

CITY OF WINCHESTER, VIRGINIA

PROPOSED CITY COUNCIL AGENDA ITEM

CITY COUNCIL MEETING OF: 09/23/14 (work session) CUT OFF DATE: 9/17/14
10/14/14 (1st reading) 11/11/14 (2nd reading/Public Hearing)

RESOLUTION ___ ORDINANCE X PUBLIC HEARING X

ITEM TITLE:

RZ-14-490 AN ORDINANCE TO REZONE 7.7076 ACRES OF LAND AT 940 CEDAR CREEK FROM HIGHWAY COMMERCIAL (B-2) DISTRICT WITH PLANNED UNIT DEVELOPMENT (PUD) DISTRICT OVERLAY AND PARTIAL CORRIDOR ENHANCEMENT (CE) DISTRICT OVERLAY TO HIGHWAY COMMERCIAL (B-2) DISTRICT WITH CORRIDOR ENHANCEMENT (CE) DISTRICT OVERLAY.

STAFF RECOMMENDATION:

Approval

PUBLIC NOTICE AND HEARING:

Public hearing for 11/11/14 Council mtg

ADVISORY BOARD RECOMMENDATION:

Planning Commission recommended approval subject to proffers.

FUNDING DATA: N/A

INSURANCE: N/A

The initiating Department Director will place below, in sequence of transmittal, the names of each department that must initial their review in order for this item to be placed on the City Council agenda.

Table with 4 columns: DEPARTMENT, INITIALS FOR APPROVAL, INITIALS FOR DISAPPROVAL, DATE. Rows include Zoning & Inspections, City Attorney, City Manager, and Clerk of Council.

Initiating Department Director's Signature: (Planning Dept)

Handwritten signature and date 9/17/14



APPROVED AS TO FORM:

Handwritten signature and date 9/17/2014 CITY ATTORNEY

CITY COUNCIL ACTION MEMO

To: Mayor and Members of City Council
From: Tim Youmans, Planning Director
Date: September 17, 2014
Re: RZ-14-490

THE ISSUE:

Rezoning a 7.7076-acre tract from Highway Commercial (B-2) District with Planned Unit Development (PUD) District overlay and partial Corridor Enhancement (CE) district to Highway Commercial (B-2) District with Corridor Enhancement District Overlay. The PUD overlay would no longer exist and the existing CE overlay would be restored to the entire property. The revised proffers now specifically call for an assisted living and skilled nursing facility at this site.

RELATIONSHIP TO STRATEGIC PLAN:

Goal 2: Create a more livable city for all.

Vision 2028 (Principle 5) - Great neighborhoods with a range of housing choices.

BACKGROUND:

See attached staff report.

BUDGET IMPACT:

N/A

OPTIONS:

- Approve subject to latest version of proffers.
- Deny (must state reasons for denial in the motion- e.g. "inconsistent with Comp Plan").

RECOMMENDATIONS:

Planning Commission recommended approval subject to the 09-11-14 version of proffers.

RZ-14-490 AN ORDINANCE TO REZONE 7.7076 ACRES OF LAND AT 940 CEDAR CREEK GRADE FROM HIGHWAY COMMERCIAL (B-2) DISTRICT WITH PLANNED DISTRICT DEVELOPMENT (PUD) OVERLAY AND PARTIAL CORRIDOR ENHANCEMENT (CE) DISTRICT OVERLAY TO HIGHWAY COMMERCIAL (B-2) DISTRICT WITH CORRIDOR ENHANCEMENT (CE) DISTRICT OVERLAY

REQUEST DESCRIPTION

The applicant is requesting to again change the underlying and overlay zoning of a large tract of mostly vacant land at the western limits of the City along the north side of Cedar Creek Grade. This request would change the zoning from B-2/PUD with proffers and some Corridor Overlay along Cedar Creek Grade frontage to B-2 with proffers and full CE overlay zoning restored. The prior rezoning last year (RZ-13-500) rezoned the tract from RO-1/CE to B-2/PUD (and some CE) subject to proffers.

