

## **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 Conditional HRD, and place three 861 sq ft housing units on the property. The project requires the Conditional HRD as the by-right use allows a maximum of 5 units per acre. The maximum density for a conditional use allows up to 10 units per acre. The proposed project would put the density at 5.6 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.

## **Staff Opinion**

As stated in the overview, the ratio of units per acre is only .6 over the by-right use limit and well below the maximum use of 10 units per acre for the conditional use. Each unit will be about 860 sq ft per unit. Of the 15 properties along Bank St. with existing homes on them, only 4 properties are smaller than 1500 sq ft. The range of floor space ranges from 780 sq ft to 2010 sq ft.

The rate of renter occupied housing units has increased from 21.8% in 2010 to 23.6% in 2018, and vacant housing units have increased from 4.2% to 4.6% in the same period. It is unknown what type of housing in the town is most used by renters, how many of vacant units are for rent, how large the square footage of vacant units are, or how much their monthly rate is.

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

If the assumption is made that most renting units are either in the mobile home parks or the units on Kensington Ct, then the addition of these new units on Bank St would provide additional housing style choice in Windsor. Additionally, with cost being \$1/ per sq ft or less in the region, these units would be affordable to young professionals.

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 sq ft of all three 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 HRD, it is recommended to utilize this proposed standard. 1) a lot to be up zoned must be located next to current HRD zoning, or where HRD 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 HRD zoning. 3) The developer can show that there will be a seamless transition from lower density development to higher density.

**Jerry S. Quesenberry**  
Dirt Digger  
I Dig Dirt!  
Certified Professional Soil Scientist #369  
757-377-6781  
700 Canterbury Court  
Franklin, VA 23851-2902

June 19, 2018

The Cullen Group, LLC  
Attention: Christy Leitner

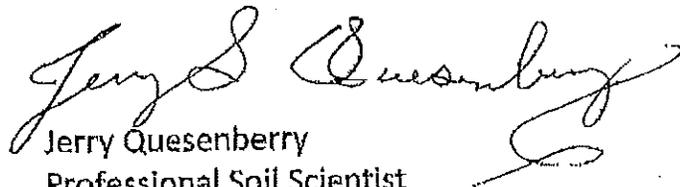
Dear Sir:

A soils investigation was conducted on property located at 7 Bank Street, Windsor, VA.

Soil borings were made to a depth of approximately six (6) feet at the left front and right rear of the property. Soil textures of sandy loam and sandy clay loam were observed.

No moderate or high shrink swell soils were observed.

If you have any questions, please feel free to contact me at 757-377-6781.



Jerry Quesenberry  
Professional Soil Scientist  
License 369

THIS SITE PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND CONSEQUENTLY MAY NOT DEPICT ALL MATTERS AFFECTING THE TITLE OF THE PROPERTY SHOWN HEREON.

THIS SITE PLAN HAS BEEN PREPARED FOR APPROVAL BY THE LOCAL PLANNING AUTHORITY. AFTER SUCH APPROVAL, THE OWNER AND/OR BUILDER ASSUMES RESPONSIBILITY FOR THE PROPOSED LOCATION OF ALL BUILDING IMPROVEMENTS SHOWN ON THIS PLAT.

APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
COUNTY AGENT

### GENERAL NOTES

- 1) ALL DIMENSIONS SHOWN ON THE BUILDING(S) ON THIS PLAN ARE FIELD STAKEOUT DIMENSIONS AND HAVE BEEN VERIFIED BY THE BUILDER.
- 2) ALL TREES (IF ANY) SHOWN ON THIS PLAT WILL BE PROTECTED AND/OR PLANTED ACCORDING TO THE ISLE OF WIGHT COUNTY LANDSCAPE SPECIFICATIONS MANUAL.
- 3) THE BUILDER/CONTRACTOR SHALL EXECUTE AN AGREEMENT IN LIEU OF AN EROSION AND SEDIMENT CONTROL PLAN IN CONJUNCTION WITH APPROVAL OF THIS PLAN.
- 4) THE BUILDER/CONTRACTOR SHALL EXECUTE AN AGREEMENT IN LIEU OF A STORMWATER PLAN IN CONJUNCTION WITH APPROVAL OF THIS PLAN.

