT OVERLAY.

RZ-14-663

WHEREAS, the Common Council has received an application from Pennoni Associates, Inc. on behalf of Ridgewood Orchard LTD Partnership to rezone property at 200 Merrimans Lane from Conditional Residential Business (RB-1) district with Corridor Enhancement (CE) district overlay (0.80 acres) and Conditional Medium Density Residential (MR) district (9.79 acres) to Medium Density Residential (MR) district with Planned Unit Development (PUD) district overlay; and,

WHEREAS, the Planning Commission forwarded the request to Council on December 16, 2014 recommending approval of the rezoning as depicted on an exhibit entitled "*Rezoning Exhibit RZ-14-663, Prepared by Winchester Planning Department, December 2, 2014*" because the proposed Medium Density Residential (MR) district with Planned Unit Development (PUD) district overlay supports the redevelopment site as designated in the Comprehensive Plan. The recommendation is subject to adherence with the Generalized Development Plan revised as of November 25, 2014 and the submitted proffers dated October 21, 2014 revised as of November 25, 2014; and,

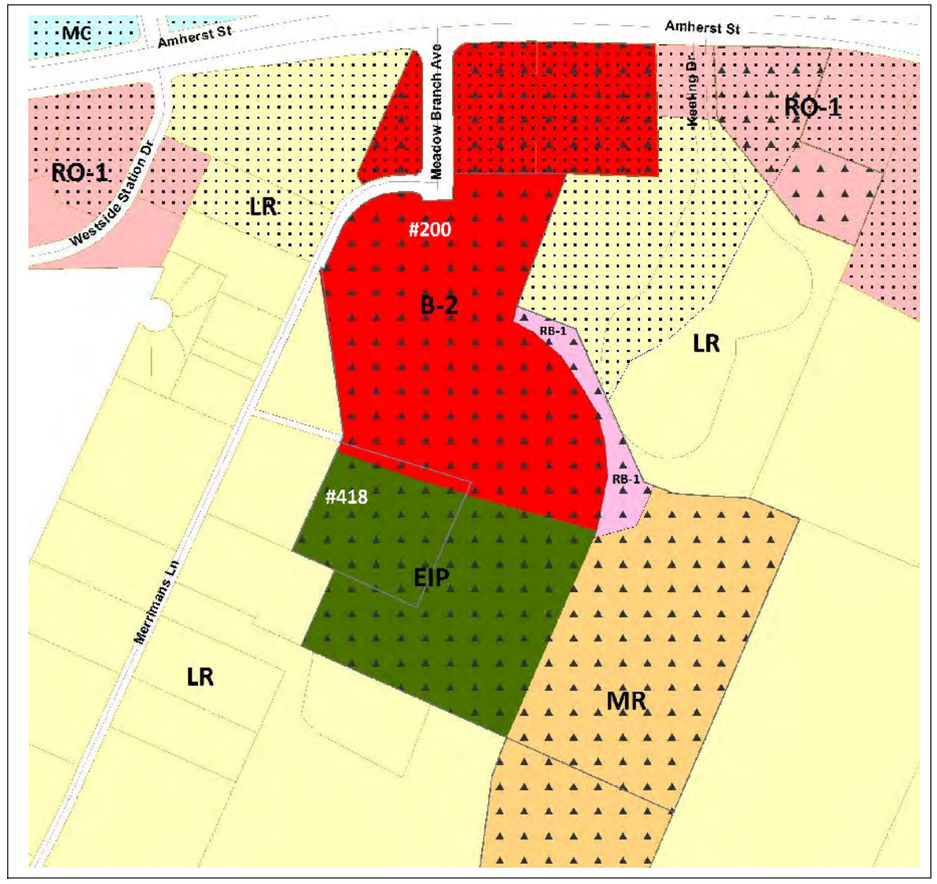
WHEREAS, a synopsis of this Ordinance has been duly advertised and a Public Hearing has been conducted by the Common Council of the City of Winchester, Virginia, all as required by the Code of Virginia, 1950, as amended, and the said Council has determined that the rezoning associated with this property herein provides for residential space in support of the redevelopment site character designation in the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Winchester, Virginia that the following land is hereby rezoned from the existing zoning designation of Conditional Residential Business (RB-1) district with Corridor Enhancement (CE) district overlay (0.80 acres) and Conditional Medium Density Residential (MR) district (9.79 acres) to Medium Density Residential (MR) district with Planned Unit Development (PUD) district overlay:

10.59 acres of land at 200 Merrimans Lane as depicted on an exhibit entitled "*Rezoning Exhibit RZ-14-663 Prepared by Winchester Planning Department, December 2, 2014*".

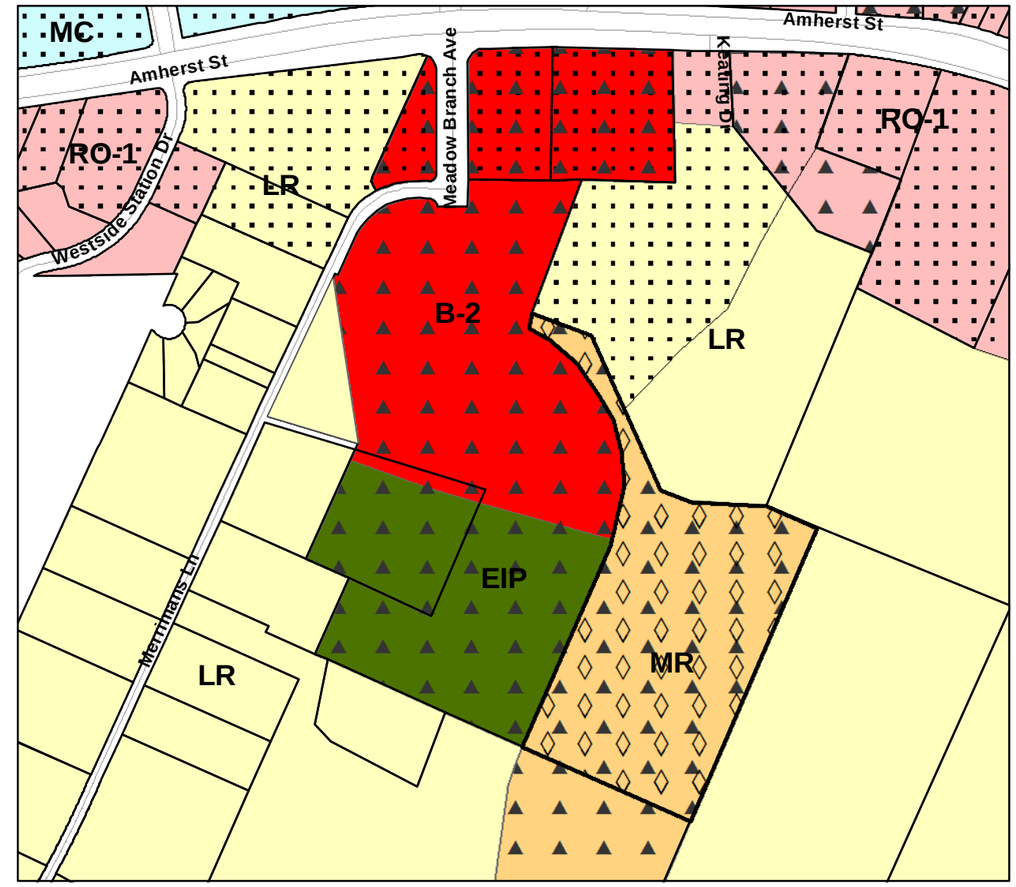
BE IT FURTHER ORDAINED by the Common Council of the City of Winchester, Virginia that the rezoning is subject to adherence with the with the Generalized Development Plan revised as of November 25, 2014 and submitted proffers dated October 21, 2014 revised as of November 25, 2014.

REZONING EXHIBIT
RZ-14-686
PREPARED BY WINCHESTER PLANNING DEPARTMENT
DECEMBER 2, 2014



EXISTING

RESIDENTIAL BUSINESS DISTRICT
& MEDIUM DENSITY RESIDENTIAL DISTRICT (MR) ZONING
FOR 200 MERRIMANS LANE



PROPOSED

MEDIUM DENSITY RESIDENTIAL DISTRICT (MR) ZONING
WITH PLANNED UNIT DEVELOPMENT (PUD) OVERLAY
FOR 200 MERRIMANS LANE

N

Zoning

MZONE

- B2 Highway Commercial District
- LR Low Density Residential
- MC Medical Center District
- MR Medium Residential District
- RB1 Residential Business District
- 56 RO1 Residential Business District

Zoning Overlay

Overlay

- CE- Amherst
- Conditional
- PUD

Josh Crump

From: Timothy Youmans
Sent: Monday, December 22, 2014 2:22 PM
To: Josh Crump
Subject: Fwd: Meadow Branch Avenue Rezoning

Follow Up Flag: Follow up
Due By: Monday, January 05, 2015 9:00 AM
Flag Status: Completed

Josh
Please include this with info we provide to the new Plng Comm after the new year.
Thanks
Tim

Sent from my Verizon Wireless 4G LTE DROID

-------- Original Message --------
Subject: Meadow Branch Avenue Rezoning
From: Dan and Jane Troup <troupfamily@yahoo.com>
To: Timothy Youmans <Timothy.Youmans@winchesterva.gov>
CC:

Tim, I know the proposed rezoning of the property across from the new John Kerr school site on Meadow Branch Avenue was tabled by the Planning Commission. I will be away when this project comes up for a vote, but would like to share a couple of thoughts with the commission on why they should recommend that City Council deny this rezoning request. Please pass this along to the commissioners.

My first objection relates to the Comprehensive Plan. Approving another project in this area that does not comply with the comp plan would make a mockery of the Comprehensive Plan. What is the use of having a Comprehensive Plan if it is ignored or must be modified to meet the needs of a developer, even if that developer has a financial carrot attached? The Planning Commission was forced to modify the Comprehensive Plan for the purpose of putting a school on property that was designated as a prime, tax generating development site. The city chose to give up an estimated $200,000 annually in tax revenue by putting a school on Meadow Branch Avenue. Comparatively, passing on $330,000 from a developer doesn't look so bad. There is no need to again modify or ignore the Comprehensive Plan.

My second objection relates to the likelihood that the proposed project will result in a greater number of school age children than the developer projects. They say the apartments will be premium, high end units that will not attract families with children. The complex will, however, be right across the street from an elementary school, which is a strong attraction for people with kids. Even if the project doesn't have many children at first, what are "premium" rentals today, typically become mid-range rentals over time. A bunch of kids ten years from now will be just as big a problem for our school system as a bunch of kids when the complex opens. Winchester would be much better served by age restricted housing as the comp plan calls for.

Given their recent actions, it is quite likely that council will approve the rezoning regardless of the commission's recommendation. This shouldn't deter the commission from holding to the principles of the Comprehensive Plan and doing the right thing by recommending denial of this rezoning request.

Regards,

Dan Troup
808 Buckner Drive

Ridgewood Orchard – Land Bay C Apartments
Rezoning and PUD Application

Statement of Justification
October 21, 2014

The subject application proposes to rezone 0.80 acres of existing RB-1 (Residential Business) District to the MR (Medium Density Residential) District and combine that area with 9.79 acres of existing MR zoning to provide for a 10.59 Acre Planned Unit Development (PUD). The application would provide for up to 26 townhouse style rental units and 144 apartment units for a total of 170 proposed dwelling units for the site.

Location and Background

The site is a 10.59 acre portion of tax map parcel 149-01-7-A (the "Property") and is located east and adjacent to the planned extension of Meadow Branch Avenue across from the location of the future John Kerr Elementary School. The applicant has prepared a Development Plan as required by the Zoning Ordinance requirements for the PUD district. Sheet 1 of 2 on the Development Plan identifies the proposed project in relationship with the surrounding properties. As shown, the Property is approximately 1,000 feet south of the intersection of Meadow Branch Avenue and Amherst Street. The location of the site in such close proximity to Winchester Medical Center is ideal for luxury style apartment dwellings.

The Property as well as adjoining areas were originally subject to the Smith Estate rezoning application approved by City Council in 2005. The 2005 rezoning provided for MR and RB-1 uses on the subject Property. In July of 2014, City Council approved a revision to the Comprehensive Plan to facilitate the construction of the new John Kerr Elementary School and the extension of Meadow Branch Avenue. In September of 2014, City Council approved a rezoning application which includes the subject Property and adjoining areas for construction of the new elementary school and Meadow Branch Avenue. In addition, the 2014 rezoning application removed the proffered conditions associated with the 2005 application from the subject Property. This proposed rezoning application would consolidate the Property under the MR Zoning District and proposes to develop the site as a single, cohesive project under the City's PUD requirements.

Proposed Development Plan

The proposed development of the site includes a total of 170 dwelling units, consisting of 26 townhouse style rental units and 144 total apartment units across four apartment buildings. The two apartment buildings fronting the site at Meadow Branch Avenue will be three story structures. The remaining two apartment buildings at the rear of the site will have four finished floors with structured parking below. The two buildings with four floors will also have elevator access.

A clubhouse and pool facility is centrally located to serve the needs of the development. The clubhouse will be a minimum of 5,000 finished square feet and include a pool deck area that is at least 80 feet wide and 120 feet long. Ample pedestrian facilities will be provided on the Property as well, including a 10 foot hiker-biker trail connection from Meadow Branch Avenue through the site to the common property line with the Glass Glen Burnie Foundation.

Site parking needs are accommodated through surface parking as well as structured parking below the two easternmost apartment buildings. In addition, several above grade garage spaces located between the apartment buildings will also be available as an option for residents.

Access is provided at two points to Meadow Branch Avenue across from the planned access points for the new elementary school. In addition, an interparcel connection will be made between the internal street network and the adjoining parking area of Sacred Heart.

The development will include two primary stormwater management areas, including underground facilities at the rear of the site as shown on the Development Plan as well as two facilities within the open space between the apartment buildings.

Conformance with the Comprehensive Plan

The Property is within the West Central Planning Area of the Winchester Comprehensive Plan. In July of 2014, City Council adopted amendments to this area. The amendment included the following language applicable to the subject Property:

> ***As part of a Planned Unit Development, a variety of housing types, ranging from luxury condominiums/apartments to high-and mid-rise retirement housing and assisted living, may be appropriate for the central portions of the site.***

The proposed development is consistent with the future land use identified by City Council as part of the recent amendments to the Comprehensive Plan.

The Winchester Comprehensive Plan notes that the City has a deficit of paved and unpaved trails. The proposed Development Plan includes a paved trail that will connect the future Green Circle along Meadow Branch Avenue with the Glass Glen Burnie Foundation Property.

Impacts to Community Facilities

The original 2005 rezoning provided for up to 115 total dwelling units (75 RB-1 zoned apartments and 40 MR zoned singles). That original rezoning area is now comprised of this PUD application as well as B-2 zoned commercial areas and a future elementary school as a result of the recently approved rezoning application. The proposed Development Plan includes a total of 170 units within a well-planned development that will be geared towards young professionals and empty-nesters. Recent studies in the area have identified that apartments in the higher rent segments generate very few school age children due to the market segment served by such units. The resulting overall development plan for the area should result in fewer net impacts to community facilities, especially considering the new elementary school and the offsetting revenues that will be generated by the future commercial uses in the adjoining B-2 area.

PROFFER STATEMENT

A PROPOSED REZONING

for

A PORTION OF

TAX MAP PARCEL ID: 149-1-7

Prepared For: Ridgewood Orchard Limited Partnership
549 Merrimans Lane
Winchester, Virginia 22601

Prepared By: Thomas Moore Lawson, Esquire
Lawson and Silek, P.L.C.
P.O. Box 2740
Winchester, Virginia 22604
Tel: 540-665-0050

Original Date: October 21, 2014

Revised: ~~November 25~~December 11, 2014

INTRODUCTION

The undersigned applicant hereby proffers that in the event that the Council of the City of Winchester ("Council") shall approve the rezoning of two tracts of land on Tax Map Parcel ID 149-1-7, totaling 10.59 acres (the "Property") as shown on the plan entitled "Ridgewood Orchard Land Bay C Apartments Development Plan" dated October 21, 2014 and revised ~~November 25~~December 11, 2014 (the "GDP"), with one tract consisting of 9.79 acres from Medium Density Residential District ("MR") to MR with a Planned Unit Development District ("PUD") overlay and a second tract consisting of 0.80 acres from RB-1 to MR with a PUD overlay, then development of the subject properties shall be done in conformity with the terms and conditions as set forth herein, except to the extent that such terms and conditions may be subsequently amended or revised by the applicant and such be approved by the Council in accordance with Virginia law. In the event that such rezoning is not granted, then these proffers shall be deemed withdrawn and have no effect whatsoever. These proffers shall be binding upon the applicant and their legal successors or assigns.

