

LAKE KILBY ROAD REZONING

3) Statement of the reasons for seeking such amendment and why the current zoning is incorrect:

The parcels which are the subject of this rezoning are in the Suburban Use District and Central Growth Area as defined by the City of Suffolk 2035 Comprehensive Plan and should be primarily composed of traditional residential subdivisions (p26). Applicable place types are the Traditional Neighborhood and the Suburban Neighborhood (p26). The proposed neighborhood will contribute to the need for varied housing types proximate to a major transportation thoroughfare and will consist of single family detached homes. Suburban Neighborhoods by definition include public spaces such as parks, playgrounds, and schoolyards (p33, 60-62). “RM Zoning is ideally suited for the Suburban Use District” (UDO A4 SEC 31-403). As shown in the conceptual plan and defining of the Suburban Neighborhood place type, the site and lot configuration, consistent product type, parking, and streetscapes along with public spaces have all been taken into account to fit the vision for the future of Suffolk (p33, 60-62).

THEMES POLICIES & ACTIONS (p29)

Policy 2-1: Keep development focused in designated Growth Areas in the City.

- **Action 2-1A: Ensure that the City’s land use regulations support higher density/intensity development in focused Growth Areas.**
 - o The project is in the Central Growth Area.
- **Action 2-1D: Consider amending the City’s land use regulations to add guidelines for the review of exceptional development opportunities related to factors such as: the level of overall economic benefit to the City; adequacy of public facilities; compatibility with surrounding land uses; and advancement of the principles, values, and themes of the 2035 Comprehensive Plan.**
 - o The submittal of a conceptual plan is an optional item on the rezoning application and is included with this application to show the diligence of the design team and intent to support the City of Suffolk’s vision for the future (“Design Matters”, UDO pgs34-35).
 - o The submitted Fiscal Impact Analysis predicts additional net income to the City of approximately \$7.44M during the construction phase spanning 2023-2025 and an additional \$1.95M in following years.
 - o Public facilities and services are met to the published adequate levels and are able to be advanced to serve additional residences.
 - o The location of the proposed project is exceptional when considering proximity to the entrances of the 58 Bypass. Within moments of leaving the development, residents have access to the 58 Bypass and 460 West, as well as downtown Suffolk. Location and ease of access make this site attractive to buyers.

Policy 2-2: Assure that development occurs in a predictable and orderly manner.

- **Action 2-2A: Assess the City’s zoning and framework to identify locations where the City’s current regulations do not reinforce the intent and spirit of the comprehensive plan, particularly for locations within the Growth Areas**
 - o In review of the City’s available homes for sale, as well as discussing with realtors, there is still a deficit in supply of detached single family homes.
 - o The current zoning district, Rural Estate, requires 3 Acres per home while the Comprehensive Plan calls for as many as 5 homes per acre. Rezoning the property will reinforce the intent and spirit of the plan particularly within the Central Growth Area
 - o **UDO ARTICLE 4 SEC. 31-403 RELATION OF ZONING DISTRICTS TO THE COMPREHENSIVE PLAN AND PURPOSE STATEMENTS**
 - **RM (RESIDENTIAL MEDIUM).** {excerpts} “RM supports the principles of concentrating urban growth. Design standards are required in order to

encourage the development of neighborhoods that are pedestrian-friendly and accessible to services and retail.

▪ ***“RM zoning is ideally suited for the Suburban Use District.”***

- **Action 2-2E: Amend the land use regulations to assure that transportation system planning and the preservation of right-of-way for transit are incorporated into the design and construction of new development projects.**
 - Applicant has proffered improvements included in attached Traffic Impact Assessment.
 - The proposed improvements will account for these additional homes and alleviate current right of way issues on Lake Kilby Road & Lake Cahoon Road.

Policy 2-4: Promote compatibility in land use patterns.

- **Action 2-4C: Consider land use patterns and compatibility issues along gateway corridors in Suffolk**
 - This project supports the primary City theme to keep rezonings within its specified focused growth area, encouraging predictable and orderly development in residential areas with an auto-orientation.
 - This new neighborhood of RM zoning is proximate to RE/RL (West & North, Suburban Use District) and RU (Northeast & Southeast, Inner-Ring Suburban Use District) making it compatible with existing zoning as the density of development increases with proximity to city center, which is also consistent with the City’s focused growth theme and its policy of efficient land use.
 - Location of residential housing near or adjacent to a future commerce park furthers City goals to limit work hour traffic by colocation of home, work and service areas
- **Action 2-4D: Consider allowing higher density residential development than that prescribed in the 2035 Comprehensive Plan in certain areas of the Suburban Use District where transportation corridors and infrastructure are already established and where the proposed use is compatible with adjacent uses and the established development pattern.**
 - During a presentation of this project to staff, and facilitated by the Director of Economic Development, Planning Staff suggested that the property be rezoned to RLM, as a clustered development in order to warrant the density the applicant is requesting. As detailed below, the proposed density is achieved utilizing RM zoning which falls within the Comprehensive Plan’s guidelines, while providing Open Space in excess of the minimum standards in the UDO (27% provided; 9% required).
 - It is important to note that the proposed development is projecting far less density than the maximum proposed in the Comprehensive Plan. The Suburban use district encourages development of up to 5 units per acre and the RM zoning classification permits up to 4.4 units per acre. However, the proposed density of the future development will be less than that permitted in the RLM (Residential Low-Medium) District (2.9 units per acre). Based on those densities and approximately 87.58 acres, this project could yield the following total number of units:
 - Suburban Use District – 438 homes (5 units/acre)
 - RM Zoning – 385 homes (4.4 units/acre)
 - RLM Zoning – 254 homes (2.9 units/acre)
 - Proposed – 204 homes (2.33 units/acre)
 - Due to this rather low comparative density, the applicant is not submitting a proffer limiting the number of units in the project. The final number of units will be determined during the engineering phase.

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2) Narrative of Proposed Uses:

The Applicant is requesting a Rezoning of Parcels 33*48, 33*48A, 33*49, and 34*26, from the current RE (Rural Estate District) classification, to the RM (Residential Medium) District. The subject parcels comprise approximately 87.58 acres, located on Lake Kilby Road. The parcels are bounded on the North by an RL subdivision and vacant property zoned for a Commerce Park; on the West and South by properties zoned RE and M-2; and East by the 58 by pass.

The community will consist of detached single-family homes. The subject property will include an interior interconnected pedestrian walkway and other outdoor amenities.

In accordance with the submitted Traffic Impact Study, the Applicant has proffered the recommended improvements to be constructed with this development including improvements to Lake Kilby Road running approximately a mile in length.