

19
January 2, 2018-

PRIVATE REQUEST
for
COMPREHENSIVE PLAN AMENDMENT

As Applicant, I acknowledge responsibility
for all applicable fees per the Town's
adopted fee schedule, which may include a
base fee at the time of application and
additional review fees to be billed later.

//original signed//

P. Daniel Orlich, Applicant

107 East St. NE
Vienna, Va. 22180

Phone 305-978-1900
Fax 703-938-7383
danorlich@gmail.com

REQUESTED AMENDMENTS
to the
COMPREHENSIVE PLAN
(revised)

AMEND: SECTION VI LAND USE - ACTIONS 3. (page 63)

BY ADDING:

Amend the Zoning Ordinance, Article IX,
Section 104: Special Exception Uses

by adding

3.5 (w) Independent Living

Housing designed for and restricted to use thereof by seniors over 55-years of age not requiring assistance with the daily activities or 24/7 skilled nursing. In conjunction therewith congregate dining, house keeping, assembly facilities (library, music room, lounges) and transportation must be furnished.

Independent living differs from assisted living in the level of care provided. Residents of Assisted living require assistance with daily life activities such as medication, eating, bathing, dressing and toileting.

Residents of Independent Living facilities have made an active decision to improve their quality of life in a secure, lowmaintenance home.

AMEND: SECTION VI LAND USE - ACTIONS 3. (page 63)

BY ADDING:

3.6 Amend the Zoning Ordinance,
Article IX, Section 107.2
Additional Standards for Certain Special
Exception Uses

by adding

(i) Independent Living

(1) Minimum Parcel Size

Fifteen (15) acres with frontage access
to U.S. Route 50 (Washington St.);

(2) Density - Developmental Details

Number of units allowed, setbacks and
other developmental details shall be
determined by and made an express con-
dition of the Special Exception adopted
by the Planning Commission to allow
construction;

(3) Staged Development

The facility anticipated by the Special
Exception shall be constructed as a
unitized whole; there shall not be
staged (phased) development.

AMEND: SECTION VI LAND USE

1st Paragraph Narrative Page 59

AS FOLLOWS: Delete Sentences:

One " An assisted living facility should
have a maximum of about 24 units " ;

Two " Independent living apartments should
not exceed 20 " ;

Four " Up to 20 universal design, one-
story cottages may be constructed " .

ANALYSIS

Of the Proposed Amendments
to the
Comprehensive Plan Text

I. Natural and Environmental Resources

Adopting the Amendments creates no conflict with Meeting these goals.

II. Historic Resources

As a portion of the property under consideration lies within the historic district development will fall within purview of Historic District Review Committee.

III. Population and Housing

a) Significant component of Town population is 65-74 and rising. Adoption of the Amendments will serve this group.

b) The Plan forecasts no development of vacant parcels. This estimate, made about 11-years ago need be revisited.

c) Adopted in the Plan as Policy # 7 was:

" Encourage the provision of a variety of housing options tailored to the needs of the Towns senior citizens, such as universal design houses, independent living apartments, and assisted living, designed and constructed in keeping with the historic character of Middleburg. "
(emphasis supplied)

The Amendments will further this Policy.

IV. Business and Employment

Objective 2. of the Plan:

" Provide employment opportunities so residents can live and work in Town. "

Adoption of the Amendments will create a significant, clean, desirable employer within Town limits. Semi-skilled, skilled, professionally licensed, managerial, accounting and sales positions will be offered, per-hour median of about \$ 24.00, salary base of about \$32,000.00
Number of positions created is in direct proportion to the size of the facility.

Objective 3. of the Plan:

"Maintain the Viability of the central business district as a significant contributor to the tax base, character and success of the Town".

Adoption of the Amendments will add approximately \$27,000,000 to the Town real estate tax base. Furniture and equipment will add significant personal property valuation.

A major contributor to the Town operating budget is the meal tax. Meals, taxed, are a necessary component of each residents monthly fee and will substantially increase the income to the Town

Taxes collected by the Town will be in direct proportion to the size of the facility.

Objective 4. of the Plan:

" Promote Tourism "

Adoption of the Amendments will allow creation of a facility to which, necessarily, relatives, kinfolk, friends, children will often visit.

The number of tourists, visitors, is in direct proportion to the size of the facility.

V. Community Facilities and Services

An Independent Living facility is specifically designed to look after the welfare and security of its residents. By definition, it creates no additional school students but, its tax dollars contribute substantially to the upkeep of existing facilities.

VI. Land Use

a) Page 59 - 1st Paragraph

" A continuing care complex that would include all of these elderly housing options (independent living, assisted living, adult day care center) would be acceptable ".

Adoption of the amendments would enable creation of an Independent living facility.

" Properly designed, a comprehensive senior housing complex such as this would appear like a logical extension of the historic part of Town, with the larger buildings close to existing development and the smaller cottages located toward the edge. "

Adoption of the proposed amendments anticipate municipal oversight of the design by both the Planning Commission and Historic District Review Committee.

b) Page 58 - 3rd Paragraph

" The cornerstone of a development plan for the Harriman tract or any other Conservancy or targeted use parcels could include a conference center, retreat, non-profit "think-tank" center, museum, or similar use in a rural. " setting.

Adoption of the Proposed Amendments will create a more societal beneficial and less intense , more village compatible result than those speculated.

VII. Transportation

The Town of Middleburg is served by an internal road network developed over the course of two centuries.

Most of the roadways have a paved width of 20 feet. Only U.S. Route 50 has a paved width of 60 feet. Although existing roads are adequate for local traffic, only U.S. Route 60 is a principal roadway.

The proposed Amendments envision access only to and from this principal Federal highway which a traffic study has concluded is adequate.

Local, inadequate streets will be unburdened

ACTIONS - # 7. , page 87

Continue a sidewalk improvement program to provide pedestrian connections to and withn the central business district.

The facility enabled by the proposed Amendments, will provide accessto, thence through, existing walkways for residents and their visitors and guests to reach the central business district.

Positive Social Benefits
beget
Impressive Economic Results

An assisted living facility, will substantially benefit the town.

1. The land, 538-30-3655 presently pastures 16 steers and 4 bulls - it can do more than grow grass.
2. Land & buildings will have an estimated cost of \$27,000,000.00 without equipment. At current tax rates of .15 per 100, the Town's share of real estate taxes is estimated at \$33,000.00.
3. The business in operation:

56 - 40 hour equivalent positions at a minimum wage of \$15.00;
median about \$24.00

Executive, management, accounting, sales, counseling
salaried staff from an entry base of \$32,000.00.
4. employment opportunities, full and part time, here-to fore unavailable for Towns people of various skills.
5. The multiplier effect as payroll, suppliers and visitor dollars cycle through the local economy;
6. Receipts from Town taxes levied upon operation of the facility including Meal Taxes and increased Town tax receipts from business recipients of the cycling dollars.
7. As, an assisted living facility will have 24-hour security and medically trained employees on site, the net demand on Town personnel & emergency services will be slight.