The proposal restores the Corridor Enhancement (CE) overlay zoning to the entire tract from the scaled back current extent which only applies to the first 125 feet back into the site from Cedar Creek Grade. The request proposes to eliminate any Planned Unit Development (PUD) overlay zoning across the site. Therefore, no Development Plan depicting building layout, building elevations, floor plans, etc. are available for scrutiny as part of the rezoning evaluation. The revised proffers now specifically call for an assisted living and skilled nursing facility. Therefore, the Commission and Council can evaluate the request with the knowledge that no other use permitted in the B-2 District could be situated there.

If the rezoning request included PUD overlay, it would permit the construction of up to 139 apartment units, assuming that the overlay Planned Unit Development (PUD) provisions and Corridor Enhancement (CE) provisions are met. The current conditional B-2/PUD zoning was conditioned upon a Conceptual Site Layout Plan depicting 132 apartment units in 5 three-story buildings and 2 four-story buildings. A separate two-story mixed use with offices on the ground floor and 1-bedroom apartments on the second floor was approved near the Cedar Creek Grade frontage of the site. Recreational amenities included 2 proposed bocce ball courts out close to Cedar Creek Grade available for use by the occupants only and a perimeter walking trail with exercise stations that would be available to the public for at least 2 years. There were also some exercise stations toward the interior of the site.

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.

COMMENTS FROM STAFF

In a letter (see attached) to the Planning Director dated September 15, 2014, Mr. Timothy Painter of Painter-Lewis PLC, applicant for the owner (Mr. Scott Rosenfeld-Cedar Creek Place LLC), has provided a revised proffer statement explaining the proposed rezoning, specifying the proposed commercial use as a nursing home and assisted living facility (approx. 120 beds), a trip generation report of the proposed use, and details of the entrance location for the site. The applicant also provided an original Proffer Statement dated August 4, 2014. The Proffer Statement is addressed further below in the comments from staff.

Comprehensive Plan Consistency

The Character Map contained in the adopted Comprehensive Plan calls for a Commerce Revitalization/Infill in this area and for the connection of Stoneleigh Drive to Cedar Creek Grade.

The Cedar Creek Grade corridor has undergone considerable change over the past 25 years from being primarily single-family development along a two-lane roadway to becoming a mixed use corridor served by a four-lane arterial. A number of sites that were rezoned to RO-1 by the City in the 1990's were subsequently rezoned on a conditional basis to Highway Commercial (B-2) by private developers. These conditional B-2 rezonings often included restrictions on commercial uses. This effort includes the two lots along the south side of Cedar Creek Grade across from the east end of the subject property where two large office buildings are situated today. Corridor Enhancement (CE) overlay zoning was established along Cedar Creek Grade in 2006.

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 B-2 (PUD/CE) to B-2 (CE). The August 4, 2014 Proffer Statement and the September 11, 2014 revision to it is structured to address six areas under the heading of Site Planning Improvements. These are: Proposed Use; Street Improvements; Street Access and Interior Site Circulation; Site Development; Landscaping and Design; and, Storm Water Management. Unlike the current B-2(PUD) zoning, there is no paragraph of the Proffer Statement that binds the developer to develop the site in accordance with a particular conceptual site layout plan exhibit.

The applicant has not conducted an updated Fiscal Impact Analysis and a Traffic Impact Analysis, but an updated trip generation study was prepared and submitted to the City on September 15, 2014. These are two studies that can be required by the Planning Commission for a PUD rezoning application per Sections 13-4-2.2k and l of the Zoning Ordinance, but not when a non-PUD rezoning is submitted.

Fiscal Impacts

Since the proposed B-2 zoning without PUD overlay does not permit residential use, it is unlikely that the commercial development would have a negative fiscal impact on the City. The applicant notes in his August 4, 2014 letter that: "This development of this site, as a result of this rezoning, will have a positive impact on the City of Winchester and it generally conforms to the Comprehensive Plan for this area." Staff does not believe that an updated Fiscal Impact Analysis is needed since the proposed nursing home/assisted living use in the B-2 district would not generate school-aged population.

Traffic Impact Analysis

A Traffic Signal Warrant Study was submitted with the prior rezoning request on 9/9/13 to the Planning Director and to the Public Services Director, Perry Eisenach. The Warrant Study concluded that a traffic signal would not be warranted at the proposed intersection of Cedar Creek Grade and the extension of Stoneleigh Drive, even if situated opposite of the existing Cedar Creek Grade/Stone Ridge Rd intersection. The Public Services Director reviewed the study and agreed with the findings.