The conditions proffered herein supersede all prior proffers submitted by the owner on the Property. All prior proffers affecting these areas are hereby revoked by the owner.

PROFFERS RELATING TO USE IN THE PROPOSED PLANNED UNIT DEVELOPMENT DISTRICT

The Property shall be subject to the standards provided in the City of Winchester Zoning Ordinance Article 13.

Street and Access Improvements

The owner proffers to design and construct a series of private streets within the Property as shown on the GDP. The entrances to the Property will be as generally shown on the GDP. The number of entrances to the Property will be limited to that shown.

The owner proffers to also design and construct an interparcel connection from the Property's north entrance to the boundary of Tax Map Parcel 149-01-6 owned by The Most Reverend Paul S. Loverde, Bishop of the Catholic Diocese of Arlington, Virginia (the "Diocese") as shown on the GDP and will grant the Diocese a non-exclusive easement for the access and use of said connection.

The owner proffers to also design and construct an interparcel connection at the Property's southern boundary to Tax Map Parcel 169-1-5, as shown on the GDP.

Site Development

The Property shall be developed as a multi-family project (the "Project") consisting of no more than one hundred seventy (170) apartment homes and a clubhouse with pool and amenities generally consistent with the GDP. Buildings 1 and 2, as shown on the GDP, shall consist of a total of forty-eight (48) apartments in three-story buildings on slab. Buildings 3 and 4, as shown on the GDP, shall consist of a total of ninety-six (96) apartments with an elevator and basement level parking. These two buildings will have a four-story elevation facing northwest. The

twenty-six (26) townhouse-style apartments will be constructed along the northern Property boundary, as shown on the GDP, and will be two stories.

The apartments and club house shall be constructed in general accordance with the elevations depicted on the GDP and shall primarily consist of red brick and ground face block with white cementitious siding in select areas. The architectural style and building materials used for all elevations of the apartments and club house shall be consistent with the design, color, and materials depicted on the elevations depicted on the GDP. Additionally, the single story garage structures and maintenance building, as identified on the GDP, shall be designed and constructed to be consistent with the materials and colors of the apartment buildings.

Development of the Property shall consist of one, two and three bedroom apartments; however, the Project shall not have more than twenty-four (24) three-bedroom apartments. Further, no three-bedroom townhouse-style apartments will be built within the Project.

The owner proffers that all of the apartments (residential units) within the development shall be market rate. Market rate is being proffered in order to distinguish the multi-family apartment units that are being proffered in this community from some other existing multi-family stock in the City of Winchester as of the time of the filing of this rezoning and Proffer Statement. This market rate concept is further elaborated upon in the market analysis authored by S. Patz and Associates, Inc.

The apartments and club house developed on the Property, shall be built in general accordance with the floor plans shown on the GDP (with variations for handicapped accessible units, units accessed other than from the stairwell or units modified due to construction restraints such as an elevator wall).

The club house shall be a minimum of 5,000 finished square feet and associated amenities shall include a pool deck area of approximately seventy (70) feet by ninety (90) feet, as depicted on the GDP, and a swimming pool with a minimum water surface area of 1,800 square feet.

The club house and pool area shall be operational and available for use prior to the issuance of occupancy permits for any apartments constructed on the Property.

In response to stated concerns received from the City of Winchester, the owner does proffer that the townhouse-style apartments shall not be sold as independent dwelling units for a term of at least forty (40) years from the date of the approval of the rezoning.

~~The rents charged for the apartments within the Project shall be market rate.~~

No vertical construction shall occur on the 0.54 acres bordering Meadow Branch Avenue Extension as shown on the GDP.

Recreation, Landscaping and Design

The Applicant shall provide, in addition to Zoning Ordinance requirements, a single row of evergreen trees between the two parking areas at the eastern Property boundary, as shown on the GDP. Landscaping will be provided for the other perimeter areas of Property as well. The landscaping plan shall be incorporated as part of the site development plan. The landscaping plan shall be approved by the Planning Commission as part of the design of these areas.

Development of the Property shall include street trees along the Meadow Branch Avenue frontage~~ at a minimum rate of 1 tree per 50 linear feet of frontage~~. Said trees shall consist of a mixture of Sugar Maples and Pin Oaks in order to coordinate with and compliment the planned landscaping for the future, adjoining John Kerr Elementary School.

Development of the Property shall include 10 foot asphalt hiker/biker trails as depicted on the GDP, including a connection from the planned Green Circle Trail at Meadow Branch Avenue Extended to the Glass Glen Burnie Foundation property line. Said trails shall be ~~in place~~constructed and necessary public pedestrian access easements dedicated to the City of Winchester ~~prior to occupancy permits being issued for any apartments constructed on the Property.~~as development of the adjoining apartment buildings is completed. The site plan for the Property shall identify the specific sequence of construction for the proposed buildings, parking, and trail system. At a minimum, the 10 ft asphalt trail along the southern Property boundary shall be constructed and easements dedicated prior to issuance of the occupancy permit for the third apartment building.

A screen, consisting of a single row of evergreens planted no more than four (4) feet apart with a minimum height of 5 feet at time of planting, in accordance with Winchester Zoning Ordinance requirements, shall be located along the northern Property boundary between the proposed hiker/biker trail and the townhouse style rental units. This screen shall not be planted within a stormwater conveyance channel and shall additionally satisfy the requirements of Section 19-5-6.4d of the Winchester Zoning Ordinance for that portion of the Property.

Meadow Branch Avenue Extension

The owner has entered into an agreement with the City of Winchester to provide up to One Million Dollars ($1,000,000.00) in funding (the "Agreement") to be used in conjunction with matching funds being provided by the Commonwealth of Virginia (the "Project Administration Agreement") for the installation of the Meadow Branch Avenue Extension running from Merrimans Lane to the property line between Ridgewood Orchard Limited Partnership and Moffett Farms, LLC. The owner understands that the Meadow Branch Avenue Extension is beneficial to the development of the property, in particular the development of the market rate apartments. To the extent the aforementioned One Million Dollar contribution is not sufficient after having been spent in conjunction with the funds from the Project Administration Agreement, and pursuant to the Project Administration Agreement and the Agreement then the owner proffers to pay such additional monies as may be required to complete the installation of the Meadow Branch Avenue Extension up to a maximum of Three Hundred Thirty-Three Thousand Dollars ($333,000.00). This amount shall only be paid if said funds are spent pursuant to the terms of the Agreement.

~~**Stormwater Management**~~

~~All stormwater management and stormwater quality facilities shall be installed in accordance with the standards and specifications of the Winchester Public Works Department. These facilities shall be maintained by the owner of the development and be constructed so as to secure the safety of the public at all times.~~

Phasing

Applicant proposes to ~~commence construction on all units within the complex at the same time~~ develop the Property as a single phase, but does expect that certain units will be delivered for occupancy before others. As part of the overall construction, however, the ~~roadway connections~~inter-parcel connections to adjoining properties, as depicted on the GDP will be ~~installed and will have at least a base coat of asphalt on them at the time of the~~completed to final paving prior to~~-~~ occupancy ~~for~~ of the first apartment building. As additional apartment buildings are completed, final paving necessary to serve those apartment units shall be provided prior to issuance of an occupancy permit for the applicable apartment units.

The conditions proffered above shall be binding on the heirs, executors, administrators, assigns, and successors in the interest of the owner. In the event that the City Council of Winchester grants this rezoning and accepts these proffers, then these proffers shall apply to the land rezoned in addition to the other requirements of the City of Winchester Codes.

SIGNATURES APPEAR ON THE FOLLOWING PAGE(S)

Submitted By:

Ridgewood Orchard Limited Partnership

By: _____

Date: _____

STATE OF VIRGINIA, AT LARGE
FREDERICK COUNTY, To-wit:

The foregoing instrument was acknowledged before me this ___day of _____, 2014, by _____ .

My commission expires on _____

Notary Public _____

LOCATION MAP
SCALE: 1"=2000'

EXTENSION OF 10 FT. HIKER-BIKER TRAIL FROM MEADOW BRANCH AVENUE TO GLASS GLEN BURNIE FOUNDATION

T.M. 170-01-1
Frederick County School Board
Instr. 090000803
26.91 Acres
Zoned: R01
Use: School

T.M. 191-01-8
Glen Burnie Glass Foundation
D.B. 208 Pg. 92
106.66 Acres
Zoned: MR
Use: Vacant

SUBJECT SITE
10.59± AC. TOTAL

9.79± AC.
EXISTING: MR
PROPOSED: MR w/ PUD

T.M. 169-1-5
Moffett Farms, LLC
Instr. 130002680
22.88 Acres
Zoned: MR
Use: Vacant

INTERPARCEL CONNECTION TO SACRED HEART

0.80± AC.
EXISTING: RB-1
PROPOSED: MR w/ PUD

Sacred Heart

T.M. 149-01-6
Roman Catholic Diocese Arlington
16.154 Acres
Zoned: LR
Use: Church/School

T.M. 150-01-11
Gateway Medical Center LLC
Instr. 120000802
3.49 Acres
Zoned: LR

To Meadow Branch

MIN. 300 Ft.

MEADOW BRANCH AVENUE

MIN. 300 Ft.

MIN. 300 Ft.

PROPOSED ENTRANCE

LAND BAY B
FUTURE JOHN KERR ELEMENTARY
9.34± AC.
EX. EIP

T.M. 169-1-6
James L. II & Dixie L. Lum
Instr. 080003186
Zoned: LR
1.95 Acres
Use: Residential

T.M. 169-1-5
Moffett Farms, LLC
Instr. 130002680
22.88 Acres
Zoned: LR

T.M. 149-01-8-B
Summit Community Bank
Instr. 070002224
3.51 Acres
Zoned: B2

LAND BAY A(2)
COMMERCIAL
2.02± Acres
EX. B-2

LAND BAY A(1)
COMMERCIAL
9.62±Acres
EX. B-2

FUTURE ENTRANCE

T.M. 169-01-3
D.B.L. Holdings
Instr. 050005751
3.37 Acres

AMHERST STREET (U.S. ROUTE 50)

CVS
T.M. 149-01-8-A
CVS 7843 VA LLC
Instr. 050005121
2.18 Acres
Zoned: B2

MIN. 300 Ft.

T.M. 149-01-7
Ridgewood Orchard LTD. Partnership
Instr. 100001169
33.40 Acres
Zoned: B-2/RB-1/MR
Use: Vacant

T.M. 169-1-4
Charles C. & Adelaide Turnbull
Instr. 130003088
2.60 Acres
Zoned: LR

T.M. 169-1-7
Equity Trust Comp
Instr. 100001573
1.87 Acres
Zoned: LR

T.M. 169-1-8
Cathleen O'Connel Trustee
Instr. 110000060
1.40 Acres
Zoned: LR

T.M. 169-1-2
Adel B. Guirguis
D.B. 352 Pg. 351
2.25 Acres
Zoned: LR

PIN 149-1-7A
CHURCH MEADOW, LLC
INST. 120000894
0.95 Acres
Zoned: RB-1

MERRIMANS LANE
(30' PRESCRIPTIVE EASEMENT)

MERRIMANS LANE

PIN 149-1-5
FIRST CHRISTIAN CHURCH
DB 360 PG 379
4.83 Acres
Zoned: LR

PIN 169-1-1A
FIRST CHRISTIAN CHURCH
INST. 050000526
1.46 Acres
Zoned: LR

PIN 169-2-19
ALBERT R. MANNINO
DB 290 PG 1641
1.45 Acres
Zoned: LR

PIN 169-2-18
Dorothy J. Campbell Tr
DB 284 PG 342
0.69 Acres
Zoned: LR

PIN 169-2-16
Brenda Waugh Et Ux.
DB 290 PG 1220
0.69 Acres
Zoned: LR

PIN 169-2-13
Eleanor P. Monahan
DB 282 PG 274
3.65 Acres
Zoned: LR

PIN 169-2-9
Pate Allyson
Instr. 120000106
1.80 Acres
Zoned: LR

GRAPHIC SCALE
100 50 0 100 200
(IN FEET)
1 inch = 100 ft.

Pennoni

Engineers • Surveyors • Planners • Landscape Architects

DATE	NO.	REVISIONS	BY
11-25-14	1	Application Revisions	KLM
12-11-14	1	REVISED PER CITY COMMENTS	PRS

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER AND MUST BE CLOSELY FIT TO PLAN. DISCREPANCIES BEFORE PROCEEDING WITH THE WORK

CONTEXT MAP

Pennoni Associates Inc.
117 East Piccadilly Street, Suite 200
Winchester, Virginia 22601
Ph: 540-667-2139 Fax: 540-665-0493

RIDGEWOOD ORCHARD
LAND BAY C APARTMENTS
DEVELOPMENT PLAN
WINCHESTER, VIRGINIA

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

NORTH

JOB NO. ROLP1402

SHEET 1 OF 3

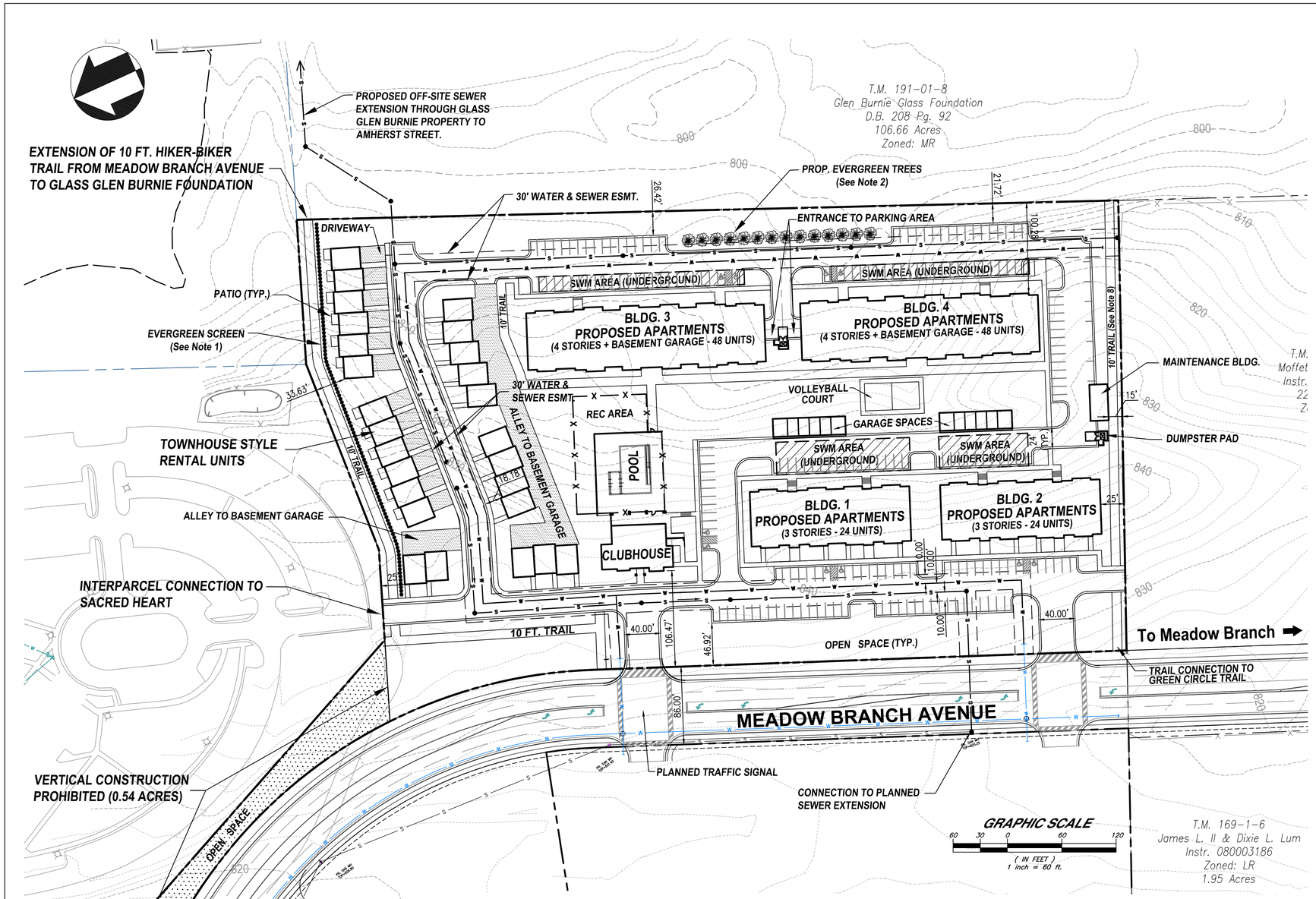
SCALE 1"=100'

DRAWN BY PRS

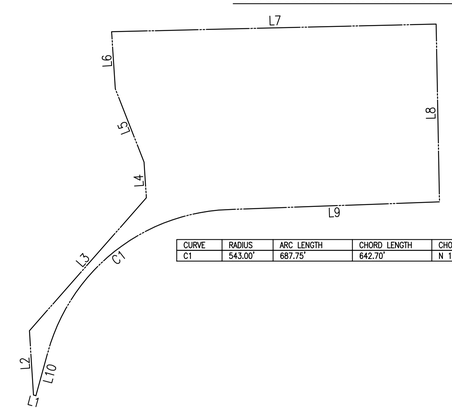
DATE 10-21-14

APPROVED

DRAWING NO.



