

County of Spotsylvania

Department of Planning
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July 22, 2011

Please be advised that the Spotsylvania County Planning Commission will hold a public hearing on Wednesday, August 3, 2011, in the Board of Supervisors Meeting Room located on the first floor of the R. E. Holbert Building, 9104 Courthouse Road, at 7:30 p.m. to consider the following request:

Amendment(s):

CPA10-0001 – Ni Village – Luck Development Partners: The applicant requests to have portions of seven (7) parcels: 49-15- -A ; 49-15-4; 49-15-5; 49-15-6; 49-15-7; 49-15-11; 49B-1-1A, with a combined area of approximately 103.52 acres within the Jackson Gateway Development District reclassified within the adopted Future Land Use Element of the Comprehensive Plan from Employment Center to Mixed Use in order to construct a mixed use center with up to 950 residential dwelling units as well as office and commercial space. This proposal is consistent with the applicant's complementary rezoning request Case R10-0002 to rezone not only the parcels listed above, but also an additional approximately 229.6 acres of property from Rural (RU), Industrial 1 (I-1), and Industrial 2 (I-2) to Planned Development Commercial (PDC) and Village Commercial (VC). In addition to its industrial potential, at present, the by-right potential of the RU zoned area would permit 22 housing units. . The subject parcels are located on the west side of U.S. Route 1 approximately 625 feet south of Guinea Station Road (Route 607) and on the east side of U.S. Route 1 approximately 1,700 feet south of Guinea Station Road and north of the Ni River.

Rezoning(s):

R10-0002: Luck Development Partners LLC: Request the rezoning of 333.12 acres; 103.4 acres from Industrial 1 and 2 (I-1, I-2) to Village Commercial (VC) and 229.72 acres from I-1 and Rural (RU) to Planned Development Commercial (PDC) with proffers for the development of a mixed use project named Ni Village. The project will contain approximately 99,000 square feet of public office space, 68,300 square feet of research and development space, 667,900 square feet of office space, 105,000 square feet of commercial space, 950 Residential Units, with mixed housing types of carriage houses, live work apartments, and single family attached homes. The subject parcels are located on the west side of U.S. Route 1 approximately 625 feet south of Guinea Station Road (Route 607) and on the east side of U.S. Route 1 approximately 1,700 feet south of Guinea Station Road and north of the Ni River. The project is located in the Jackson Gateway Development District of the Comprehensive Plan, which is envisioned to develop as the primary location for new office and industrial projects with in Spotsylvania. The Future Land Use Map identifies this area as appropriate for employment center development. Tax Map Parcels: 49-(A)-70,71,81,82; 49(15)-

A,B,C,4,5,6,7,8,9,10,11; 49B(1)-1A; Berkeley Voting District.

Special Use Permit(s):

SUP10-0004 Luck Development Partners LLC: Request a Special Use Permit to allow ten (10) special uses in the proposed Village Commercial (VC) district as identified on Sheet 3 of the Generalized Development Plan (GDP) for Ni Village (R10-0002) and further identified by the addresses in the proffered pattern book of Case R10-0002. The subject parcels are located on the west side of U.S. Route 1 approximately 625 feet south of Guinea Station Road (Route 607). The requested uses are Amusement Arcade; Billiard and Pool Halls; Contractor Office; Dormitory, fraternity, sorority houses, rooming boarding houses or other residence halls; Eating Establishment, carry out; Greenhouses; Home enterprises; Live Entertainment; Theater,; and Wetland Mitigation Bank. Tax Parcels: 49B-1-1A (part), 49-15-A, 49-15-4, 5, 6, 7, 11; Berkeley Voting District.

Current tax records indicate that you are an adjacent property owner, the Virginia law requires that you be sent written notice of this proposed action. You are not required to attend the public hearing, but you are encouraged to do so and express your views. **The applicant is expected to attend and respond to the concerns expressed by the County and the public.**

Persons requiring accommodation to facilitate participation in the above matters are encouraged to contact the Planning Department at least five days prior to the meeting.

You are welcome to visit the Planning Department and review the file during the hours of 8:00 a.m. - 4:00 p.m., Monday - Friday. For additional information or questions please call Leon Hughes at 540.507.7220

July 22, 2011

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