The previous Traffic Signal Warrant Study included an analysis of Trip Generation based upon four different Development Scenarios. If the 7.7076 acres were developed with by-right office development consisting of upwards of 120,000 square feet of medical-dental office development, then it would generate 424 trips in the PM Peak Hour and an ADT volume of 4,692 trips (over 3 times the amount of traffic generated by the development proposed with the current rezoning that was approved for the 132 apartment units).

The updated trip generation analysis indicates that the nursing home/assisted living facility would generate fewer trips than the current zoning for the 132 apartments as well as lower counts than what the previous RO-1 zoning would allow for office development. Generally the average trips per weekday is estimated to be a 282 trips, with weekday morning peak hours having 21 trips and a weekday afternoon peak of 27 trips. For Saturdays, it is estimated to have 250 trips per day, with the peak hour of 50 trips. For Sundays, it is estimated to have 240 trips per day, with the peak hour of 41 trips.

Proffer #2 proposes to include a private extension of Stoneleigh Drive connecting to Cedar Creek Grade at an unsignalized intersection located approximately 240 feet west of the Harvest Drive intersection. This new location is where the existing driveway into the adjoining Horton property is currently located. That driveway would be eliminated under the proposal and a connection to the Horton property would be provided from a point internal to the subject development site north of the existing Horton residence closest to Cedar Creek Grade.

The proposed street location minimizes impacts on the Harvest Drive neighborhood and provides for an indirect connection to the public portion of Stoneleigh Drive in the Orchard Hill neighborhood. It also provides for good sight distance to the west. It will, however, require the granting of an exception by City Council to allow for the new private street to be situated within 300 feet of the existing Harvest Drive intersection.

Alterations were made to traffic flow on Cedar Creek Grade at Stoneridge Rd intersection after VDOT had widened the road from two lanes to four lanes in 1993. The alteration decreased the capacity of Cedar Creek Grade by converting one of the two eastbound lanes and one of the two westbound lanes approaching Stoneridge Rd into right-turn and left-turn lanes respectively. That change essentially reduced Cedar Creek Grade down to a single through lane eastbound and westbound at that one location.

Stoneleigh Drive would connect to the privately-owned portion of Stoneleigh Drive serving the existing Summerfield Apartment development. Summerfield Apartments were approved with improved access only to the north connecting with the public portion of Stoneleigh Dr in the Orchard Hill townhouse development. The developer of the Summerfield Apartment development offered to extend Stoneleigh Drive as a public street southward to allow for an orderly extension of that street ultimately to Cedar Creek Grade once the former Racey property was developed. Due to strong opposition from adjoining Orchard Hill residents, City Council turned down a subdivision proposal in 1997 that would have extended the public street, but the apartment development site plan was nonetheless approved relying solely upon access to Harvest Drive, a Category II Collector Street via local (Category I) streets within the Orchard Hill development.

In Proffer #3, the applicant has proffered access to the site from Cedar Creek Grade roadway at approximately the same location as the current private entrance of the Horton property. The existing entrance shall be removed and become a joint entrance for Horton property and the nursing home facility. The entrance shall consist of VDOT standards for commercial entrances.

As noted above, the Comprehensive Plan calls for the orderly extension of roadway connecting the Summerfield and Orchard Hill neighborhoods to Cedar Creek Grade. This allows for improved traffic flow and improved service delivery for City services such as fire and rescue, police, school buses, and refuse, yard waste, and recycling pickup. It also implements the New Urbanism principle of an interconnected grid street network advocated in the Comprehensive Plan and avoids undesirably long an inefficient single-access point development typical of 1960's – 1990's suburban sprawl. Total traffic on any one street is reduced since residents do not have to drive through other neighborhoods to get to the major streets in the City. In Proffer #2, the applicant is also proffering traffic calming measures along the proposed private roadway.