BOUNDARY INFORMATION



LINE	BEARING	DISTANCE
L1	N 39°58'02" E	7.06'
L2	S 69°03'00" E	180.00'
L3	S 24°03'00" E	494.97'
L4	S 69°03'00" E	100.00'
L5	S 86°47'54" E	220.01'
L6	S 69°07'29" E	159.98'
L7	S 23°15'48" W	907.30'
L8	N 66°26'37" W	497.18'
L9	N 22°32'14" E	590.80'
L10	N 50°01'58" W	125.91'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	543.00'	687.75'	642.70'	N 13°44'52" W	72°34'12"	398.65'

Site Summary

Owner:	Ridgewood Orchard LTD Partnership
Tax Map Parcel:	149-1-7 (portion)
Site Area:	10.59 Acres
Existing Zoning:	MR (9.79 Acres) RB-1 (0.80 Acres)
Proposed Zoning:	MR with PUD Overlay
Existing Use: Proposed Use:	Vacant Residential Apartments

Development Summary

Proposed dwelling units: 170

Maximum density: 18 units/acre
Proposed density: 16.1 units/acre

Unit Mixture:

Apartments: One Bedroom - 44
Two Bedroom - 76
Three Bedroom - 24
144 total apartments

Townhouse Rental Units: Two Bedroom - 26 total townhouse style rental units

Building Information:

	Apt Bldg 1/2	Apt Bldg 3/4	Townhomes	Clubhouse	Maintenance Bldg
Finished floors	3	4	2*	2**	1
Maximum height	48 ft	55 ft	30 ft	30 ft	15 ft
Basement parking	no	yes	varies*	no	no

*Townhomes may include alley accessed, basement level garages as shown.
**Includes finished basement level with walkout access to pool area.

Building Setbacks

Front (Meadow Branch Avenue) 106'
Rear- 100'
Side- 25' (Accessory Maintenance Bldg at 15')

Area Summary

Common Open Space:	4.39 acres (excludes developed recreation space)
Developed Recreation Space:	0.95 acres (includes clubhouse)
Buildings:	1.89 acres (excludes clubhouse, includes patio areas)
Access Roads and Parking:	2.93 acres
Sidewalks:	0.39 acres
Open Space Remnants/Dumpster Pads:	0.03 acres 10.59 acres total

Open Space and Recreation Area Information

Common Open Space/Rec Area Required - 4.77 Acres (45%)
Common Open Space/Rec Area Provided - 5.35 Acres (50%)

Developed Recreation Area Required - 0.95 Acres (20% of required Open Space)
Developed Recreation Area Provided - 0.95 Acres (20%)

Parking Information

Parking Required: 44 units (1 bedroom) @ 1 space/unit - 44 spaces
126 units (2-3 bedroom) @ 2 spaces/unit - 252 spaces
296 spaces req'd.

Parking Provided: Townhouse rental units - 52 spaces (driveways or garage)
Surface Parking - 213 spaces
Structured Parking - 88 spaces (below Apartment Buildings 3 and 4)
353 total parking provided

Notes

1) A landscape buffer/screen shall be provided along the north, east, and south project boundaries consisting of a single row of evergreens from the current Evergreen Screening Suggestion List planted no more than four feet apart and not less than five feet tall at time of planting. At the northern Property boundary, the landscape screen shall be located between the trail and apartment buildings.

2) In addition to the evergreens provided per Note 1 above, in order to provide improved screening along the south property boundary, the Developer shall install a single row of evergreen trees in the general location depicted on the plan. Said trees shall be a minimum height of five feet at time of planting.

3) Street trees shall be provided along the Meadow Branch Avenue frontage. Said trees shall be a mixture of Sugar Maples and Pin Oaks in order to coordinate with the planned landscaping for the frontage of the adjoining John Kerr Elemenatary site. Said trees may be included as part of the landscaping requirements at time of site plan.

4) The project shall be constructed in a single phase of development. Occupancy permits for individual apartment buildings will be obtained as units are made ready for occupancy.

5) Final layout subject to minor modifications to accommodate final engineering and subject to approval at time of site plan.

6) Maintenance of recreation areas (including open space and clubhouse/pool facility) shall be the responsibility of the management entity created for the development.

7) Topographic contours shown at two foot intervals.

8) Trail along southern Property boundary to be constructed and public access easements dedicated prior to issuance of occupancy permit for third apartment building.

Pennoni

DATE	NO.	REVISIONS	BY
11-25-14	1	APPLICATION REVISIONS	KLM
12-11-14	2	REVISED PER CITY COMMENTS	PRS

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR & OWNER BEFORE PROCEEDING WITH THE WORK. ALL DISCREPANCIES MUST BE REPORTED TO THE CITY BEFORE PROCEEDING WITH THE WORK

SITE LAYOUT

Pennoni Associates Inc.
Engineers • Surveyors • Planners • Landscape Architects
117 East Piccadilly Street, Suite 200
Winchester, Virginia 22601
Ph: 540-667-2139 Fax: 540-665-0493

RIDGEWOOD ORCHARD
LAND BAY C APARTMENTS
DEVELOPMENT PLAN
WINCHESTER, VIRGINIA

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NORTH

JOB NO. ROLP1402
SHEET 2 OF 3

SCALE 1"=60'
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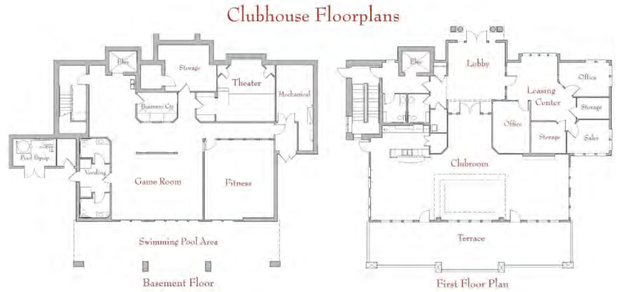
DATE 10-21-14
APPROVED
DRAWING NO.

CLUB HOUSE - TYPICAL ELEVATION



CLUB HOUSE - TYPICAL FLOOR PLAN

TOWNHOUSE STYLE APARTMENT UNITS - TYPICAL ELEVATIONS

APARTMENT BUILDING (FOUR STORY) - TYPICAL ELEVATION

TOWNHOUSE STYLE APARTMENT UNITS - TYPICAL FLOOR PLANS (W/ BASEMENT GARAGE)

One Bedroom Plan

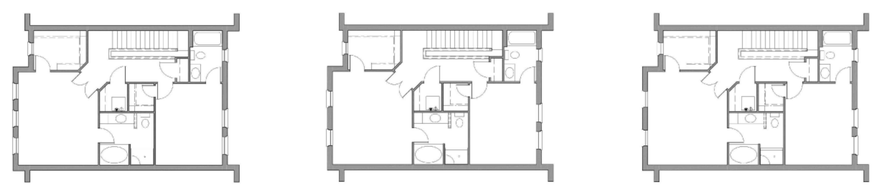
APARTMENT BUILDING (THREE STORY) - TYPICAL ELEVATION

Two Bedroom Plan

Two Bedroom Plan w/ Sun Room

Three Bedroom Plan

THREE AND FOUR STORY APARTMENTS - TYPICAL FLOOR PLANS



TOWNHOUSE STYLE APARTMENT UNITS - TYPICAL FLOOR PLANS (W/OUT BASEMENT GARAGE)

Pennoni Associates Inc.

Engineers • Surveyors • Planners • Landscape Architects

Pennoni

117 East Piccadilly Street, Suite 200
Winchester, Virginia 22601
Ph: 540-667-2139 Fax: 540-665-0493

DATE	NO.	REVISIONS	BY
11-25-14	1	APPLICATION REVISIONS	KLM
12-11-14	1	REVISED PER CITY COMMENTS	PRS

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER; ALL ERRORS OR OMISSIONS MUST BE REPORTED IMMEDIATELY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK

ARCHITECTURAL ELEVATIONS AND FLOOR PLANS

RIDGEWOOD ORCHARD
LAND BAY C APARTMENTS
DEVELOPMENT PLAN
WINCHESTER, VIRGINIA

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NORTH

JOB NO. ROLP1402

SHEET 3 OF 3

SCALE 1"=60'

DRAWN BY PRS

DATE 10-21-14

APPROVED

DRAWING NO.

TOWNHOUSE STYLE APARTMENT UNITS - REAR ELEVATION (W/ BASEMENT GARAGE)

CLUB HOUSE - REAR ELEVATION

TOWNHOUSE STYLE APARTMENT UNITS - REAR ELEVATION (W/OUT BASEMENT GARAGE)

THREE STORY APARTMENTS - REAR ELEVATION

FOUR STORY APARTMENTS - REAR ELEVATION (BUILDINGS 3 AND 4)

Pennoni Associates Inc.
117 East Piccadilly Street, Suite 200
Winchester, Virginia 22601
Ph: 540-667-2139 Fax: 540-665-0493

Engineers • Surveyors • Planners • Landscape Architects

Pennoni

DATE	NO.	REVISIONS	BY
11-25-14	1	APPLICATION REVISIONS	KLM
12-11-14	2	REVISED PER CITY COMMENTS	PRS
12-15-14	3	ADDITION OF REAR BLDG ELEVATIONS	PRS

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ARCHITECTURAL ELEVATIONS – REAR

RIDGEWOOD ORCHARD
LAND BAY C APARTMENTS
DEVELOPMENT PLAN
WINCHESTER, VIRGINIA

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NORTH

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SHEET 4 OF 4

SCALE NTS

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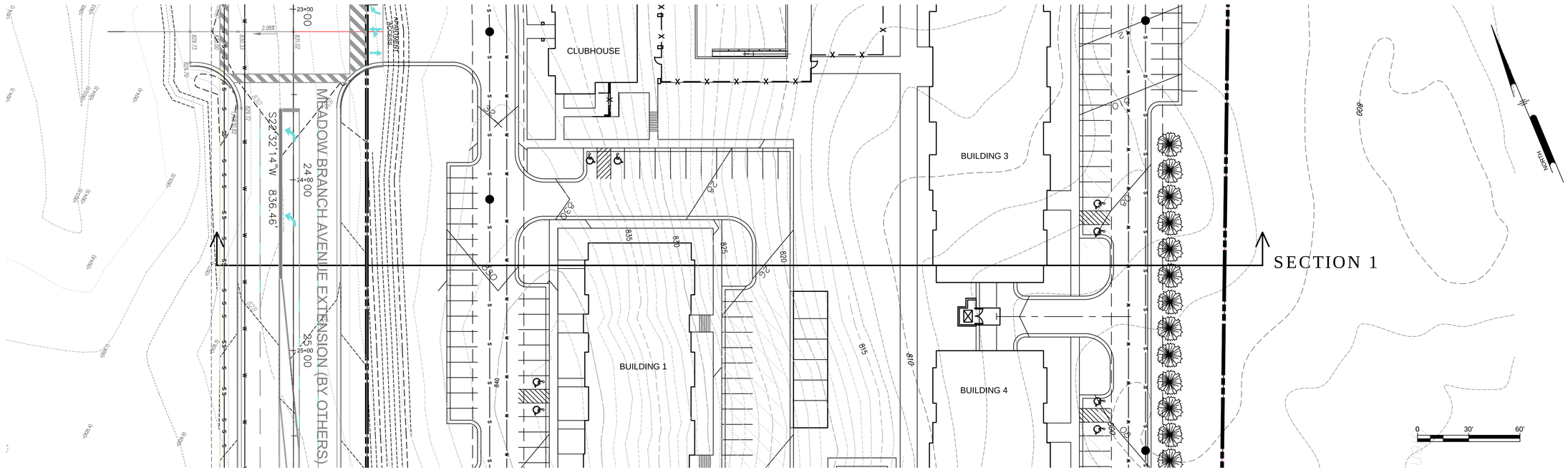
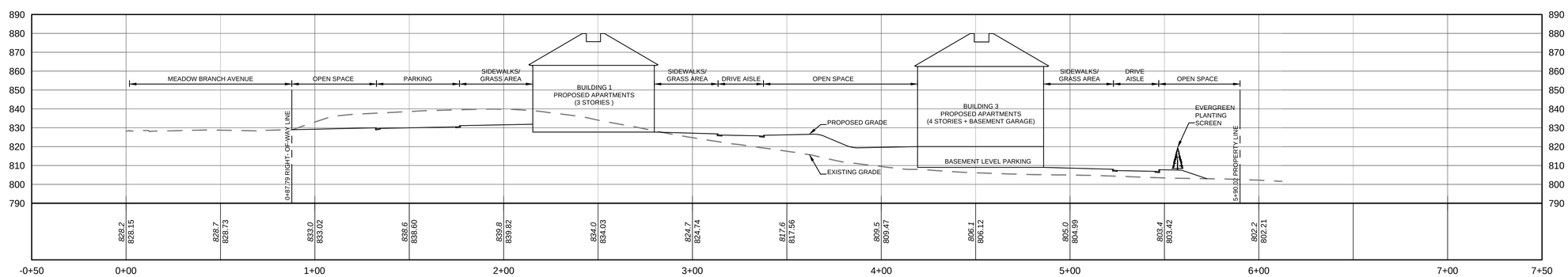
DATE 10-21-14

APPROVED

DRAWING NO.





SECTION 1
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 30'

NOT FOR CONSTRUCTION

Pennoni
PENNONI ASSOCIATES INC.
117 East Piccadilly Street
Winchester, VA 22601
T 540.667.2139 F 540.665.0493

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

RIDGEWOOD ORCHARD
LANDBAY C
CITY OF INCHESTER, VIRGINIA

EXHIBIT - SECTION THROUGH SITE

NO.	DATE	REVISIONS	BY

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PROJECT	GAIN1401
DATE	2014-12-16
DRAWING SCALE	1"=30'
DRAWN BY	KLM
APPROVED BY	RAM

EXHIBIT

SHEET 1 OF 1

K:\PROJECTS\GAIN\GAIN1401-Ridgewood Orchard Adj Site Plan\EXHIBITS\SECTION THROUGH SITE EXHIBIT 12-15-14.dwg PLOTTED: 12/16/2014 10:22 AM, BY: Kelly Mallow PLOTSTYLE: Pennoni NCS.ctb PROJECT STATUS: ---

PENNONI ASSOCIATES INC.
CONSULTING ENGINEERS

M E M O R A N D U M

TO: Tim Youmans

FROM: Patrick Sowers

DATE: December 12, 2014

SUBJECT: Ridgewood Orchard PUD Rezoning – Traffic Analysis

CC:

Please find attached a memorandum dated December 12, 2014, prepared by Kittelson and Associates, which provides an access evaluation and operational analysis for the two site entrances to the 170 unit apartment complex proposed for Land Bay C of the Ridgewood Orchard Property. The analysis utilized the latest WinFred MPO Long-Range Constrained Travel Demand Model to generate base year and year 2035 volumes for Meadow Branch Avenue, which were set at 16,790 average daily trips (ADT) and 21,540 ADT, respectively. Tube counts from July 2014 along existing Meadow Branch Avenue were then used to establish AM and PM peak hour trips.

The analysis identifies that the planned signalized entrance (Entrance 1) will function at an overall Level of Service (LOS) A during both the AM and PM peak hours during the base year. In 2035, it will continue to function at an overall LOS A in the PM peak hour and at an overall LOS B in the AM peak hour.

