

Mid-County Park & Estate Homes Comprehensive Plan Amendment (CPA)

Proposal:

To restore the Semi-Rural Residential (SRR) Land Use Designation to 126 Acres or 41% of the Mid-County Park & Estate Home Property, GPIN 7792-99-7593, to allow a maximum of 102 Estate Homes at a density of 1 estate home per 3 acres (306 acres/102 homes) which is consistent with the zoning, lot sizes and density of the surrounding Estate Home developments and to re-plan the remaining 180 Acres or 59% of the Property to Parks & Open Space (POS) for use as a County owned Protected Open Space & Stream Valley Park that would preserve 1.6 miles of the Long Branch Stream Valley intact in its nature state. In addition, we are proposing the reconfiguration of the remaining 28.6 acres of the Classic Hollow subdivision, GPIN 7892-19-1085, to expand the Mid-County Park and maximize access to the Park from the neighboring subdivisions. Parcel A, as shown in figure 2 below, is located in the Development Area behind Marie Drive and Kevin Court and contains of 13 acres of SRR planned and SR-1 zoned property. Along with the CPA we are proposing the dedication of Parcel A to the County to expand the Mid-County Park and to provide access to the Park from Woodbine Woods. This dedication would also eliminate the possibility that an estate home would be accessed via the existing 52' right-of-way at the end of Marie Drive and constructed on the portion of the Classic Hollow subdivision that is located behind Marie Drive. We are also proposing to revise the approved final subdivision plan for Classic Hollow Section 3 to reconfigure the lots at the end of Counsel Road to expand the Park by an additional 2 acres to provide a second pedestrian access point to the Park from Woodbine Woods. Parcel B, as shown in figure 3 below, is located in the Development Area at the end of the future cul-de-sac of Counselor Road to be constructed within the Classic Hollow subdivision. Parcel B is 2 acres and is also planned SRR and zoned SR-1. With the proposed dedication of Parcels A & B from the undeveloped portion of the Classic Hollow subdivision the Mid-County Park will increase in size to 195 acres and access to the Park from the neighboring subdivisions will be increased.

Location & Access:

As shown on the Location Map included as figure 1 below, the Mid-County Park & Estate Home Property is located to the north of Classic Lakes, to the west of Woodbine Woods, Classic Springs, Landview Estates and Classic Hollow and to the south of Bren Mill. Vehicular access to the Mid-County Park & Estate Homes Property will be only and exclusively from the Development Area via the extension of Classic Springs Drive as highlighted in blue on the Location Map. Classic Springs Drive has been designed to handle the projected traffic generated by the proposed land uses and Canova Drive and the three access points from Canova Drive onto Dumfries Road, route 234, have adequate capacity to handle the traffic projected for the proposed land uses. No vehicle access is proposed to or from the Rural Area. Pedestrian access to the Park will be available to adjoining properties and to the surrounding subdivisions of Woodbine Woods, Landview Estates, Classic Hollow, Classic Lakes and Classic Springs via pedestrian access points to the Park.

Environmental Resource Preservation:

The Property will be developed in an environmental sensitive manner concentrating the Estate Homes on ridge tops for a ridge-top development concept utilizing the natural terrain of the Property to minimize clearing, grading and the overall footprint of development. The proposed development concept will allow for more than half of the mature forest and nearly all of the environmental resources on the Property to be placed in permanently Protected Open Space and dedicated to the County for use as a Protected Open Space & Stream Valley Park. This will preserve 1.6 miles of the Long Branch Stream Valley in its natural state and keep this environmentally sensitive beautiful resource intact for public benefit and enjoyment. The proposed environmentally sensitive Estate Home development will be a premier executive home subdivision and a showcase of high quality environmentally sensitive development in the County and Region.