Site Development and Buffering

In Proffer #4, the applicant has proffered minimum separations between buildings and off-street parking areas. Proffer#4 also notes that the project will generally conform to the Corridor Enhancement (CE) District criteria and provides descriptions of the exterior building materials and roofing material to be used. Proffer #5 provides information about the landscaped buffers, including evergreen trees required. Upright evergreen screening consisting of a hedgerow or staggered double row of evergreens is proffered along the west, north and east perimeter of the site including the boundary adjoining the Horton property to the east. Proffer#5 also notes that green space and landscape buffering shall be enhanced and defined more in future conceptual documents as part of the conditional use permit process. The applicant is no longer proposing a 5-foot wide walking trail with exercise stations that would have become part of the local trail system "for use by the residents." The trails had been proposed for public use for at least a 2-year period, but then evaluated such that they may have become restricted from use by the public.

Storm water Management

Proffer #6 addresses the impacts of storm water management and the applicant's measures to mitigate the potential impacts. A detailed storm water analysis would be generated by the applicant and reviewed by the City at the time of site plan. On sheet RZ2 of the applicant's proposed Development Plan layout, two large underground storm water management systems are depicted.

Project Phasing

Proffer #4 addresses the project phasing which will be constructed in one phase.

RECOMMENDATION

At their September 16, 2014 meeting, the Planning Commission forwarded **RZ-14-490** to City Council recommending approval of the rezoning as depicted on an exhibit entitled "*Rezoning Exhibit RZ-14-490, Prepared by Winchester Planning Department, September 2, 2014*" because the proposed B-2 (CE) zoning facilitates the connection of Stoneleigh Drive to Cedar Creek Grade, and provides for commercial space in support of the Commerce Revitalization/Infill character designation in the Comprehensive Plan. The recommendation is subject to adherence with the revised submitted proffers dated September 11, 2014.

AN ORDINANCE TO REZONE 7.7076 ACRES OF LAND AT 940 CEDAR CREEK GRADE FROM HIGHWAY COMMERCIAL (B-2) DISTRICT WITH PLANNED DISTRICT DEVELOPMENT (PUD) OVERLAY AND PARTIAL CORRIDOR ENHANCEMENT (CE) DISTRICT OVERLAY TO HIGHWAY COMMERCIAL (B-2) DISTRICT WITH CORRIDOR ENHANCEMENT (CE) DISTRICT OVERLAY
RZ-14-490

WHEREAS, the Common Council has received an application from Painter-Lewis, PLC on behalf of Cedar Creek Place, LLC to rezone property at 940 Cedar Creek Grade from conditional Highway Commercial District with Planned Unit Development District overlay and some Corridor Enhancement District overlay to conditional Highway Commercial District with Corridor Enhancement District overlay; and,

WHEREAS, the Planning Commission forwarded the request to Council on September 16, 2014 recommending approval of the rezoning as depicted on an exhibit entitled "*Rezoning Exhibit RZ-14-490, Prepared by Winchester Planning Department, September 2, 2014*" because the proposed B-2 (CE) zoning facilitates the connection of Stoneleigh Drive to Cedar Creek Grade and provides for commercial space in support of the Commerce Revitalization/Infill character designation in the Comprehensive Plan. The recommendation is subject to adherence with the submitted proffers dated August 4, 2014 and revised September 11, 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 facilitates the connection of Stoneleigh Drive to Cedar Creek Grade and provides for commercial space in support of the Commerce Revitalization/Infill 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 Highway Commercial District with Planned Unit Development District overlay and some Corridor Enhancement District overlay to conditional Highway Commercial District with Corridor Enhancement District overlay:

7.7076 acres of land at 940 Cedar Creek Grade as depicted on an exhibit entitled "*Rezoning Exhibit RZ-14-490 Prepared by Winchester Planning Department, September 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 submitted proffers dated August 4, 2014, and revised September 11, 2014.

PAINTER-LEWIS, P.L.C.