The second entrance to Land Bay C (Entrance 2) is proposed as an unsignalized entrance that will align with the bus access entrance for the future John Kerr Elementary School. The analysis identifies that the through movement for Meadow Branch Avenue will operate at a LOS A or B for the base year AM and PM peak hours. In 2035, the Meadow Branch Avenue through movements continue to operate at a LOS A or B.

The westbound movement for vehicles exiting the site at Entrance 2, particularly westbound left turns, operates at lesser levels of service than the through movement on Meadow Branch Avenue as a result of Meadow Branch Avenue being the dominant traffic movement. However, the lesser LOS for westbound traffic movements would affect only site generated traffic.

We believe that the analysis identifies that Entrance 2 will not have any adverse impacts to Meadow Branch Avenue or conflict with the proposed bus entrance/exit for John Kerr Elementary School. Entrance 2 would provide a second point of access in case of an emergency at the apartment complex. In addition, in the event that volumes on Meadow Branch Avenue created a longer delay for vehicles exiting the site at Entrance 2, those drivers would have the option to use the signalized intersection at Entrance 1 as an alternative.

If you have any questions, please feel free to call me at (540) 667-2139.

117 East Piccadilly Street • Winchester, VA 22601 • Ph: 540-667-2139 • Fx: 540-665-0493
www.pennoni.com

KITTELSON & ASSOCIATES, INC.
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1850 Centennial Park Drive, Suite 130, Reston, Virginia 20191 P 703-885-8970 F 703-885-8971

MEMORANDUM

Date: December 12, 2014 Project #: 18424

To: Denise LaCour
Denico Development Company
1430 Rolkin Court #301
Charlottesville, Virginia 22911

From: Chris Tiesler, P.E., John Callow, and Andrew Butsick

Project: Ridgewood Orchard Apartments – Winchester, Virginia

Subject: Access Evaluation and Operational Analysis

At the request of Denico Development Company, Kittelson & Associates, Inc. (KAI) has prepared an access evaluation and operational analysis for the proposed Ridgewood Orchard Apartments development, to be located on a planned future extension of Meadow Branch Avenue (Jubal Early Drive) just south of Amherst Street (Route 50) in Winchester, Virginia. The City's Comprehensive Plan identifies the extension of Meadow Branch Avenue through the Ridgewood Orchard (Smith) and Moffett properties between Amherst Street on the north and Buckner Drive within the Meadow Branch North subdivision to the south. The subject 10.59-acre site is located directly south of the Sacred Heart church and lies immediately west of the planned future John Kerr Elementary School. KAI obtained the most recent (December 8, 2014) WinFred Metropolitan Planning Organization Long-Range Constrained Travel Demand Model (the model) from the Virginia Department of Transportation (VDOT) to estimate opening year and future forecast year 2035 traffic demand for the extension of Meadow Branch Avenue north to its current terminus at Merrimans Lane. Specifically, this memorandum includes:

- Estimates of base year and future year 2035 Average Daily Traffic (ADT), weekday a.m. peak hour, and weekday p.m. peak hour traffic volumes on the Meadow Branch Avenue extension;
- Trip generation estimates of the planned John Kerr Elementary School and proposed Ridgewood Orchard Apartments;
- Opening year and future year 2035 weekday a.m. and weekday p.m. peak hour traffic operational analysis of the two proposed site-access driveways on Meadow Branch Avenue;
- Evaluation of 95th percentile queue lengths during opening year and future year 2035 weekday a.m. and weekday p.m. peak hours; and,
- Findings and conclusions.

VOLUME DEVELOPMENT

KAI obtained the most recent travel demand model from VDOT and inserted a link to reflect the planned extension of Meadow Branch Avenue from its current terminus north to Merrimans

Lane/Amherst Street (Route 50). The new link assumes a four-lane divided roadway with a posted speed of 35 MPH, consistent with the City's Comprehensive Plan.

July 2014 24-hour tube counts conducted along existing Meadow Branch Avenue (south of Armistead) were used to establish weekday a.m. and weekday p.m. peak hour adjustments for ADT volumes produced by the model. The weekday a.m. peak hour was found to represent seven percent of the total ADT, and the weekday p.m. peak hour was found to represent 10 percent.

Finally, a Transportation Analysis Zone (TAZ) representing the proposed Ridgewood Orchard Apartments development was added to the model, and a select zone analysis isolated the TAZ to develop a trip distribution pattern for the development. Base and future year model outputs and the select link analysis plots are included in **Attachment A**.

Directional ADT link volumes on the Meadow Branch Avenue extension are summarized below in **Table 1**.

Table 1 Meadow Branch Avenue Extension ADT Volumes

Model	Northbound ADT	Southbound ADT	Combined ADT
Base Year	8,450	8,340	16,790
Future Year 2035	10,940	10,600	21,540

PLANNED DEVELOPMENT

The current constrained travel demand model includes all anticipated future growth and development planned to occur by year 2035. While this technically includes the planned John Kerr Elementary School, a specific trip generation estimate and assignment was conducted to more accurately (and conservatively) reflect peak hour traffic demand and turning movements at the identified study intersections.

The future John Kerr Elementary School will be situated on a 9.34-acre parcel directly west from the proposed development across Meadow Branch Avenue, with a planned capacity of 650 students. The northern driveway is currently planned to be signalized and will provide primary access to the school, while the southern driveway will serve exclusively school buses. Current projections estimate a total of 14 buses will serve the student population. The projected weekday a.m. and weekday p.m. day peak-hour vehicle trip ends for the planned elementary school were based on the *Trip Generation Manual*, *9th Edition,* published by the Institute of Transportation Engineers (ITE). **Table 2** summarizes the anticipated number of trips that will be generated by the planned elementary school at full build out.

Table 2 Estimated Trip Generation – Planned Elementary School

Land Use	ITE Code	Size (students)	Weekday Daily	Peak Hour of Adjacent Street					
				Weekday AM			Weekday PM		
				Total	In	Out	Total	In	Out
Elementary School	520	650	839	293	161	132	98	48	50

As shown in Table 2, the planned elementary school is anticipated to generate 839 net new weekday daily trips, 293 weekday a.m. (161 in/132 out), and 98 weekday p.m. (48 in/50 out) peak hour trips.

PROPOSED DEVELOPMENT

Ridgewood Orchard LTD Partnership proposes to construct 26 townhouse and 144 multi-family apartment units on a vacant 10.59-acre parcel located immediately south of the Sacred Heart church along the future extension of Meadow Branch Avenue. The site is currently zoned *Medium Density Residential Development* (MR – 9.79 acres) and *Residential Business District* (RB-1 – 0.80 acres). The applicant proposes to rezone the entire 10.59 acres to MR with a Planned Unit Development (PUD) overlay. There are two proposed site access driveways to Meadow Branch Avenue planned to align with driveways serving the future John Kerr Elementary School. A preliminary site plan is shown in **Figure 1**.

The projected weekday a.m. and weekday p.m. day peak-hour vehicle trip ends for the proposed development were based on the *Trip Generation Manual*, *9th Edition* (Reference 3). **Table 3** summarizes the anticipated number of trips that will be generated by the proposed development.

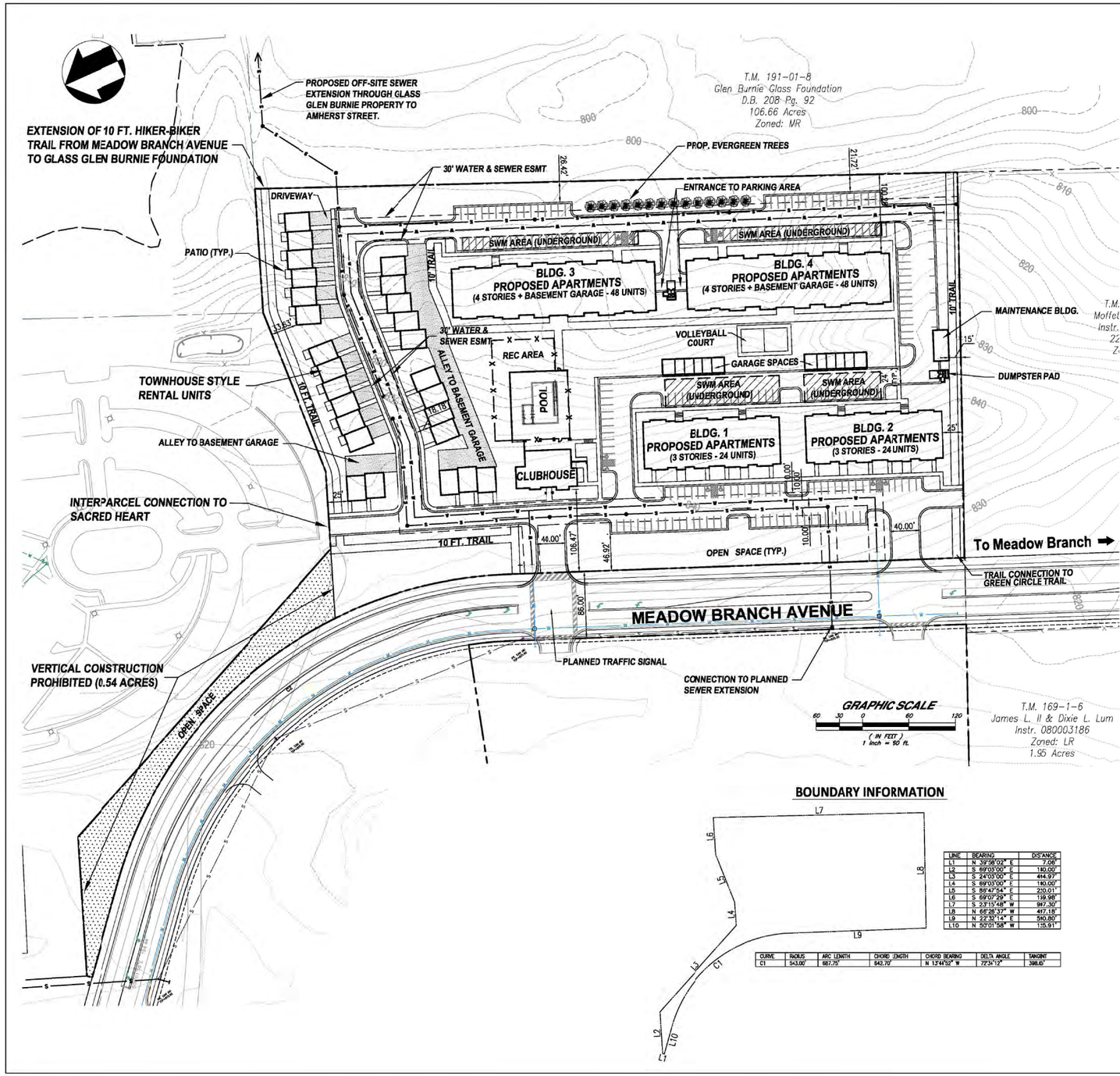
Table 3 Estimated Trip Generation – Proposed Ridgewood Orchard Development

Land Use	ITE Code	Size (dwelling units)	Weekday Daily	Peak Hour of Adjacent Street					
				Weekday AM			Weekday PM		
				Total	In	Out	Total	In	Out
Townhouse	230	26	199	18	3	15	20	13	7
Apartments	220	144	996	74	15	59	97	63	34
TOTAL NET NEW TRIPS			1,195	92	18	74	117	76	41

As shown in Table 3, the proposed development is anticipated to generate 1,195 net new weekday daily trips, 92 weekday a.m. (18 in/74 out), and 117 weekday p.m. (76 in/41 out) peak hour trips.

TRIP DISTRIBUTION AND ASSIGNMENT

Trip distributions for the planned elementary school and proposed development were developed using the VDOT travel demand model (proposed development) and existing/anticipated travel patterns (elementary school). **Figure 2** illustrates the estimated trip distribution patterns for both the elementary school and proposed development. **Figure 3** and **Figure 4** illustrate the assignment of site-generated elementary school and proposed development trips to the surrounding roadway network during the weekday a.m. and weekday p.m. hours, respectively. Note that elementary school assignment has isolated anticipated bus trips (14 in/14 out) to the southern driveway. The estimated site-generated trips were assigned to the network by distributing the trips shown in Tables 2 and 3 according to the trip distribution pattern shown in Figure 2.



LINE	BEARING	DISTANCE
L1	N 39°58'02" E	7.06'
L2	S 69°03'00" E	180.00'
L3	S 24°03'00" E	414.97'
L4	S 69°03'00" E	180.00'
L5	S 86°47'54" E	210.01'
L6	S 69°07'29" E	199.98'
L7	S 23°15'48" W	997.30'
L8	N 66°26'37" W	417.18'
L9	N 23°32'14" E	510.80'
L10	N 50°01'58" W	115.91'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	543.00'	687.75'	642.70'	N 13°44'02" W	72°34'12"	398.60'

Site Summary

Owner:	Ridgewood Orchard LTD Partnership
Tax Map Parcel:	149-1-7 (portion)
Site Area:	10.59 Acres
Existing Zoning:	MR (9.79 Acres) RB-1 (0.80 Acres)
Proposed Zoning:	MR with PUD Overlay
Existing Use:	Vacant
Proposed Use:	Residential Apartments

Development Summary

Proposed dwelling units: 170

Maximum density: 18 units/acre
Proposed density: 16.1 units/acre

Unit Mixture:

Apartments: One Bedroom - 44
Two Bedroom - 76
Three Bedroom - 24
144 total apartments

Townhouse Rental Units: Two Bedroom - 26 total townhouse style rental units

Building Information:

	Apt Bldg 1/2	Apt Bldg 3/4	Townhomes	Clubhouse	Maintenance Bldg
Finished floors	3	4	2*	2**	1
Maximum height	48 ft	55 ft	30 ft	30ft	15 ft
Basement parking	no	yes	varies*	no	no

*Townhomes may include alley accessed, basement level garages as shown.
**Includes finished basement level with walkout access to pool area.

Building Setbacks

Front (Meadow Branch Avenue) 106'
Rear- 100'
Side- 25' (Accessory Maintenance Bldg at 15')

Area Summary

Common Open Space:	4.39 acres (excludes deveoped recreation space)
Developed Recreaton Space:	0.95 acres (includes clubhouse)
Buildings:	1.89 acres (excludes clubhouse, includes patio areas)
Access Roads and Farking:	2.93 acres
Sidewalks:	0.39 acres
Open Space Remnants/Dumpster Pads:	0.03 acres
	10.59 acres total

Open Space and Recreation Area Information

Common Open Space/Rec Area Required - 4.77 Acres (45%)
Common Open Space/Rec Area Provided - 5.35 Acres (50%)

Developed Recreaton Area Required - 0.95 Acres (20% of recuired Open Space)
Developed Recreaton Area Provided - 0.95 Acres (20%)

Parking Information

Parking Required: 44 units (1 bedroom) @ 1 space/unit - 44 spaces
126 units (2-3 bedroom) @ 2 spaces/unit - 252 spaces
296 spaces req'd.

Parking Provided: Townhouse rental units - 52 spaces (driveways or garage)
Surface Parking - 213 spaces
Structured Parking - 88 spaces (below Apartment Buildings 3 and 4)
353 total parking provided

Notes

1) A landscape bufer shall be provided along the north, east, and south project boundaries consisting of a single row of evergreens from the current Evergreen Screening Suggestion List planted no more than four feet apart and not less than five feet all at time of planting.

2) In addition to the evergreens provided per Note 1 above, in order to provided improved screening along the south property boundary, the Developer shall install a single row of evergreen trees in the general location depicted on the plan. Sad trees shall be a minimum height of five feet at time of planting.

3) Street trees shall be provided along the Meadow Branch Avenue frontage (minimum 1 tree per 50 feet). Said trees shall be a mixture of Sugar Maples and Pn Oaks In order to coordinate with and complement the planned landscaping for the frontage of the adjoining John Kerr Elementary site. Said trees may be included as part of the landsaping requirements at time of site plan.

4) The project shal be constructed in a single phase of developmert.

5) Final layout subject to minor modifications to accommodate final engineering and subject to approval at time of site plan.

6) Maintenance o/ recreation areas (including open space and clubhouse/pool facility) shall be the responsibility o' the management entity created for the development.

7) Topographic contours shown at two foot intervals.