### SITE NOTES

- 1) THE CONTRACTOR/BUILDER MUST VERIFY ALL GRADES SHOWN TO INSURE THE COMPLIANCE WITH APPROVED SUBDIVISION GRADING PLANS. IF GRADES ARE NOT IN COMPLIANCE, A REVISED GRADING PLAN WILL BE REQUIRED. AN AS-BUILT GRADING PLAN WILL BE REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY PERMIT.
- 2) THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE WITHOUT IMPACTING ADJACENT PROPERTIES AS PER THE ISLE OF WIGHT COUNTY ENGINEERING DIVISION.
- 3) THIS SITE IS ZONED R-1(WINDSOR), SINGLE FAMILY RESIDENTIAL.
- 4) LANDSCAPING REQUIREMENTS, AS PROVIDED UNDER ARTICLE 8 OF THE ISLE OF WIGHT COUNTY ZONING ORDINANCE, SHOW THAT A PROPOSED RESIDENCE HAVING BETWEEN 2,501-3,000 SQUARE FEET REQUIRES 60 LANDSCAPING POINTS ON SITE. (SEE THE PLANTING SCHEDULE BELOW FOR DETAILS) SUBSTITUTIONS ARE ALLOWED IF REQUIRED TOTAL IS MET.

#### PROPOSED IMPERVIOUS COVERAGE

Houses = 2,979 Sq.Ft.  
Front Porches = 486 Sq.Ft.  
Rear Decks = 585 Sq.Ft.  
Steps = 120 Sq.Ft.  
Concrete Sidewalks = 264 Sq.Ft.  
Concrete Driveway & Parking = 4,485 Sq.Ft.

Proposed Impervious Area = 8,919 Sq.Ft.  
38.3 %

Lot Area = 23,263 Sq.Ft.

Area of Land To Be Cleared = 6,516 Sq.Ft.

Total Area of Land Disturbance = 23,263 Sq.Ft.

#### BUILDER / DEVELOPER

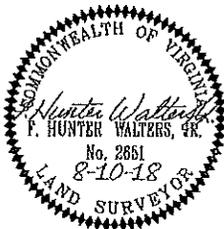
THE CULLEN GROUP, LLC  
57 E. WINDSOR BLVD.  
WINDSOR, VA. 23487  
PHONE: (757) 515-1100  
EMAIL: LEITNERANDSON@AOL.COM