CONSULTING ENGINEERS

817 Cedar Creek Grade, Suite 120
Winchester, Virginia 22601

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

September 15, 2014

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

Re: Cedar Creek Place Commercial Development
940 Cedar Creek Grade
Winchester, Virginia
Tax Map: 249-01-2
Rezoning Application

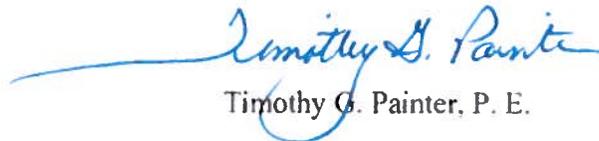
Dear Sir:

Pursuant to the concerns raised during the Planning Commission work session, the project has been reviewed with the owner and developer; and subsequently, the proffer statement has been revised to address these concerns. Accordingly, the proposed use has been specified and the accompanying trip generation has been provided. The entrance location has been included as part of the revised proffer statement, as well. The project shall be built as one phase and the green space and landscape buffering shall be defined with future submittals.

We request that you and the Planning Commission consider these revisions with the current rezoning request and act accordingly at the Planning Commission meeting on Tuesday, September 16, 2014.

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.

**CEDAR CREEK PLACE
COMMERCIAL COMPLEX
REZONING REQUEST PROFFER
(Conditions for this Rezoning Request)**

**Tax Map Number: 249-01-2
Owner: Cedar Creek Place, L.L.C.
Applicant: Painter-Lewis, P.L.C.**

**August 4, 2014
(Revised: September 11, 2014)**

Property Information

The undersigned applicant hereby proffers that in the event the Council of the City of Winchester (Council) shall approve the rezoning of 7.7076 acres from Highway Commercial District (B-2) with a Planned Unit Development District (PUD) overlay and maintaining the Corridor Enhancement District (CE) along Cedar Creek Grade for 125' from the right-of-way line into the parcel to Highway Commercial District (B-2) with full Corridor Enhancement District, then development of the subject property 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 successor or assigns.

Any and all proffers and conditions, accepted or binding upon the aforementioned property, as a condition of accepting these proffers, shall become void and have no subsequent affect.

Site Planning Improvements

The undersigned applicant, who is acting on behalf of the owners of the above described property, hereby voluntarily proffers that, if the Council of the City of Winchester approves the rezoning, the undersigned will provide:

1. Proposed Use:

- ❖ If this rezoning is accepted, the proposed use shall be limited to a fully staffed Nursing Home and Assisted Living Facility with approximately 120 total beds for these combined services. Generally, this development shall consist of one large nursing home building with up to three detached assisted living facilities proposed along the periphery of the site around the main building. This main building will be centrally located on the site.

CEDAR CREEK PLACE COMMERCIAL COMPLEX
Rezoning Request Proffer

2. Street Improvements:

- ❖ Design and construction of approximately 1120 feet of Private Street from the existing Cedar Creek Grade Right-of-Way to the private street section of Stoneleigh Drive in the Summerfield Luxury Apartment Complex to the north of this property.
- ❖ Traffic calming measures shall be installed along this private street section to lessen the adverse effects of traffic in the proposed development.

3. Street Access and Interior Site Circulation:

- ❖ Access to the site shall be provided from the Cedar Creek Grade roadway. The entrance shall consist of a standard Virginia Department of Transportation commercial entrance that shall be installed in approximately the same location as the current private entrance which accesses the adjacent Horton parcel. The existing entrance shall be removed and the joint entrance shall be constructed in its place. The Horton parcel shall access Cedar Creek Grade through a driveway and drive aisles via the nursing home facility that will be constructed as part of the nursing home site development.
- ❖ Access for this site shall be provided via interior driveways and drive aisles which connect to the proposed private street section to provide the needed access to Cedar Creek Grade Roadway.

4. Site Development:

- ❖ This development shall be constructed in one phase. The street connections, drive aisles, parking, utilities, related service utilities, etc. shall all be done as part of the initial construction process.
- ❖ A minimum separation distance of twenty feet (20') shall be maintained between the building lines of the buildings and the face of curb of the adjacent parking areas.
- ❖ The architectural building layouts and characteristics shall conform to the criteria as set forth with the Corridor Enhancement portion of the zoning ordinance. The exterior building materials shall be as follows:
 - The exterior siding finishes shall be stone, masonry, stucco, EFIS, Hardi-plank siding or a combination thereof on all buildings for the main floor level.
 - The upper level exterior finishes shall be a combination of stone, masonry, stucco, EFIS, Hardi-plank, or vinyl siding.
 - The roofing materials shall be Architectural grade asphalt shingles that will accent the color scheme of the buildings.The final combinations and color selections shall be determined at the time of the site plan submittal for final review and approval.