Pennoni Associates Inc.
117 East Piccadilly Street, Suite 200
Winchester, Virginia 22601
Ph: 540-667-2139 Fax: 540-665-0493
Engineers • Surveyors • Planners • Landscape Architects

Pennoni

DATE	NO.	REVISIONS	BY
11-25-14	1	APPLICATION REVISIONS	KJM

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK

SITE LAYOUT

RIDGEWOOD ORCHARD
LAND BAY C APARTMENTS
DEVELOPMENT PLAN
WINCHESTER, VIRGINIA

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NORTH

JOB NO. ROLP1402
SHEET 2 OF 3

SCALE 1"=60'
DRAWN BY PRS
DATE 10-21-14
APPROVED
DRAWING NO.

PRELIMINARY SITE PLAN
PROVIDED BY PENNONI ASSOCIATES INC.
WINCHESTER, VIRGINIA

FIGURE 1

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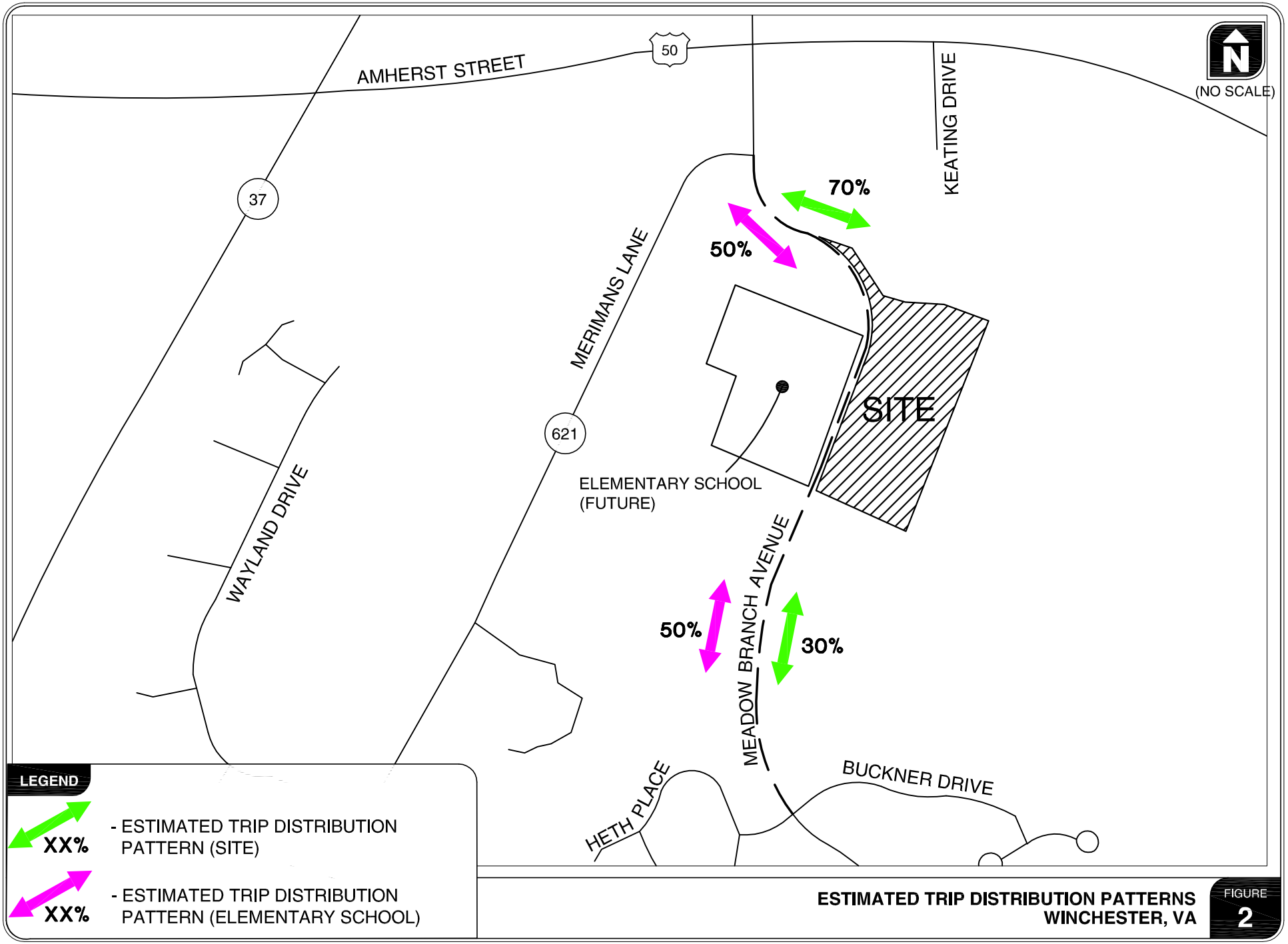

ESTIMATED TRIP DISTRIBUTION PATTERNS
WINCHESTER, VA

FIGURE 2

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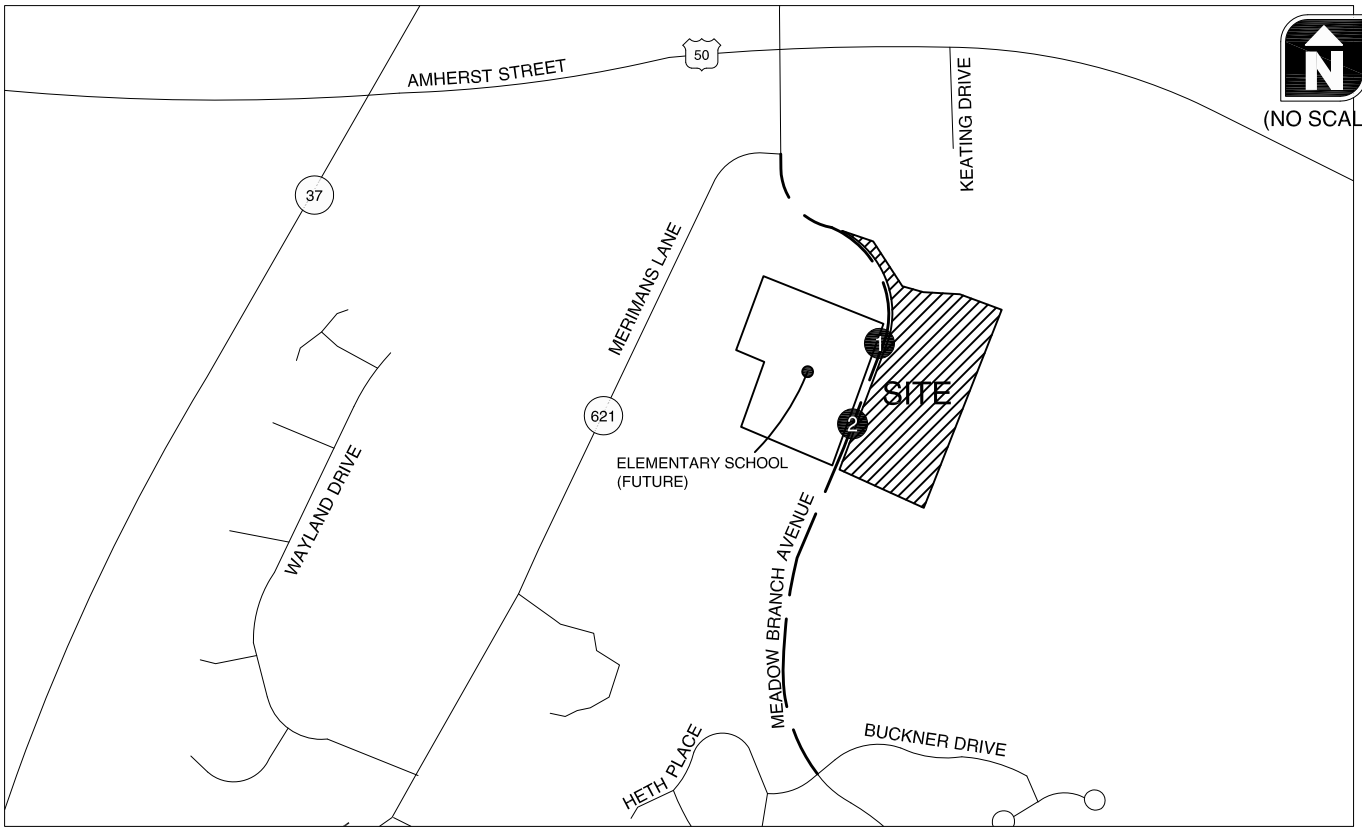
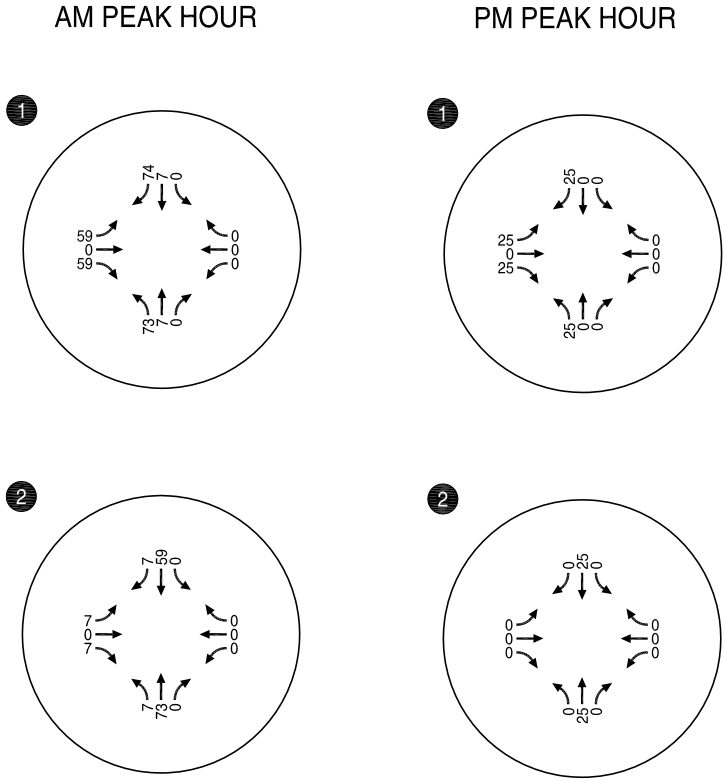
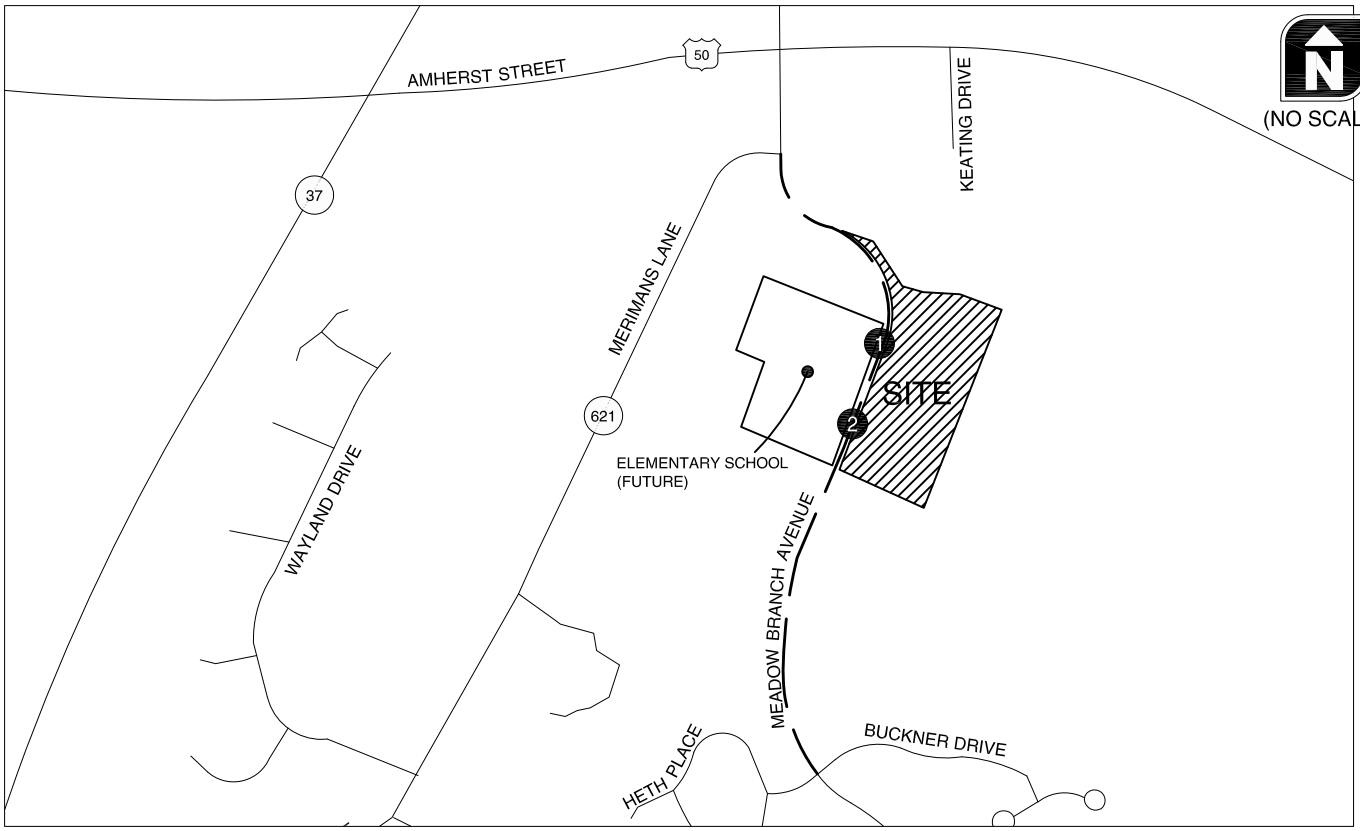
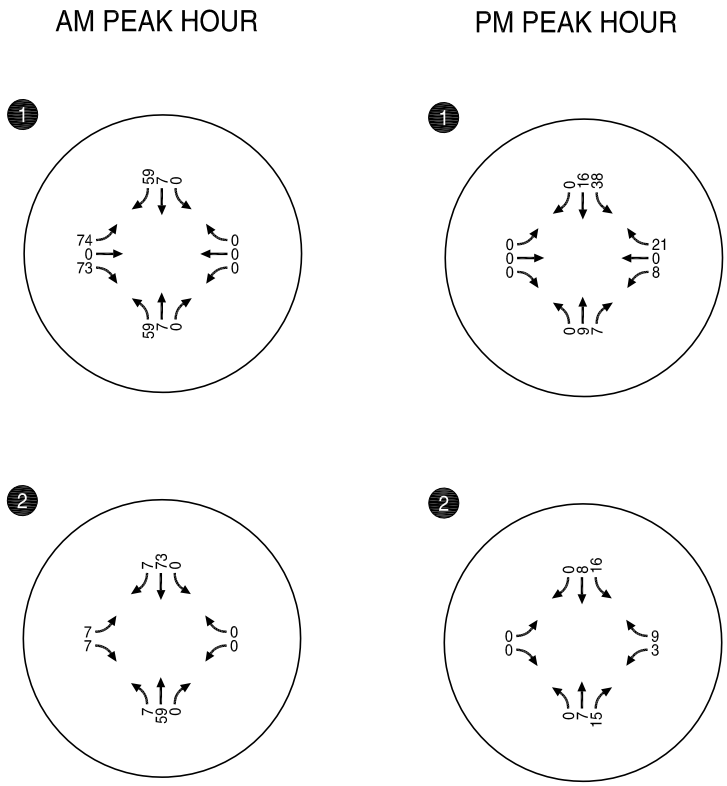




SITE-GENERATED TRIPS: PLANNED ELEMENTARY SCHOOL
WEEKDAY AM & PM PEAK HOURS
WINCHESTER, VIRGINIA

FIGURE 3





SITE-GENERATED TRIPS: PROPOSED DEVELOPMENT
WEEKDAY AM & PM PEAK HOURS
WINCHESTER, VIRGINIA

FIGURE 4

OPERATIONAL ANALYSIS

Current Levels of Service and Volume-to-Capacity Ratios

All level of service (LOS) analyses described in this memorandum were performed in accordance with the procedures stated in the 2010 *Highway Capacity Manual* (HCM) and report HCM 2000 outputs. This analysis is based on the peak 15-minute flow rate during each of the study periods to evaluate the overall intersection level-of-service. Consequently, the analyses reflect conditions that are only likely to occur for 15 minutes out of each average peak hour. Traffic conditions during all weekday time periods and throughout the weekend will likely operate under better conditions than those described in this report. Traffic operations were analyzed using Synchro 8.

