

Staff Summary
September 21, 2018

Applicant/Owner: Cullen Group LLC
57 E Windsor Blvd
Windsor, VA 23487

Property Location: 7 Bank St, Windsor

Tax Map Number(s): 54B-01-246

Application: The applicant wishes to rezone the above mentioned property from its current zoning of Permitted R-1 to Conditional High Density Residential (HDR)

Statistical Data:

Property size: .53 acres

Current Zoning: R-1 Single-Family Residential

Existing Land Use: Vacant

Proposed Use: Single Family Residential

Surrounding Land Uses: Single Family Residential and Vacant.

Comprehensive Plan: Single Family Residential

Project Overview

The Applicant wishes to change the zoning at 7 Bank St, Windsor from R-1 to a **HDR**, and **place two 861 sqft housing units on the property**. The project requires the change to HDR as the by-right use allows a maximum of 5 units per acre. The proposed project would put the density **at 3.73 units per acre**.

The developer would continue to own the property and units, ensure maintenance of the property, and vet potential renters.

The planning commission recommended denial of the application due to issues of density of property, setting precedence for future up zonings, and negative impact on community composition due to the number of units.

The Town Council tabled the issue on October 9th, to be discussed at the next meeting as no one showed to either support or oppose the project.

Staff Opinion

As stated in the overview, **the ratio of units per acre is 3.73**. Each unit will be about 860 sqft per unit. Of the 15 properties along Bank St with existing homes on them, only 4 properties are smaller than 1500 sqft. The range of floor space ranges from 780 sqft to 2010 sqft.

A unit and accompanying driveway have been removed to make room for more open space for the two remaining units. The uncovered land allows the property to hold more water, reducing the risk of flooding.

No units for rent could be verified to exist within Windsor after viewing several websites dedicated to advertising to renters.

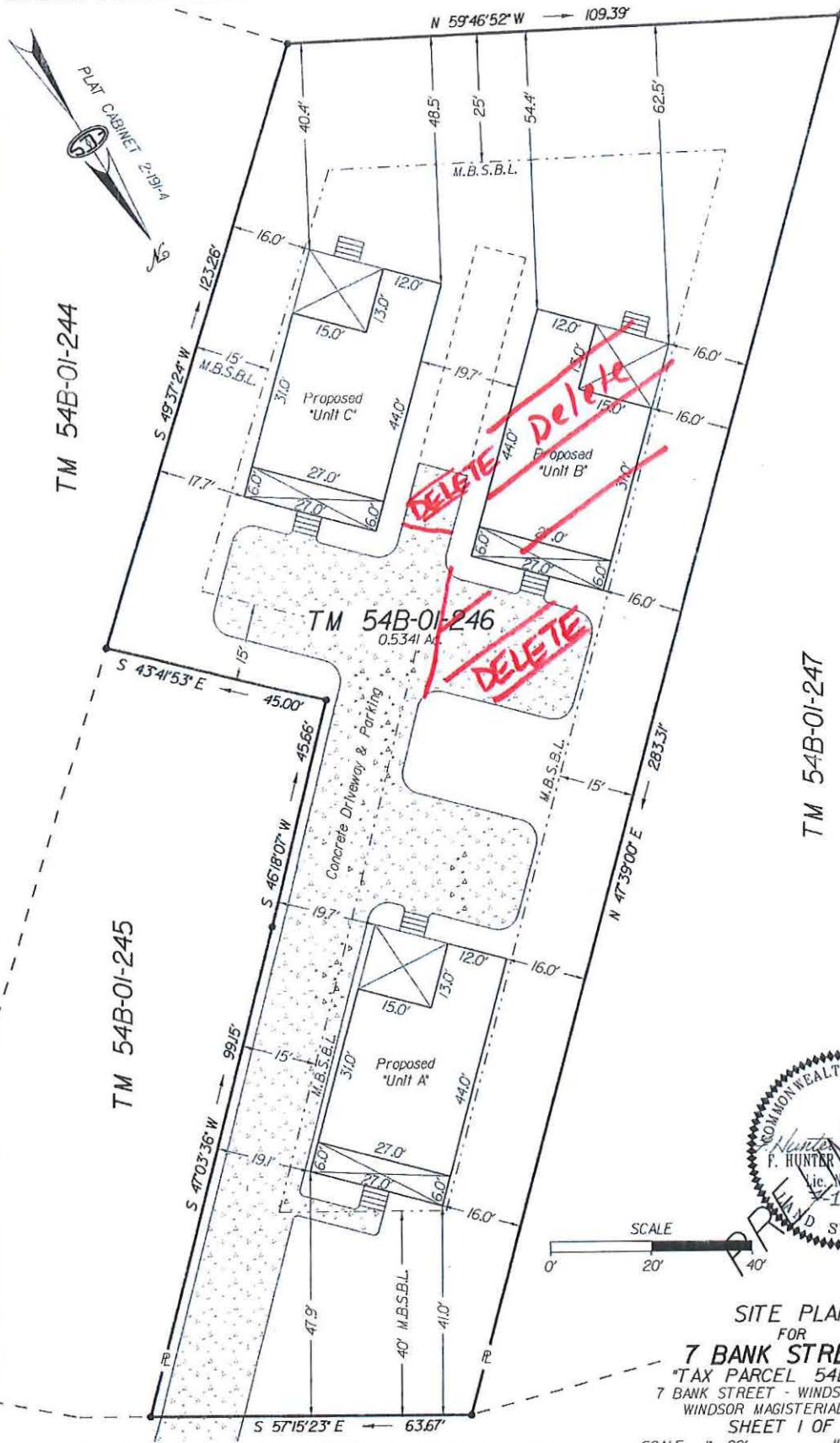
The Planning Staff recommends this up zoning on grounds that it will increase the rental housing stock within Windsor, will provide rental units for young professionals, and the total sqft of the units will not be much larger than many of the larger single family homes on Bank St.