**CEDAR CREEK PLACE COMMERCIAL COMPLEX
Rezoning Request Proffer**

5. Landscaping and Design:

- ❖ In the perimeter areas of the site where existing residential developments have been constructed, specifically along the eastern, western, and northern boundary lines, an opaque screen consisting of an evergreen hedgerow or double row of evergreens shall be constructed.
- ❖ Green space and landscape buffering shall be enhanced to the greatest extent possible and shall be indicated on the conceptual documents that are required on the Conditional Use documents.

6. Storm Water Management:

- ❖ All storm water management and storm water quality facilities shall be installed underground 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.

The conditions proffered above shall be binding upon the heirs, executors, administrators, assigns and successors in interest of the Applicant and Owner. In the event the Council grants said rezoning and accepts these conditions, the proffered conditions shall apply to the land rezoned in addition to other requirements set forth in the City of Winchester Code.

Respectfully submitted,

PROPERTY OWNER

By: _____ Date: _____

STATE OF VIRGINIA, AT LARGE
COUNTY OF _____, To Wit:

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

My Commission expires _____.

Notary Public _____

PROJECTED TRAFFIC VOLUME ESTIMATE

Project: Rezoning for Cedar Creek Place
Tax Map: 249-01-2
Cedar Creek Grade
City of Winchester, Virginia

**Developer/
Owner:** Cedar Creek Place, LLC
Mr. Scott Rosenfeld
821 Apple Pie Ridge Road
Winchester, Virginia 22603

Engineer: Painter-Lewis, P.L.C.
817 Cedar Creek Grade
Suite 120
Winchester, Virginia 22601

Timothy G. Painter, P. E.
Project Engineer

The following is a projection of the estimated trip generation for the proposed Nursing Home use, as indicated in the proffer statement, for the above-referenced project. This estimate has been prepared by Timothy G. Painter, P. E. to serve as a reference for the estimated traffic volumes produced with the full development of this site.

I. TRIP GENERATION:

- a. Use: Nursing Home & Assisted Living Care Facility
Category: Beds
Period: Weekday

$$T = 2.3(X) + 6.07$$

$$X = 120 \text{ Beds}$$

$$T = \text{Average Trip Ends}$$

$$T = 2.3(120) + 6.07$$

$$T = 282.07 \quad \Rightarrow \quad 282 \text{ Average Trips per Weekday}$$

- b. Use: Nursing Home & Assisted Living Care Facility
Category: Beds
Period: Weekday - Morning Peak Hours

Graph:

$$T = 20.4 \text{ Trips for 120 Beds} \quad \Rightarrow \quad 21$$

- c. Use: Nursing Home & Assisted Living Care Facility
Category: Beds
Period: Weekday - Afternoon Peak Hours

Graph:

T = 26.4 Trips for 120 Beds => 27

II. TRIP GENERATION:

- a. Use: Nursing Home & Assisted Living Care Facility
Category: Beds
Period: Saturday

Graph: Results were off the graph (Projection)

T = 250 Trips for 120 Beds => 250

- b. Use: Nursing Home & Assisted Living Care Facility
Category: Beds
Period: Saturday - Peak Hour of Generation

Graph:

T = 50 Trips for 120 Beds => 50

III. TRIP GENERATION:

- a. Use: Nursing Home & Assisted Living Care Facility
Category: Beds
Period: Sunday

Graph: Results were off the graph (Projection)

T = 240 Trips for 120 Beds => 240

- b. Use: Nursing Home & Assisted Living Care Facility
Category: Beds
Period: Sunday - Peak Hour of Generation