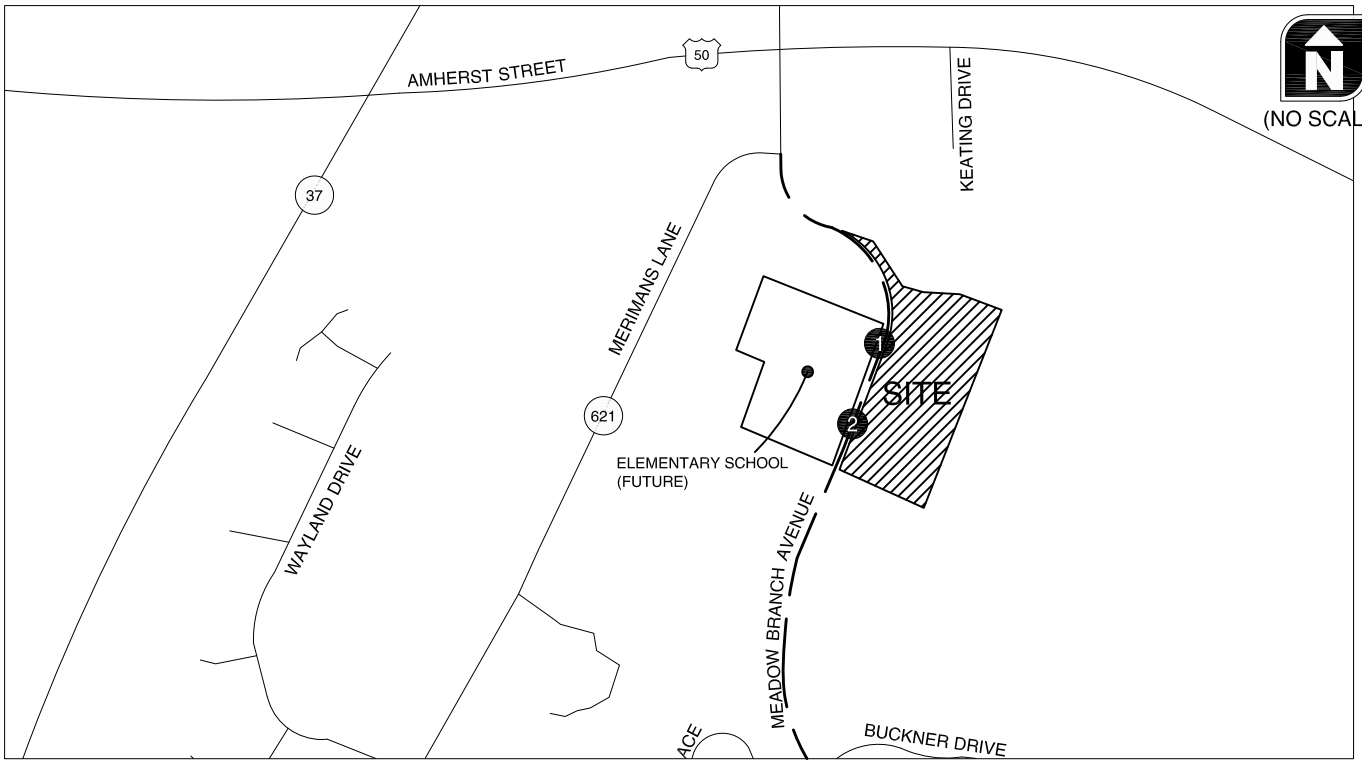
Opening Year Operational Analysis

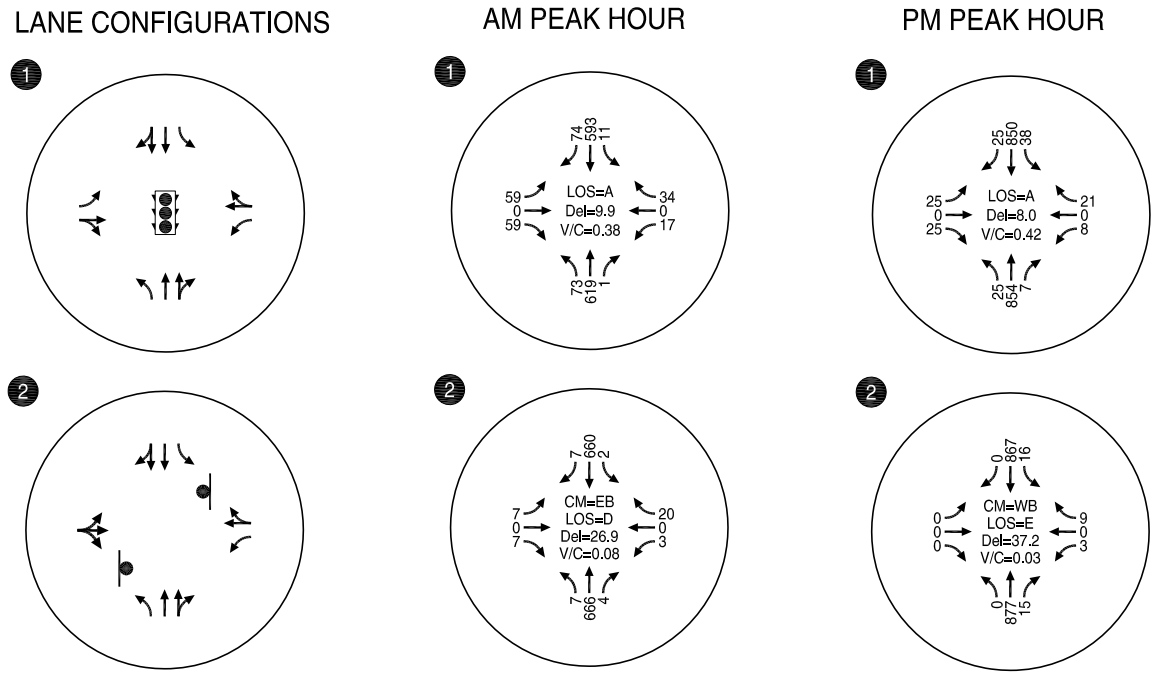
Base model volumes derived from the WinFred model were selected to assess traffic operations during the weekday a.m. and p.m. peak hours assuming full build out and occupancy of the planned elementary school and proposed development at the two site entrances once the Meadow Branch Avenue extension is constructed.

Site-generated trips shown in Figure 3 and Figure 4 were added to base year hourly volumes derived from the model to arrive at opening year total traffic volumes, discussed subsequently.

Figure 5 illustrates the assumed lane configurations and traffic control devices at the study intersections, as well as the weekday a.m. and weekday p.m. peak hour traffic operations. As shown in the figure, both site-access driveways are forecast to operate at LOS D or better with one exception, discussed below.

At the southern site-access driveway (bus-only/apartment access), the westbound left-turn movement out of the apartments is forecast to operate at LOS E during the weekday p.m. peak hour. However, the movement operates well below capacity (volume-to-capacity ratio of 0.03) during this time period, and only three vehicles are to make this movement. During instances where it might be more difficult to make a westbound left-turn movement at this driveway, drivers may choose to use the signalized access instead which is forecast to operate at LOS A. ***Attachment B*** *contains the opening year total traffic conditions operational worksheets*.





LEGEND

= STOP SIGN

= TRAFFIC SIGNAL

CM = CRITICAL MOVEMENT (UNSIGNALIZED)

LOS = INTERSECTION LEVEL OF SERVICE (SIGNALIZED)/CRITICAL MOVEMENT LEVEL OF SERVICE (UNSIGNALIZED)

Del = INTERSECTION AVERAGE CONTROL DELAY (SIGNALIZED)/CRITICAL MOVEMENT CONTROL DELAY (UNSIGNALIZED)

V/C = CRITICAL VOLUME-TO-CAPACITY RATIO

OPENING YEAR TRAFFIC OPERATIONS
WEEKDAY AM & PM PEAK HOURS
WINCHESTER, VIRGINIA

FIGURE 5

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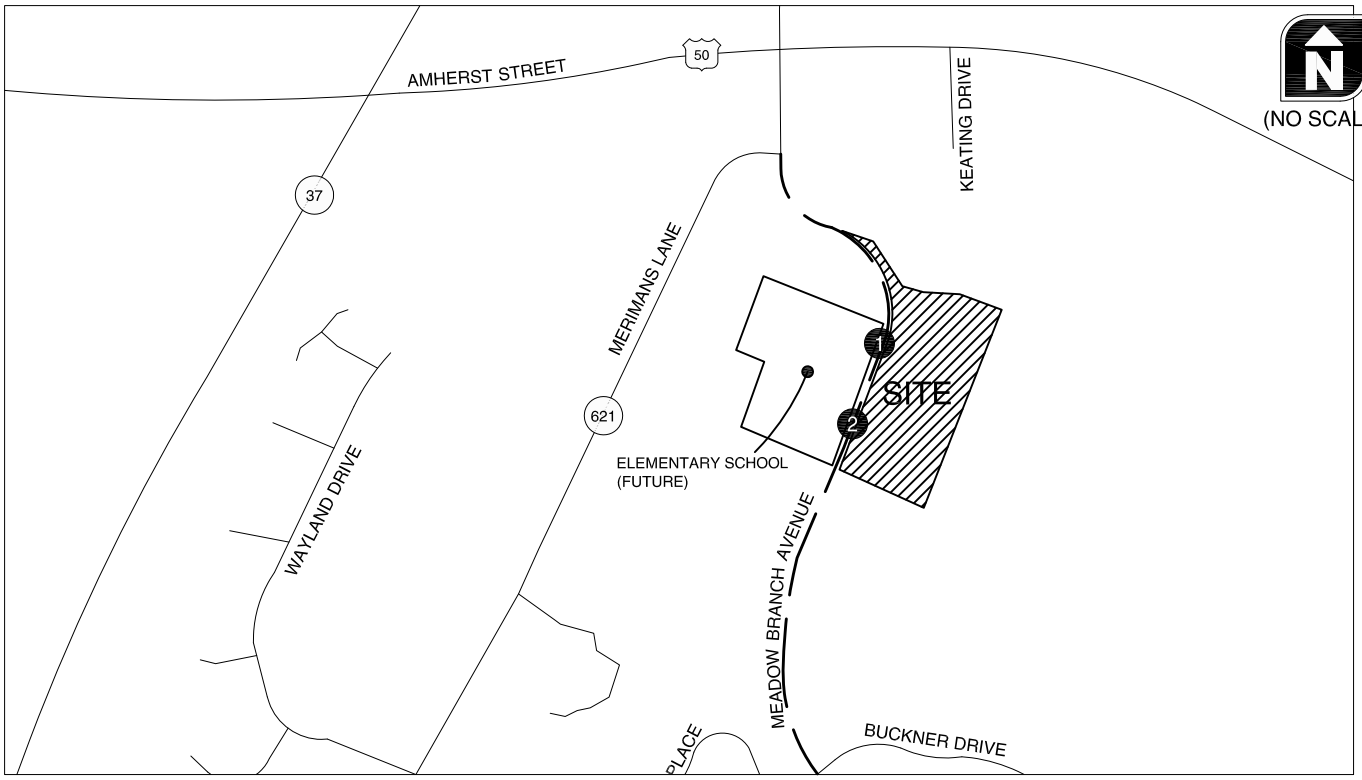
Future Year 2035 Operational Analysis

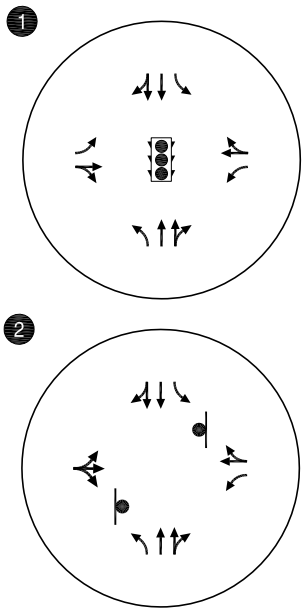
Future year 2035 model volumes derived from the WinFred model were also used to evaluate year 2035 traffic operations during the weekday a.m. and p.m. peak hours assuming full build out and occupancy of the planned elementary school and proposed development at the two site entrances on Meadow Branch Avenue.

Site-generated trips shown in Figure 3 and Figure 4 were added to future year 2035 hourly volumes generated by the model to arrive at year 2035 total traffic volumes. **Figure 6** illustrates the weekday a.m. and weekday p.m. peak hour traffic operations. As shown in the figure, both site-access driveways are forecast to continue to operate at LOS D or better under future year 2035 traffic conditions with one exception, discussed below.

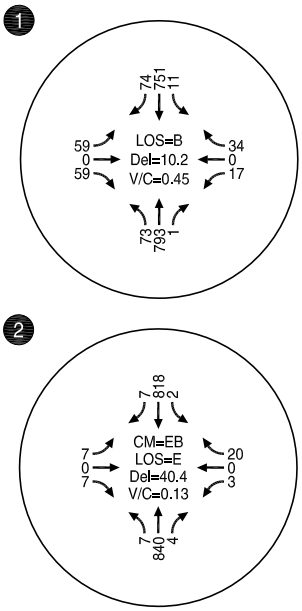
At the southern site-access driveway (bus-only/apartment access), the westbound left-turn movement out of the apartments is forecast to operate at LOS E/F during the weekday a.m. and p.m. peak hours, respectively. As noted previously, this movement operates well below capacity (volume-to-capacity ratio of 0.16/0.06), with only eight (8)/three (3) vehicles forecast to make this movement during the weekday a.m. and p.m. peak hours, respectively. During instances where it might be more difficult to make a westbound left-turn movement at this driveway, drivers may choose to use the signalized access instead which is forecast to operate at LOS B/A. ***Attachment C*** *contains the future year 2035 total traffic conditions operational worksheets*.



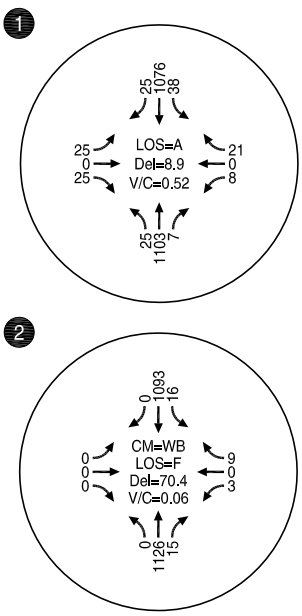
LANE CONFIGURATIONS



AM PEAK HOUR



PM PEAK HOUR



LEGEND

= STOP SIGN

= TRAFFIC SIGNAL

CM = CRITICAL MOVEMENT (UNSIGNALIZED)

LOS = INTERSECTION LEVEL OF SERVICE (SIGNALIZED)/CRITICAL MOVEMENT LEVEL OF SERVICE (UNSIGNALIZED)

Del = INTERSECTION AVERAGE CONTROL DELAY (SIGNALIZED)/CRITICAL MOVEMENT CONTROL DELAY (UNSIGNALIZED)

V/C = CRITICAL VOLUME-TO-CAPACITY RATIO

FUTURE YEAR 2035 TRAFFIC OPERATIONS
WEEKDAY AM & PM PEAK HOURS
WINCHESTER, VIRGINIA

FIGURE **6**

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Queuing Analysis

Forecast 95th percentile queues were measured using Synchro 8 for both opening year and future year 2035 traffic conditions and are summarized in **Table 4**.

Table 4 95th Percentile Queuing Analysis

Intersection	Movement	Storage (feet)	95th Percentile Queue (feet)		Adequate Storage Available?
			Weekday AM Peak Hour	Weekday PM Peak Hour	
Opening Year					
Meadow Branch Avenue & Main School Access/ Development Access	EBLT	100	52	27	Yes
	EBTH/RT	Cont.	0	0	Yes
	WBLT	75	21	13	Yes
	WBTH/RT	Cont.	0	0	Yes
	NBLT	100	23	9	Yes
	NBTH/RT	Cont.	128	178	Yes
	SBLT	100	6	12	Yes
	SBTH/RT	Cont.	147	180	Yes
Meadow Branch Avenue & Bus Access/ Development Access	EB	Cont.	7	0	Yes
	WBLT	75	1	2	Yes
	WBTH/RT	Cont.	3	1	Yes
	NBLT	200	1	0	Yes
	NBTH/RT	Cont.	0	0	Yes
	SBLT	100	0	2	Yes
	SBTH/RT	Cont.	0	0	Yes
Future Year 2035					
Meadow Branch Avenue & Main School Access/ Development Access	EBLT	100	52	27	Yes
	EBTH/RT	Cont.	0	0	Yes
	WBLT	75	21	13	Yes
	WBTH/RT	Cont.	0	0	Yes
	NBLT	100	23	9	Yes
	NBTH/RT	Cont.	172	253	Yes
	SBLT	100	6	12	Yes
	SBTH/RT	Cont.	191	247	Yes
Meadow Branch Avenue & Bus Access/ Development Access	EB	Cont.	11	0	Yes
	WBLT	75	2	4	Yes
	WBTH/RT	Cont.	3	2	Yes
	NBLT	200	1	0	Yes
	NBTH/RT	Cont.	0	0	Yes
	SBLT	100	0	2	Yes
	SBTH/RT	Cont.	0	0	Yes

EB – Eastbound; WB – Westbound; NB – Northbound; SB – Southbound
LT – Left Turn; TH – Through; RT – Right Turn; Cont. – Continuous

As shown in Table 4, all of the forecast 95th percentile queues can be accommodated during the weekday a.m. and p.m. peak hours under both opening year and future year 2035 traffic conditions.