#### OWNER(S) OF RECORD

THE CULLEN GROUP, LLC  
57 E. WINDSOR BLVD.  
WINDSOR, VA. 23487

#### SOURCE OF TITLE

INSTR\* 18 0003057



### SITE PLAN

FOR

THE CULLEN GROUP, LLC

"TAX PARCEL 54B-01-246"  
7 BANK STREET - WINDSOR, VA. 23487  
TOWN OF WINDSOR, VIRGINIA

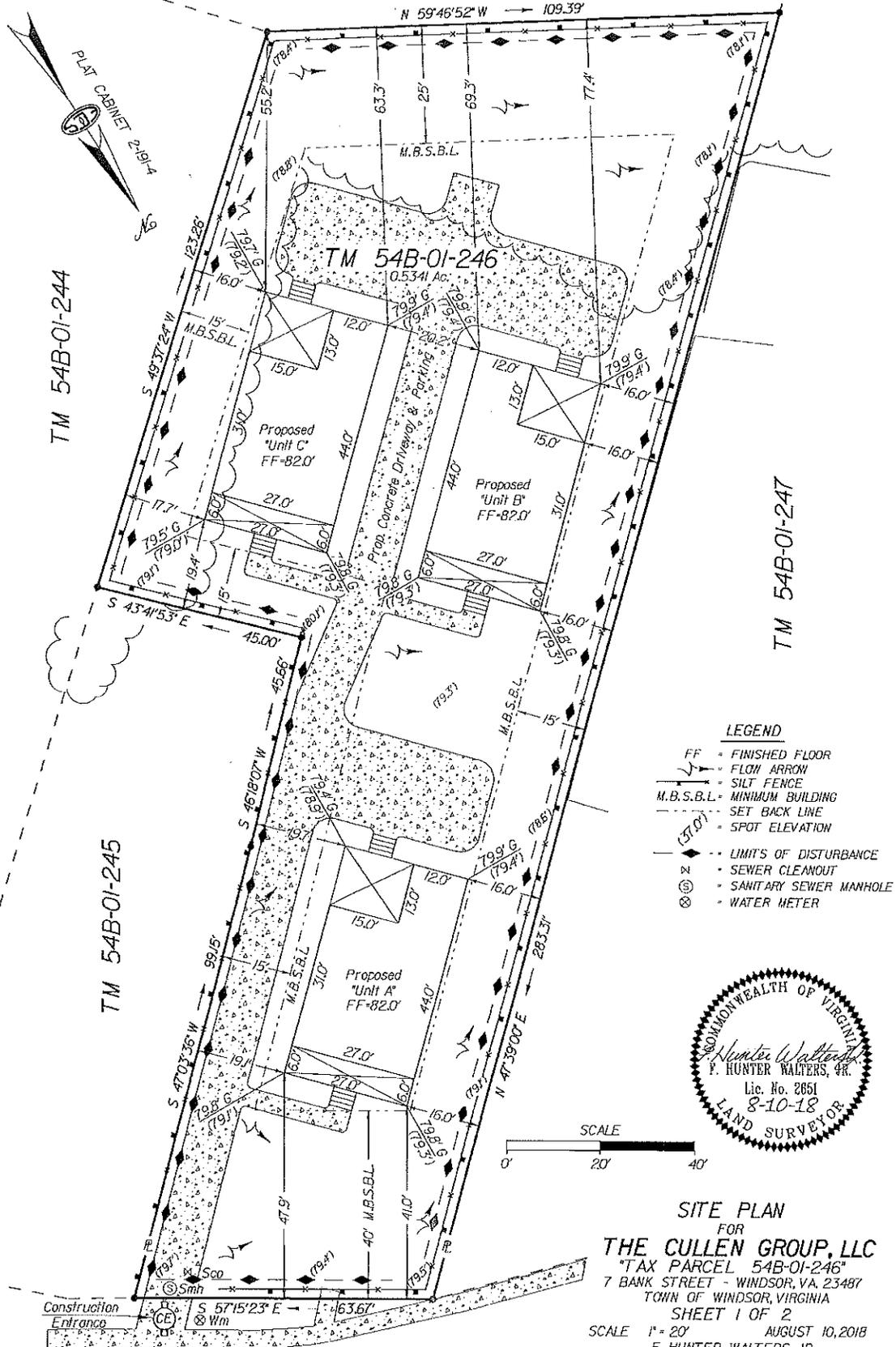
SHEET 2 OF 2

SCALE 1" = 20' AUGUST 10, 2018

F. HUNTER WALTERS, JR.  
LAND SURVEYOR #2651  
306 COLLINS RD.  
SUFFOLK, VIRGINIA 23438  
HUNTER@ECSURVEYORS.COM

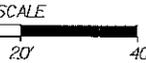
THE PROPERTY SHOWN HEREON APPEARS TO BE IN FLOOD HAZARD AREA ZONE X AS SHOWN ON COMMUNITY PANEL NO. 5109.3C0265 E FLOOD INSURANCE RATE MAP FOR ISLE OF WIGHT COUNTY, VIRGINIA EFFECTIVE DECEMBER 02, 2015.

TM 54B-23-008



**LEGEND**

- FF = FINISHED FLOOR
- = FLOW ARROW
- = SILT FENCE
- M.B.S.B.L. = MINIMUM BUILDING SET BACK LINE
- - - = SET BACK LINE
- (79.0') = SPOT ELEVATION
- ◆ = LIMITS OF DISTURBANCE
- z = SEWER CLEANOUT
- ⊙ = SANITARY SEWER MANHOLE
- ⊗ = WATER METER



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SHEET 1 OF 2  
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**WEST GRIFFIN STREET**



