



## Town of Mineral

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April 9, 2007

### RESOLUTION FOR SARKIS SATIAN PROPOSAL OF PLANNED UNIT DEVELOPMENT.

ON MOTION OF ROY L. PAYNE, SECONDED BY WILLIAM THOMAS THE FOLLOWING RESOLUTION WAS APPROVED BY A VOTE OF FIVE FOR AND ONE AGAINST.

BROOKS BESLEY	YES
PAM HARLOWE	YES
ROY McGEHEE	YES
ROY PAYNE	YES
WILLIAM THOMAS	YES
BERNICE WILSON-KUBE	NO

WHEREAS SARKIS SATIAN PROPOSES TO DEVELOP A 78.4 ACRE AREA OF THE TOWN OF MINERAL AS A PLANNED UNIT DEVELOPMENT, AND

WHEREAS THE PLANNING COMMISSION FORWARDED A RECOMMENDATION OF APPROVAL OF THE DEVELOPMENT, AND

WHEREAS THE DEVELOPER AND TOWN HAVE NEGOTIATED WHAT BOTH PARTIES BELIEVE TO BE A DEVELOPMENT THAT WILL PROMOTE THE BEST INTEREST OF THE TOWN OF MINERAL, AND

WHEREAS THE PROVISIONS SET OUT IN THE NARRATIVE DATED MARCH 2007 ACCURATELY REFLECT THE POSITIONS OF BOTH PARTIES AS NEGOTIATED, AND

WHEREAS THE DEVELOPER ACKNOWLEDGES THE PROJECT MUST COMPLY WITH THE TOWN OF MINERAL PUD ORDINANCE WITH REGARD TO A HIGHWAY STUDY AND ENVIRONMENTAL IMPACT STUDY AND BONDING, AND

WHEREAS THE MINERAL TOWN COUNCIL WILL ABANDON THE INTERNAL STREETS AS LISTED BELOW TO ALLOW FOR REALIGNMENT OF THE STREETS AS SHOWN ON DEVELOPERS MAP DATED OCTOBER 26, 2006 (REVISED), AND



WHEREAS THE DEVELOPER AND HIS ENGINEERS ACKNOWLEDGE THEY MUST PHASE THE PROJECT SO AS TO FIT THE AVAILABILITY OF SANITARY SEWER CAPACITY OF THE LOUISA COUNTY WATER AUTHORITY (A SEPARATE POLITICAL BODY FROM THE MINERAL TOWN COUNCIL), AND

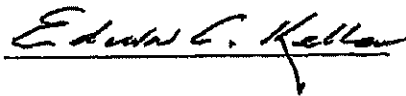
WHEREAS THE DEVELOPER ACKNOWLEDGES ALL INFRASTRUCTURE PERTAINING TO THE PROJECT WILL BE INSTALLED BY DEVELOPER WITH ACCESS EASEMENTS PROVIDED WHERE NECESSARY FOR TOWN OF MINERAL ACCESS, AND

WHEREAS THE DEVELOPER ACKNOWLEDGES NO ON SITE BURNING OF LOT DEBRIS IS TO TAKE PLACE, NOW

BE IT RESOLVED THAT THE MINERAL TOWN COUNCIL HEREBY APPROVES THE PROPOSED PROJECT WITH THE FOLLOWING STREETS AND INTERNAL ALLEYWAYS ABANDONED:

BUCKINGHAM AVENUE FROM FIFTH STREET TO FIRST STREET  
ALLEGHANY AVENUE FROM FIFTH STREET TO FRIST STREET  
CAROLINE AVENUE FROM SOUTH TOWN LIMIT TO FIRST STREET  
HANOVER AVENUE FROM SOUTH TOWN LIMIT TO FIRST STREET  
HENRICO AVENUE FROM SOUTH TOWN LIMIT TO FIRST STREET  
FIFTH STREET ONLY TO THE EXTENT IT WILL BE REALIGNED TO THE EASTERN ACCESS TO THE ADJOINING PROPERTY  
FOURTH STREET FROM ALBEMARLE AVENUE TO HENRICO AVENUE  
THIRD STREET FROM ALBEMARLE AVENUE TO HENRICO AVENUE  
SECOND STREET FROM PUD PROPERTY LINE TO HENRICO AVENUE.