FINDINGS & CONCLUSION

While the westbound left-turn movement at the southern site-access driveway is forecast to eventually operate at LOS E/F, drivers may choose to instead turn left from the signalized driveway serving the site, which is forecast to operate at LOS B or better even under future year 2035 traffic conditions. As demonstrated in the analysis, the Ridgewood Orchard Apartments development and proposed site-access driveways will operate acceptably in both the immediate and long-term future. All forecast 95th percentile queues can also be accommodated.

We trust this memorandum adequately documents the near- and long-term operational analysis of the proposed Ridgewood Orchard Apartments development and site-access. Please contact us at (703) 885-8970 with any questions.

ATTACHMENTS

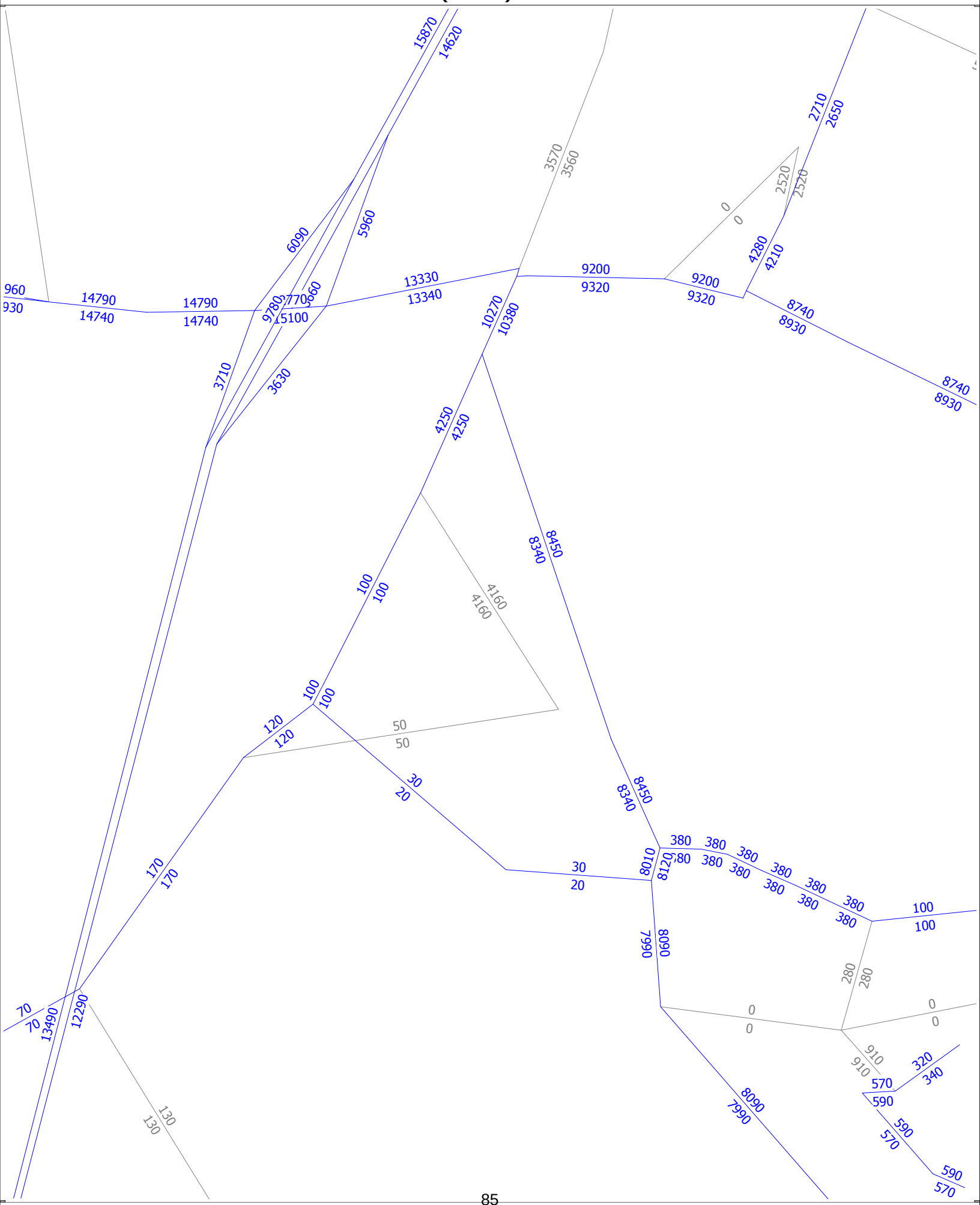
Attachment A – WinFred Model Plots

Attachment B – Opening Year Operational Analysis Worksheets

Attachment C – Future Year 2035 Operational Analysis Worksheets

Attachment A
WinFred Travel Demand Model
Plots (December 8, 2014
Model)

Base Year (2012) Model AADT



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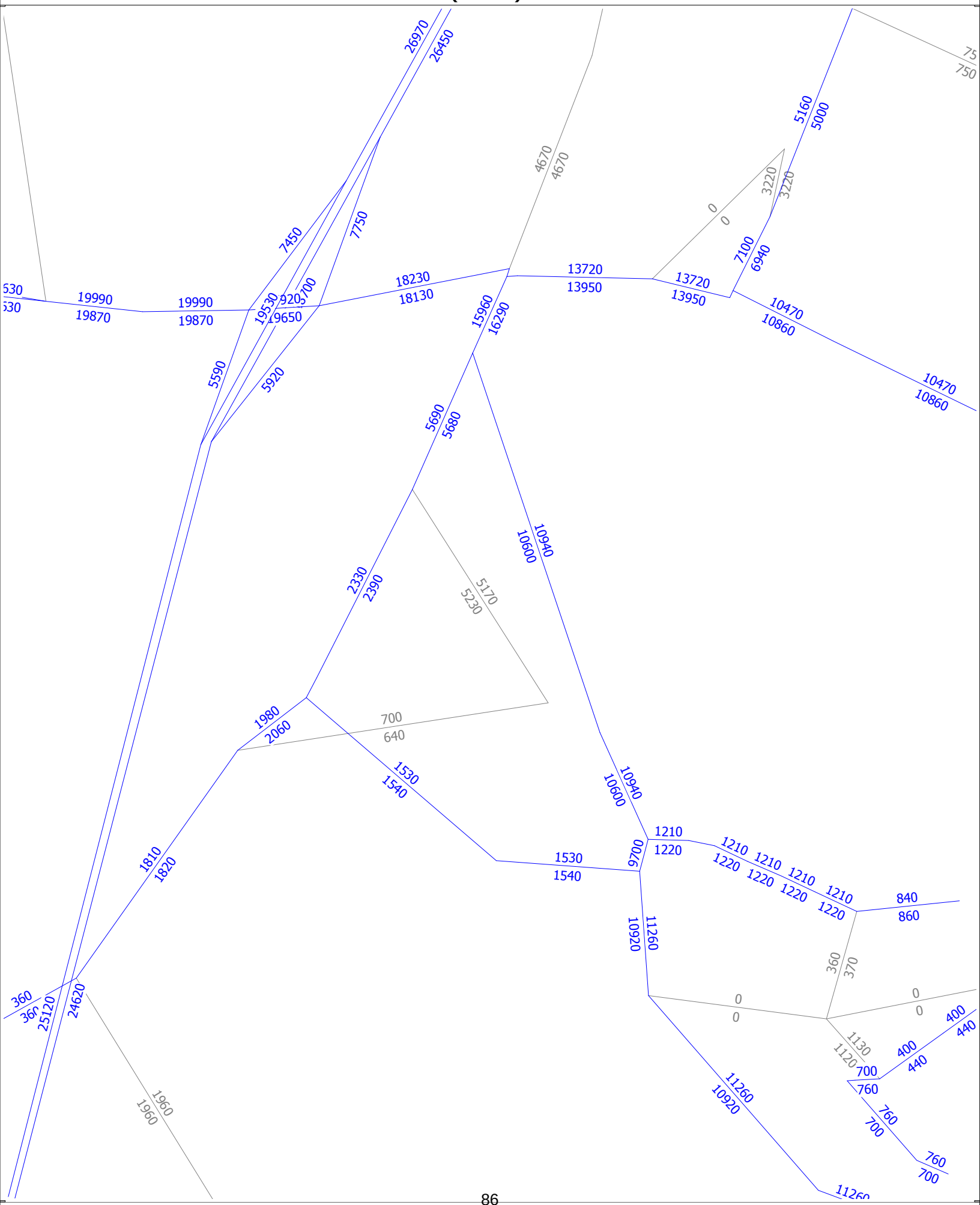
Future Year (2035) Model AADT



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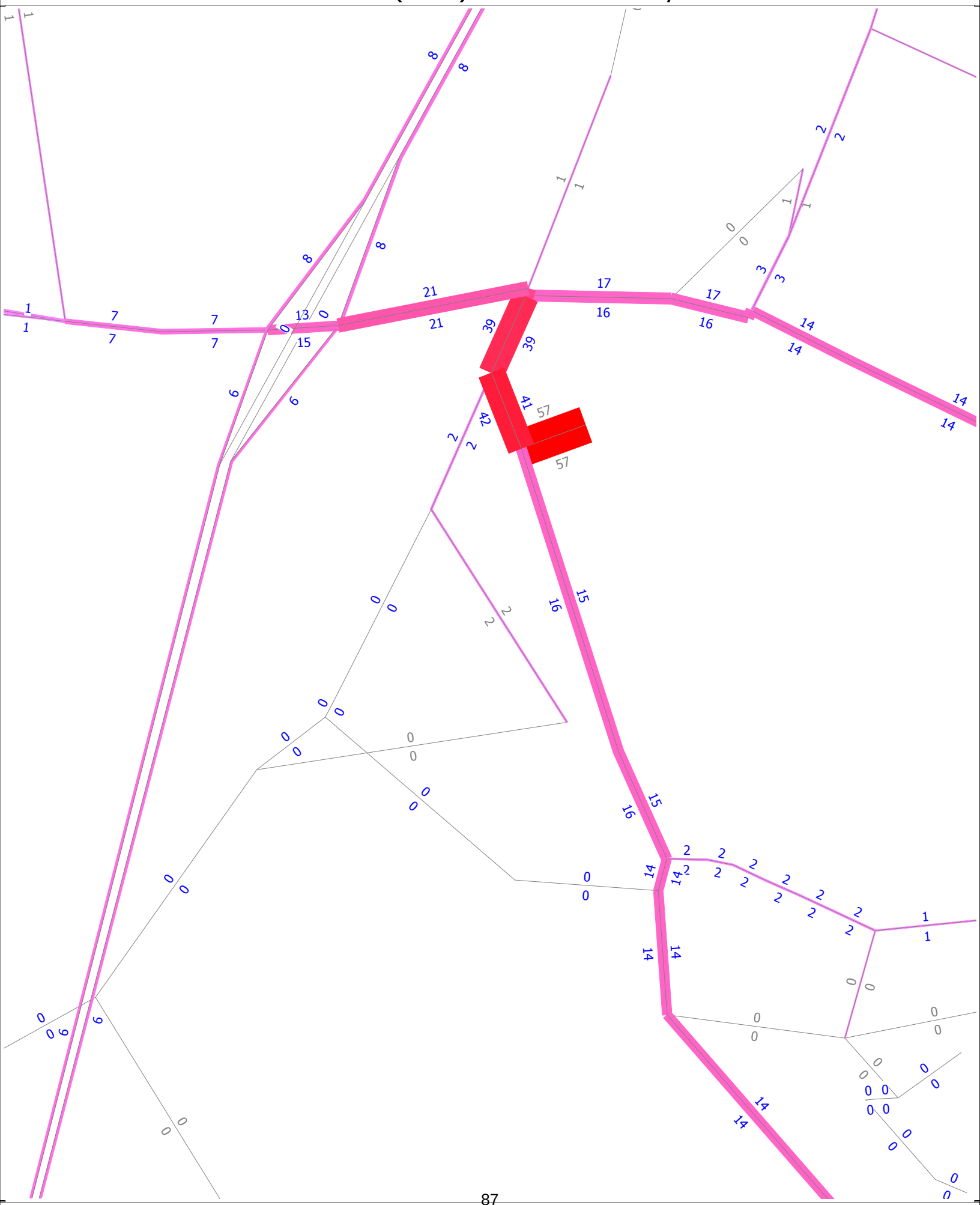
Base Year (2012) Select Zone Analysis



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Attachment B
Opening Year Traffic Operations Worksheets

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	64	64	18	37	79	674	12	725
v/c Ratio	0.32	0.10	0.09	0.06	0.14	0.28	0.02	0.36
Control Delay	27.1	0.3	22.9	0.2	4.8	6.8	4.7	10.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	27.1	0.3	22.9	0.2	4.8	6.8	4.7	10.8
Queue Length 50th (ft)	21	0	6	0	8	42	1	87
Queue Length 95th (ft)	52	0	21	0	23	128	6	147
Internal Link Dist (ft)		141		104		271		231
Turn Bay Length (ft)	100		75		100		100	
Base Capacity (vph)	672	1005	656	1003	733	2381	787	2010
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.10	0.06	0.03	0.04	0.11	0.28	0.02	0.36

Intersection Summary

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	59	0	59	17	0	34	73	619	1	11	593	74
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0		6.0	6.0		6.0	6.0		6.0	6.0	
Lane Util. Factor	1.00	1.00		1.00	1.00		1.00	0.95		1.00	0.95	
Frt	1.00	0.85		1.00	0.85		1.00	1.00		1.00	0.98	
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1770	1583		1770	1583		1770	3538		1770	3481	
Flt Permitted	0.73	1.00		0.72	1.00		0.33	1.00		0.40	1.00	
Satd. Flow (perm)	1365	1583		1332	1583		605	3538		737	3481	
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	64	0	64	18	0	37	79	673	1	12	645	80
RTOR Reduction (vph)	0	57	0	0	33	0	0	0	0	0	7	0
Lane Group Flow (vph)	64	7	0	18	4	0	79	674	0	12	718	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		
Actuated Green, G (s)	6.7	6.7		6.7	6.7		40.1	35.9		33.9	32.8	
Effective Green, g (s)	6.7	6.7		6.7	6.7		40.1	35.9		33.9	32.8	
Actuated g/C Ratio	0.11	0.11		0.11	0.11		0.65	0.58		0.55	0.53	
Clearance Time (s)	6.0	6.0		6.0	6.0		6.0	6.0		6.0	6.0	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	148	171		144	171		472	2058		423	1850	
v/s Ratio Prot		0.00			0.00		c0.01	c0.19		0.00	c0.21	
v/s Ratio Perm	c0.05			0.01			0.10			0.02		
v/c Ratio	0.43	0.04		0.12	0.02		0.17	0.33		0.03	0.39	
Uniform Delay, d1	25.7	24.6		24.9	24.6		4.2	6.7		6.3	8.5	
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2	2.0	0.1		0.4	0.1		0.2	0.4		0.0	0.6	
Delay (s)	27.7	24.7		25.2	24.6		4.3	7.1		6.3	9.1	
Level of Service	C	C		C	C		A	A		A	A	
Approach Delay (s)		26.2			24.8			6.8			9.1	
Approach LOS		C			C			A			A	

Intersection Summary			
HCM 2000 Control Delay	9.9	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.38		
Actuated Cycle Length (s)	61.7	Sum of lost time (s)	18.0
Intersection Capacity Utilization	47.7%	ICU Level of Service	A
Analysis Period (min)	15		
c Critical Lane Group			