To prevent future developers from using this decision to up zone other R-1 to HDR, it is recommended to utilize this proposed standard. 1) a lot to be up

zoned must be located next to current HDR zoning, or where HDR is proposed for future land use. 2) Property can be up zoned without meeting the first requirement if 3 or more continuous, and well-shaped, acres are developed for HDR zoning. 3) The developer can show that there will be a seamless transition from lower density development to higher density.

THE PROPERTY SHOWN HEREON APPEARS TO BE IN FLOOD HAZARD AREA
 ZONE X AS SHOWN ON COMMUNITY PANEL NO. 51093C0265 E
 FLOOD INSURANCE RATE MAP FOR ISLE OF WIGHT COUNTY, VIRGINIA
 EFFECTIVE DECEMBER 02, 2015.

TM 54B-23-008

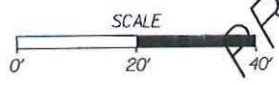
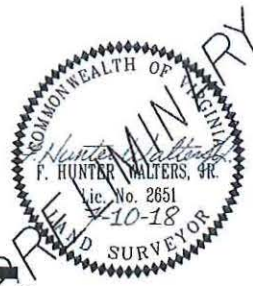


TM 54B-01-244

TM 54B-01-245

TM 54B-01-247

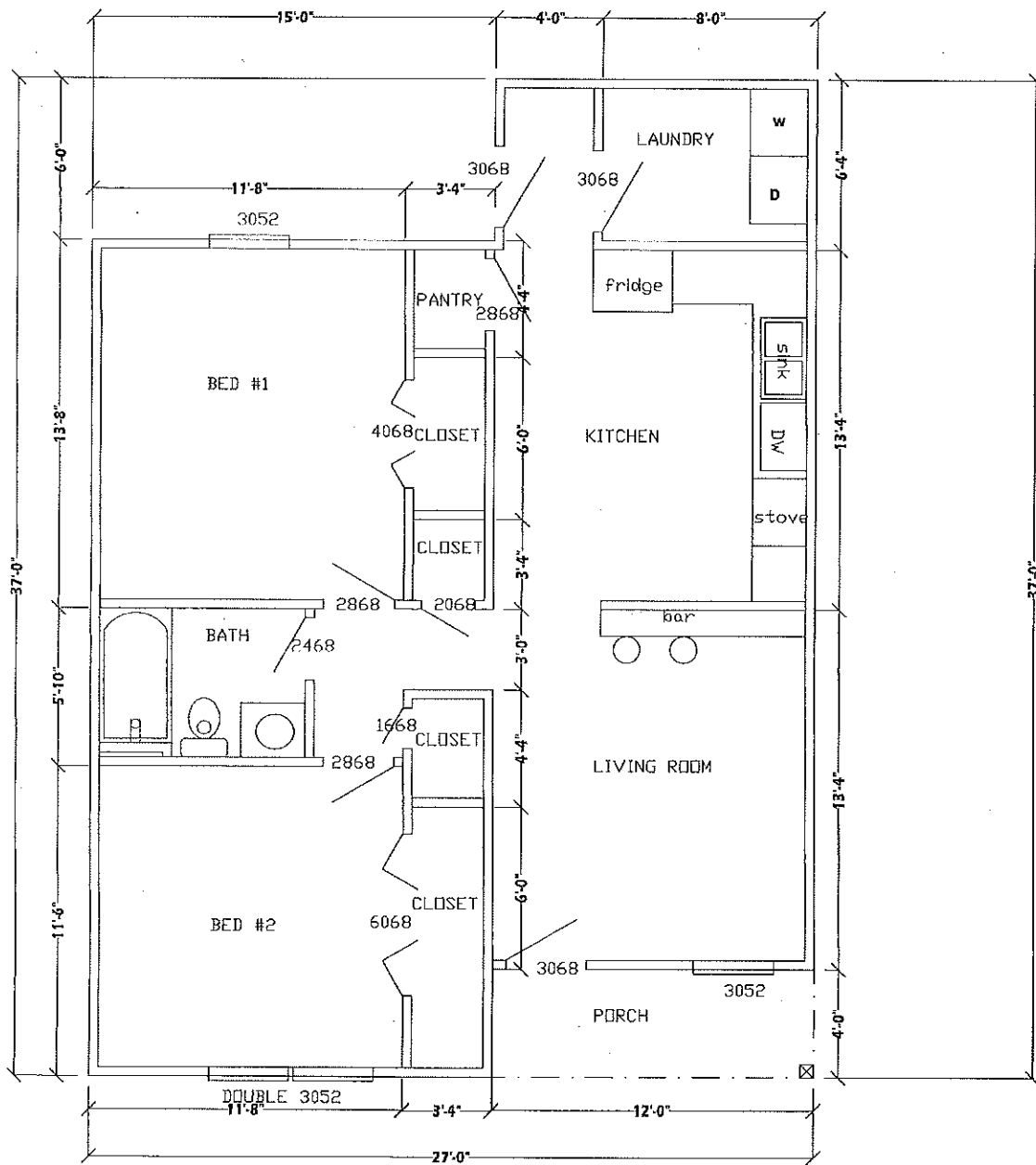
TM 54B-01-246
 0.5341 AC.



WEST GRIFFIN STREET

SITE PLAN
 FOR
7 BANK STREET, LLC
 "TAX PARCEL 54B-01-246"
 7 BANK STREET - WINDSOR, VA. 23487
 WINDSOR MAGISTERIAL DISTRICT
 SHEET 1 OF 2
 SCALE 1" = 20' JULY 10, 2018
 F. HUNTER WALTERS, JR.
 LAND SURVEYOR *2651
 306 COLLINS RD.
 SUFFOLK, VIRGINIA 23438
 HUNTER@ECSURVEYORS.COM





FIRST FLOOR SQ. FT = 861