EDWIN KELLER, MAYOR



TI-LEA DOWNING, TOWN CLERK



## Narrative Town of Mineral PUD

### General Statement of Objectives:

The owner/developer, Mr. Sarkis Satian, proposes to develop approximately 78.4 acres. Mr. Satian's vision for the subject property is to create a state of the art community, taking into consideration the existing contour lines, streams, and the abandoned sewage treatment plant. The use of the property for the old lagoon was donated at no cost to the Town of Mineral until the Town no longer needed the property for this use. The community will include curb and gutters, sidewalks, street lights, underground utilities, a storm water management system and open space areas with amenities.

The property is bounded by 1st Street (Virginia Highway 618) on the north, Albemarle Avenue and Buckingham Avenue on the west, the town corporate limits on the south and Henrico Avenue on the east. A mixture of single family residential lots, patio home lots and town home lots is proposed. A neighborhood/homeowners association for the residential properties is planned. The lots fronting on 1<sup>st</sup> Street are proposed to include commercial properties for retail businesses and a building pad for a 4000 square foot future Town Hall located in the western end of the parcel. The extension of 5<sup>th</sup> Street into the subdivision is proposed from the west and east. One main access road off of 1<sup>st</sup> Street is proposed on the eastern end of the subdivision. Access may also be obtained from 3<sup>rd</sup> Street on the west side. Consideration will be given to relocating the proposed 3<sup>rd</sup> Street to line up with the existing 2<sup>nd</sup> Street. A combination of public (VDOT) and private streets is proposed. These are designated on the plan. All streets will be built to VDOT standards in regard to depth of subgrade and asphalt. Generally sidewalks are proposed on one side of the public streets, through the open area/park, continuing along 5<sup>th</sup> street to facilitate access to Walton Park and in several strategic locations throughout the site. A concrete sidewalk is proposed along the 5<sup>th</sup> Street north right of way from the property line at the western edge of the site to Walton Park. Sidewalks along 1st Street, adjacent to the site, are proposed to be constructed with the commercial businesses. Sidewalks, along 1st Street connecting the existing firehouse to the new Town Hall, will be built as the commercial area is developed which shall commence no later than 75% of the residential homes are completed. Necessary right of way acquisition for the off site sidewalks will be secured by the Town. All sidewalks will be constructed to Federal Accessibility Standards.

ROW abandonment will be proposed for all streets internal to the limits of the zoning area. Albemarle, Buckingham, Henrico and 1st streets border the property. We propose to abandon the right-of-way for Henrico. Half of this right-of-way will be incorporated into the developed area and half will remain as right-of-way or be made available to the adjacent property owner. The existing ROW for Albemarle and Buckingham will remain as is.

The development market is oriented toward an age restricted community. Build out of the site is expected to take a minimum of 10 and possibly up to 20 years depending on market conditions.



#### Site Development standards:

The residential breakdown is comprised of 205 single family lots, 34 patio home lots and 58 town home lots. There is almost 12 acres of commercial property available for development along with open space areas totaling approximately 15 acres.

The single family lots have been designed as a minimum of 50' X 100', 5000 square foot lots. The front and rear yard setback for these residential lots will be 20'. Side yard setbacks to total 12', 8' on one side, 4' on the other.

The patio home lots will be a minimum of 60' X 70' with some back to back town homes proposed. The front yard setback would be minimum of 15 feet and up to 40 feet.

The town home lots are proposed to be 25' X 100', 2500 square foot lots with one story town homes.

All homes will be one story and will have 2 parking spaces proposed per lot.