$$T = 0.22(X) + 14.27$$

$$X = 120 \text{ Beds}$$

T = Average Trip Ends

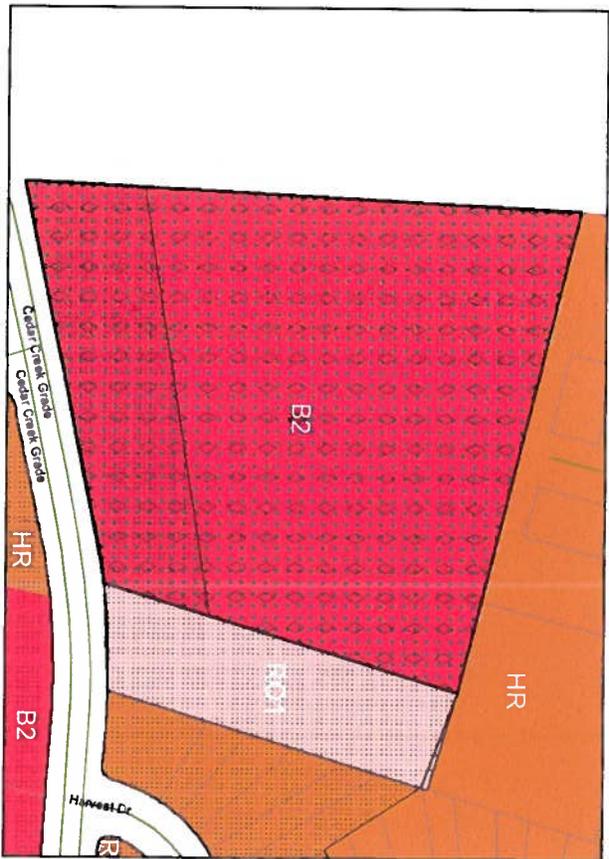
$$T = 0.22(120) + 14.27$$

$$T = 40.67 \quad \Rightarrow \quad 41 \text{ Trips per Peak Hour}$$

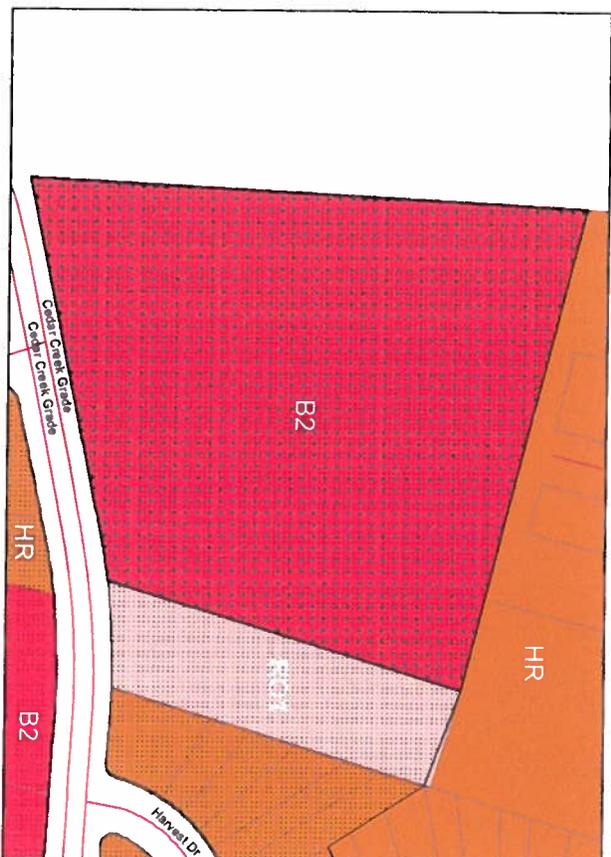
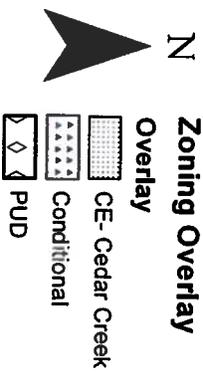
REZONING EXHIBIT

RZ-14-490

PREPARED BY WINCHESTER PLANNING DEPARTMENT
09-02-2014



EXISTING
CONDITIONAL HIGHWAY COMMERCIAL (B-2) ZONING
WITH PLANNED UNIT DEVELOPMENT (PUD) OVERLAY
AND SOME CORRIDOR ENHANCEMENT (CE) OVERLAY
FOR 940 CEDAR CREEK GRADE



PROPOSED
CONDITIONAL HIGHWAY COMMERCIAL (B-2) ZONING
WITH CORRIDOR ENHANCEMENT (CE) OVERLAY
FOR 940 CEDAR CREEK GRADE