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	7	0	7	3	0	20	7	666	4	2	660	7
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	8	0	8	3	0	22	8	724	4	2	717	8
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)											351	
pX, platoon unblocked	0.90	0.90	0.90	0.90	0.90		0.90					
vC, conflicting volume	1124	1469	362	1112	1471	364	725			728		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	912	1295	63	898	1297	364	467			728		
tC, single (s)	9.5	6.5	8.9	7.5	6.5	6.9	6.1			4.1		
tC, 2 stage (s)												
tF (s)	4.5	4.0	4.3	3.5	4.0	3.3	3.2			2.2		
p0 queue free %	93	100	99	98	100	97	99			100		
cM capacity (veh/h)	104	142	667	206	142	633	560			871		

Direction, Lane #	EB 1	WB 1	WB 2	NB 1	NB 2	NB 3	SB 1	SB 2	SB 3
Volume Total	15	3	22	8	483	246	2	478	247
Volume Left	8	3	0	8	0	0	2	0	0
Volume Right	8	0	22	0	0	4	0	0	8
cSH	179	206	633	560	1700	1700	871	1700	1700
Volume to Capacity	0.08	0.02	0.03	0.01	0.28	0.14	0.00	0.28	0.15
Queue Length 95th (ft)	7	1	3	1	0	0	0	0	0
Control Delay (s)	26.9	22.8	10.9	11.5	0.0	0.0	9.1	0.0	0.0
Lane LOS	D	C	B	B			A		
Approach Delay (s)	26.9	12.4		0.1			0.0		
Approach LOS	D	B							

Intersection Summary			
Average Delay	0.6		
Intersection Capacity Utilization	32.4%	ICU Level of Service	A
Analysis Period (min)	15		

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	27	27	9	23	27	936	41	951
v/c Ratio	0.12	0.05	0.04	0.04	0.05	0.38	0.08	0.36
Control Delay	22.6	0.2	21.6	0.1	4.0	8.1	3.9	6.2
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	22.6	0.2	21.6	0.1	4.0	8.1	3.9	6.2
Queue Length 50th (ft)	7	0	2	0	2	58	4	59
Queue Length 95th (ft)	27	0	13	0	9	178	12	180
Internal Link Dist (ft)		141		104		271		231
Turn Bay Length (ft)	100		75		100		100	
Base Capacity (vph)	966	1037	966	1037	757	2479	742	2628
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.03	0.03	0.01	0.02	0.04	0.38	0.06	0.36

Intersection Summary

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	25	0	25	8	0	21	25	854	7	38	850	25
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0		6.0	6.0		6.0	6.0		6.0	6.0	
Lane Util. Factor	1.00	1.00		1.00	1.00		1.00	0.95		1.00	0.95	
Frt	1.00	0.85		1.00	0.85		1.00	1.00		1.00	1.00	
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1770	1583		1770	1583		1770	3535		1770	3524	
Flt Permitted	0.98	1.00		0.98	1.00		0.29	1.00		0.27	1.00	
Satd. Flow (perm)	1817	1583		1817	1583		532	3535		499	3524	
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	27	0	27	9	0	23	27	928	8	41	924	27
RTOR Reduction (vph)	0	25	0	0	21	0	0	0	0	0	1	0
Lane Group Flow (vph)	27	2	0	9	2	0	27	936	0	41	950	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		
Actuated Green, G (s)	4.1	4.1		4.1	4.1		35.5	34.4		37.9	35.6	
Effective Green, g (s)	4.1	4.1		4.1	4.1		35.5	34.4		37.9	35.6	
Actuated g/C Ratio	0.07	0.07		0.07	0.07		0.60	0.59		0.64	0.61	
Clearance Time (s)	6.0	6.0		6.0	6.0		6.0	6.0		6.0	6.0	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	126	110		126	110		344	2068		371	2133	
v/s Ratio Prot		0.00			0.00		0.00	0.26		c0.00	c0.27	
v/s Ratio Perm	c0.01			0.00			0.05			0.07		
v/c Ratio	0.21	0.02		0.07	0.01		0.08	0.45		0.11	0.45	
Uniform Delay, d1	25.8	25.5		25.6	25.5		4.7	6.9		4.0	6.3	
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2	0.9	0.1		0.2	0.1		0.1	0.7		0.1	0.7	
Delay (s)	26.7	25.5		25.8	25.5		4.8	7.6		4.1	6.9	
Level of Service	C	C		C	C		A	A		A	A	
Approach Delay (s)		26.1			25.6			7.5			6.8	
Approach LOS		C			C			A			A	

Intersection Summary			
HCM 2000 Control Delay	8.0	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.42		
Actuated Cycle Length (s)	58.8	Sum of lost time (s)	18.0
Intersection Capacity Utilization	49.6%	ICU Level of Service	A
Analysis Period (min)	15		
c Critical Lane Group			

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	0	0	0	3	0	9	0	877	15	16	867	0
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	0	0	3	0	10	0	953	16	17	942	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)											351	
pX, platoon unblocked	0.86	0.86	0.86	0.86	0.86		0.86					
vC, conflicting volume	1464	1947	471	1467	1939	485	942			970		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	1214	1776	61	1219	1766	485	609			970		
tC, single (s)	9.5	6.5	8.9	7.5	6.5	6.9	6.1			4.1		
tC, 2 stage (s)												
tF (s)	4.5	4.0	4.3	3.5	4.0	3.3	3.2			2.2		
p0 queue free %	100	100	100	97	100	98	100			98		
cM capacity (veh/h)	52	69	642	115	70	528	447			706		

Direction, Lane #	EB 1	WB 1	WB 2	NB 1	NB 2	NB 3	SB 1	SB 2	SB 3
Volume Total	0	3	10	0	636	334	17	628	314
Volume Left	0	3	0	0	0	0	17	0	0
Volume Right	0	0	10	0	0	16	0	0	0
cSH	1700	115	528	1700	1700	1700	706	1700	1700
Volume to Capacity	0.00	0.03	0.02	0.00	0.37	0.20	0.02	0.37	0.18
Queue Length 95th (ft)	0	2	1	0	0	0	2	0	0
Control Delay (s)	0.0	37.2	11.9	0.0	0.0	0.0	10.2	0.0	0.0
Lane LOS	A	E	B				B		
Approach Delay (s)	0.0	18.3		0.0			0.2		
Approach LOS	A	C							

Intersection Summary			
Average Delay	0.2		
Intersection Capacity Utilization	34.7%	ICU Level of Service	A
Analysis Period (min)	15		

Attachment C
Future Year 2035 Traffic Operations Worksheets

1: Meadow Branch Ave & Main School Access/Development Access

Ridgewood Orchard Apartments

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	64	64	18	37	79	863	12	896
v/c Ratio	0.32	0.11	0.09	0.06	0.17	0.36	0.02	0.44
Control Delay	27.1	0.4	22.9	0.2	5.0	7.3	4.7	11.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	27.1	0.4	22.9	0.2	5.0	7.3	4.7	11.7
Queue Length 50th (ft)	21	0	6	0	8	58	1	116
Queue Length 95th (ft)	52	0	21	0	23	172	6	191
Internal Link Dist (ft)		141		104		271		231
Turn Bay Length (ft)	100		75		100		100	
Base Capacity (vph)	672	995	656	994	678	2381	736	2016
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.10	0.06	0.03	0.04	0.12	0.36	0.02	0.44

Intersection Summary

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	59	0	59	17	0	34	73	793	1	11	751	74
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0		6.0	6.0		6.0	6.0		6.0	6.0	
Lane Util. Factor	1.00	1.00		1.00	1.00		1.00	0.95		1.00	0.95	
Frt	1.00	0.85		1.00	0.85		1.00	1.00		1.00	0.99	
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1770	1583		1770	1583		1770	3539		1770	3492	
Flt Permitted	0.73	1.00		0.72	1.00		0.25	1.00		0.33	1.00	
Satd. Flow (perm)	1365	1583		1332	1583		471	3539		612	3492	
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	64	0	64	18	0	37	79	862	1	12	816	80
RTOR Reduction (vph)	0	57	0	0	33	0	0	0	0	0	6	0
Lane Group Flow (vph)	64	7	0	18	4	0	79	863	0	12	890	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		
Actuated Green, G (s)	6.7	6.7		6.7	6.7		40.1	35.9		33.9	32.8	
Effective Green, g (s)	6.7	6.7		6.7	6.7		40.1	35.9		33.9	32.8	
Actuated g/C Ratio	0.11	0.11		0.11	0.11		0.65	0.58		0.55	0.53	
Clearance Time (s)	6.0	6.0		6.0	6.0		6.0	6.0		6.0	6.0	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	148	171		144	171		394	2059		356	1856	
v/s Ratio Prot		0.00			0.00		c0.01	c0.24		0.00	c0.25	
v/s Ratio Perm	c0.05			0.01			0.12			0.02		
v/c Ratio	0.43	0.04		0.12	0.02		0.20	0.42		0.03	0.48	
Uniform Delay, d1	25.7	24.6		24.9	24.6		4.5	7.1		6.3	9.1	
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2	2.0	0.1		0.4	0.1		0.3	0.6		0.0	0.9	
Delay (s)	27.7	24.7		25.2	24.6		4.7	7.8		6.3	10.0	
Level of Service	C	C		C	C		A	A		A	A	
Approach Delay (s)		26.2			24.8			7.5			9.9	
Approach LOS		C			C			A			A	

Intersection Summary			
HCM 2000 Control Delay	10.2	HCM 2000 Level of Service	B
HCM 2000 Volume to Capacity ratio	0.45		
Actuated Cycle Length (s)	61.7	Sum of lost time (s)	18.0
Intersection Capacity Utilization	52.1%	ICU Level of Service	A
Analysis Period (min)	15		
c Critical Lane Group			

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	7	0	7	3	0	20	7	840	4	2	818	7
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	8	0	8	3	0	22	8	913	4	2	889	8
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)											351	
pX, platoon unblocked	0.85	0.85	0.85	0.85	0.85		0.85					
vC, conflicting volume	1391	1830	448	1387	1832	459	897			917		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	1111	1627	6	1107	1629	459	532			917		
tC, single (s)	9.5	6.5	8.9	7.5	6.5	6.9	6.1			4.1		
tC, 2 stage (s)												
tF (s)	4.5	4.0	4.3	3.5	4.0	3.3	3.2			2.2		
p0 queue free %	88	100	99	98	100	96	98			100		
cM capacity (veh/h)	64	85	706	137	84	549	489			739		

Direction, Lane #	EB 1	WB 1	WB 2	NB 1	NB 2	NB 3	SB 1	SB 2	SB 3
Volume Total	15	3	22	8	609	309	2	593	304
Volume Left	8	3	0	8	0	0	2	0	0
Volume Right	8	0	22	0	0	4	0	0	8
cSH	117	137	549	489	1700	1700	739	1700	1700
Volume to Capacity	0.13	0.02	0.04	0.02	0.36	0.18	0.00	0.35	0.18
Queue Length 95th (ft)	11	2	3	1	0	0	0	0	0
Control Delay (s)	40.4	31.9	11.8	12.5	0.0	0.0	9.9	0.0	0.0
Lane LOS	E	D	B	B			A		
Approach Delay (s)	40.4	14.4		0.1			0.0		
Approach LOS	E	B							

Intersection Summary			
Average Delay	0.6		
Intersection Capacity Utilization	37.2%	ICU Level of Service	A
Analysis Period (min)	15		

1: Meadow Branch Ave & Main School Access/Development Access

Ridgewood Orchard Apartments

Lane Group	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Lane Group Flow (vph)	27	27	9	23	27	1207	41	1197
v/c Ratio	0.12	0.05	0.04	0.04	0.06	0.49	0.10	0.45
Control Delay	22.6	0.2	21.6	0.1	4.1	9.4	4.1	7.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	22.6	0.2	21.6	0.1	4.1	9.4	4.1	7.1
Queue Length 50th (ft)	7	0	2	0	2	83	4	82
Queue Length 95th (ft)	27	0	13	0	9	253	12	247
Internal Link Dist (ft)		141		104		271		231
Turn Bay Length (ft)	100		75		100		100	
Base Capacity (vph)	966	1034	966	1033	685	2479	668	2631
Starvation Cap Reductn	0	0	0	0	0	0	0	0
Spillback Cap Reductn	0	0	0	0	0	0	0	0
Storage Cap Reductn	0	0	0	0	0	0	0	0
Reduced v/c Ratio	0.03	0.03	0.01	0.02	0.04	0.49	0.06	0.45

Intersection Summary

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (vph)	25	0	25	8	0	21	25	1103	7	38	1076	25
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)	6.0	6.0		6.0	6.0		6.0	6.0		6.0	6.0	
Lane Util. Factor	1.00	1.00		1.00	1.00		1.00	0.95		1.00	0.95	
Frt	1.00	0.85		1.00	0.85		1.00	1.00		1.00	1.00	
Flt Protected	0.95	1.00		0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (prot)	1770	1583		1770	1583		1770	3536		1770	3527	
Flt Permitted	0.98	1.00		0.98	1.00		0.20	1.00		0.18	1.00	
Satd. Flow (perm)	1817	1583		1817	1583		371	3536		330	3527	
Peak-hour factor, PHF	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	27	0	27	9	0	23	27	1199	8	41	1170	27
RTOR Reduction (vph)	0	25	0	0	21	0	0	0	0	0	1	0
Lane Group Flow (vph)	27	2	0	9	2	0	27	1207	0	41	1196	0
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4			8			2			6		
Actuated Green, G (s)	4.1	4.1		4.1	4.1		35.5	34.4		37.9	35.6	
Effective Green, g (s)	4.1	4.1		4.1	4.1		35.5	34.4		37.9	35.6	
Actuated g/C Ratio	0.07	0.07		0.07	0.07		0.60	0.59		0.64	0.61	
Clearance Time (s)	6.0	6.0		6.0	6.0		6.0	6.0		6.0	6.0	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)	126	110		126	110		250	2068		269	2135	
v/s Ratio Prot		0.00			0.00		0.00	c0.34		c0.01	0.34	
v/s Ratio Perm	c0.01			0.00			0.06			0.09		
v/c Ratio	0.21	0.02		0.07	0.01		0.11	0.58		0.15	0.56	
Uniform Delay, d1	25.8	25.5		25.6	25.5		4.9	7.7		4.5	6.9	
Progression Factor	1.00	1.00		1.00	1.00		1.00	1.00		1.00	1.00	
Incremental Delay, d2	0.9	0.1		0.2	0.1		0.2	1.2		0.3	1.1	
Delay (s)	26.7	25.5		25.8	25.5		5.1	8.9		4.7	8.0	
Level of Service	C	C		C	C		A	A		A	A	
Approach Delay (s)		26.1			25.6			8.8			7.9	
Approach LOS		C			C			A			A	

Intersection Summary			
HCM 2000 Control Delay	8.9	HCM 2000 Level of Service	A
HCM 2000 Volume to Capacity ratio	0.52		
Actuated Cycle Length (s)	58.8	Sum of lost time (s)	18.0
Intersection Capacity Utilization	49.6%	ICU Level of Service	A
Analysis Period (min)	15		
c Critical Lane Group			

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Volume (veh/h)	0	0	0	3	0	9	0	1126	15	16	1093	0
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	0	0	3	0	10	0	1224	16	17	1188	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)											351	
pX, platoon unblocked	0.79	0.79	0.79	0.79	0.79		0.79					
vC, conflicting volume	1845	2463	594	1861	2455	620	1188			1240		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	1545	2324	0	1566	2314	620	719			1240		
tC, single (s)	7.5	6.5	6.9	7.5	6.5	6.9	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	100	100	100	94	100	98	100			97		
cM capacity (veh/h)	59	28	861	58	29	431	698			557		

Direction, Lane #	EB 1	WB 1	WB 2	NB 1	NB 2	NB 3	SB 1	SB 2	SB 3
Volume Total	0	3	10	0	816	424	17	792	396
Volume Left	0	3	0	0	0	0	17	0	0
Volume Right	0	0	10	0	0	16	0	0	0
cSH	1700	58	431	1700	1700	1700	557	1700	1700
Volume to Capacity	0.00	0.06	0.02	0.00	0.48	0.25	0.03	0.47	0.23
Queue Length 95th (ft)	0	4	2	0	0	0	2	0	0
Control Delay (s)	0.0	70.4	13.6	0.0	0.0	0.0	11.7	0.0	0.0
Lane LOS	A	F	B				B		
Approach Delay (s)	0.0	27.8		0.0			0.2		
Approach LOS	A	D							

Intersection Summary			
Average Delay	0.2		
Intersection Capacity Utilization	41.6%	ICU Level of Service	A
Analysis Period (min)	15		