A large open space is proposed in the old lagoon area as well as some buffer areas between the commercial and residential, commercial and town homes and town homes and single family areas. This area accounts for approximately 14.5 open space acres. We also have proposed 3 open space lots for an additional .75 acres. Open space area totaling over 15 acres is proposed. A 40' X 80' pavilion, picnic tables, barbeque grills and benches are proposed in the large open space area. Additional parking for the sidewalks or trails could be incorporated into the small pocket parks. A pervious concrete or grass crete panel could be used in this area to minimize the impact of drainage from these areas. The open space area will also include a shuffle board and bocce area.

The commercial development is envisioned as neighborhood retail and office. Opportunities for insurance, medical, real estate offices would be available. Retail businesses such as neighborhood grocery or drug store, bookstore, movie rental, antique shop, jewelry and hair or nail salon could be considered. A 25' buffer is proposed on the west side of the commercial lot which is adjacent to existing single family residential. A 25 foot buffer and setback area is proposed on the south side of the eastern commercial lot which is adjacent to proposed single family residential. A 20'-0 landscape and setback area is proposed adjacent to 1<sup>st</sup> Street. A 5'-0 buffer area is proposed along the south side of the commercial space adjacent to the town home site with a 20'-0 setback.

#### Utility Requirement and Implementation Plan:

- Water: Information obtained from the Town Manager indicates there is an existing 8" waterline located in 1st Street on the south side and a 6" water main in 5<sup>th</sup> street on the west side of the proposed site ending just short of Richmond Avenue. This development proposes to connect an 8" waterline to the existing 8" line in 1st Street

in two locations. The 6" line in 5<sup>th</sup> Street is proposed to be extended east to the property line and connect to a new 8" line. The 8" waterline is proposed to loop through the property in the VDOT right-of-way. Private streets include proposed 6" waterlines connecting to the 8" line or ending with a fire hydrant (FH). There appears to be sufficient capacity in the Louisa County Water System to handle the increase in flow. Fire hydrants will be spaced per current codes.

- Sanitary sewer: Records obtained from the Louisa County Service Authority (LCSA) indicate there is an existing pump station and force main on the site. Gravity sewer mains are proposed to be constructed through the site. The western portion (Phase 1, see below) is proposed to connect to the existing gravity main. A lift station and force main will be constructed to connect to the existing pump station, as part of Phase 2, to sewer the eastern portion of the site. An upgrade to the pump station will be designed and constructed as necessary to handle the increased flow from this development. The sanitary sewer treatment plant for Louisa County currently does not have the capacity to handle flow at time of ultimate build out. Plans are in the works for upgrading the system. The developer will work closely with the LCSA and the Town of Mineral to phase the project such that the increase in capacity coincides with the plant improvements.

#### Phased implementation:

The site is proposed to be developed in three phases. The western portion, excluding the commercial sites, as shown on the map would be included in Phase 1. Access to the lots will be from the west at 5<sup>th</sup> Street. Public and private streets in this phase will be constructed to access the homes. The waterline would be extended from the existing waterline in 5<sup>th</sup> Street, loop through this phase and connect to the existing waterline in 1<sup>st</sup> Street. All sanitary sewer and waterlines internal to the site would be constructed. This phase would include approximately 51 single family residential lots and all of the town home lots. Phase 2 would be the remainder of the residential portion of the site. The commercial lots would develop as market demands in Phase 3.

#### Comprehensive Sign Plan:

One sign is proposed at the intersection of 1<sup>st</sup> Street and the main entrance to the subdivision indicating the name of the subdivision. A temporary sign location will be determined for Phase 1. Standard street signs will be located at the intersections in compliance with 911 requirements. Signage for the commercial portion of the property will be located along the 1<sup>st</sup> street frontage. The developer plans to comply with the Town of Mineral current sign ordinance

**Architectural and Community Design:**

Exceptional emphasis will be given on architectural design and landscape, in order to maintain the site's pastoral perspective. This community will also be the base of support for the Town's Main Street historic revitalization program.

Environmental Impact Study and a Traffic Impact Study – Approval of PUD is with the understanding these studies are required and will be provided in the future.