

**CLASSIC LAKES**

**Request:** Reclassify 305 acres from Agricultural or Estate (AE) to Semi Rural Residential (SRR) and Environmental Resource (ER). The applicant proposes to construct 103 single-family detached houses at an average density of one house per 2.5 acres. The applicant has committed to filing a concurrent rezoning application for this site upon initiation of this CPA request.

**Issue:** This area is currently within the Rural Area. The issue is whether the boundary of the Rural Area should be moved in the mid-county area to provide for more SRR land. This site is generally located west of Dumfries Road.

The western portion of its boundary is formed by Long Branch. Properties east of Long Branch and west of Dumfries Road are generally built at a density of 1-3-acre lots. Adjacent parcels east of the subject site are zoned for 1-5-acre lots. Access to this site is from Bristow Road, through existing Classic Lakes Way, which partially serves 10-acre lots.

**COMPREHENSIVE PLAN POLICY ANALYSIS CRITERIA**

1. **Economic Development Opportunities** – Ensure adequate land to allow the County to compete for economic development opportunities that will bring new professional and other high-paying jobs. Focus on tourism and historic preservation as positive components of economic development.

Residential development does not provide economic development opportunities that will bring new professional and other high-paying jobs.

2. **Diversity of Housing** – Provide a diversity of housing types at appropriate locations within the County.

The traditional concept of diversity of housing types is not applicable. Houses constructed under both the existing and the requested Comprehensive Plan designation would be single-family detached.

3. **Transit-Oriented Development** – Plan for greater emphasis on transit within the Development Area. Encourage developments near future transit corridors to develop in a transit-compatible manner, incorporating provision of transit services, facilities, and commuter lots. Where appropriate, encourage higher densities/intensities and mixed uses near transit locations.

This project is not located on a transit corridor or a future route of the OmniRide bus service.

## Attachment B – Staff Analysis

4. **Compatible Land Uses** – Protect existing and planned land uses from the encroachment of incompatible land uses.

A tributary of Long Branch forms the northern and western property boundaries of this site. The properties on the eastern side of Long Branch that are adjacent to this site are developed in 1-3-acre lots. However, Long Branch serves as a distinctive physical land characteristic separating this site from those properties. Properties to the east and south of this site are developed in 5-acre lots. Introduction of homes built at an average density of 2.5 acres per dwelling unit will not be compatible with existing and/or planned uses.

5. **Environment and Open Space** – Protect environmentally sensitive land and maintain open space.

There are approximately 69 acres of Environmental Resource (ER) on this site. It constitutes approximately 23% of the subject site. Recent environmental studies done in 2002 pursuant to existing Chesapeake Bay regulations will need to be updated to study the onsite perennial stream and to further define the Resource Protection Area on the site.

If this CPA is initiated, appropriate avoidance measures of the sensitive areas could be evaluated as part of the concurrent rezoning.

6. **Mixed-Use Neighborhoods** – Encourage, in appropriate Development Area locations, livable, planned communities with a mix of residential, nonresidential, public, and open space uses at a neighborhood scale.

Does not apply, since this project is not within the Development Area.

7. **Public Services in the Development Area** – Focus future public services within the Development Area, giving priority to areas of economic development or redevelopment initiatives.

Does not apply, since this site is not within the Development Area.

8. **Adequate Level of Service** – Encourage adequate public utilities, facilities, and associated levels of service, to serve existing and anticipated populations and businesses.

Adequate levels of service would be addressed as part of the review of a rezoning application.

9. **Road, Pedestrian, and Transit Facilities** – Maintain road capacity at LOS “D.” Consider denying applications for additional development if existing and proposed facilities cannot absorb additional demand.

## Attachment B – Staff Analysis

Analysis by the Transportation Division of Public Works indicates that this proposal would significantly increase the number of trips on area roads. The applicant has submitted a TIA that suggests that the LOS (level of service) on area roads would remain better than LOS “D.” Transportation impacts would be addressed as part of the review of the rezoning application.

10. **Sector Plans** – Use the sector plans to address “areas of concern” that require more detailed planning.

Does not apply.

11. **Quality of Life** – Maintain and improve the quality of life for all County residents by preserving open space, protecting valuable environmental resources, and encouraging growth in appropriate areas and locations.

The proposed site is not an appropriate area for increased densities. Increasing densities would be inconsistent with the existing and planned uses

**Recommendation:** Do not initiate.

**WITHDRAWN**

**Board of County Supervisors**

**March 15, 2005**

**This Agenda Item Has Been Withdrawn  
by the  
Applicant**

9. **Planning Office**  
To Consider Initiation of Comprehensive Plan  
Amendments - Brentsville, Gainesville, Coles and  
Woodbridge Magisterial Districts - Ray Utz -  
Planning Office

H. RES - Comprehensive Plan Amendment #PLN2005-  
00237 Classic Lakes - **Brentsville**  
**Magisterial District**

# **WITHDRAWN**

## **Board of County Supervisors**

**March 15, 2005**

**This Agenda Item Has Been Withdrawn  
by the  
Applicant**

9. Planning Office  
To Consider Initiation of Comprehensive Plan  
Amendments - Brentsville, Gainesville, Coles and  
Woodbridge Magisterial Districts - Ray Utz -  
Planning Office

I. RES - Comprehensive Plan Amendment #PLN2005-  
00239 Liberty Oaks - **Brentsville**  
**Magisterial District**