

RESOLUTION

TOWN OF BRIDGEVILLE

A RESOLUTION OF THE COMMISSIONERS OF BRIDGEVILLE TO APPROVE MINOR AMENDMENTS OF AN APPROVED RPC DISTRICT CONCEPT PLAN.

WHEREAS, the Commissioners of Bridgeville enacted Ordinance No. A02-8 to establish the Residential Planned Community ("RPC") zoning district to provide the Town of Bridgeville with the flexibility to permit mixed-use developments, and to provide for the application of design ingenuity while protecting existing and future developments and achieving the goals of the Comprehensive Plan;

WHEREAS, the Town annexed approximately 833 acres of land in October, 2002;

WHEREAS, the Commissioners of Bridgeville zoned a majority of the annexed land RPC and approved a concept plan for the RPC District ("Initial RPC Concept Plan");

WHEREAS, the owners and contract purchasers of the recently annexed RPC land desire to make minor revisions to the Initial RPC Concept Plan;

WHEREAS, the revised concept plan is shown on three (3) sheets titled "Bridgeville South – Revised RPC Concept Plan", "Bridgeville South – Phasing Plan" and "Bridgeville South – Survey & Existing Conditions", respectively, all of which are dated June 4, 2003, Scale 1"=300', and prepared by Land Design for Passwaters Farm LLC, c/o Allen & Rocks, Inc., 1960 Gallows Road, Suite 300, Vienna, VA (collectively, the "Revised RPC Concept Plan"), which sheets are Exhibits "1", "2" and "3", respectively, to this Resolution; and

WHEREAS, the Director of Development reported to the Commissioners of Bridgeville that the Revised RPC Concept Plan meets the requirements of § 234-41-D, as enacted by Ordinance A02-8.

NOW THEREFORE, BE IT RESOLVED, the Revised RPC Concept Plan shall be approved, as more particularly set forth below:

Section 1. Findings of Fact. The Commissioners of Bridgeville hereby find that the amendments proposed by the Revised RPC Concept Plan constitute "minor amendments" to the Initial RPC Concept Plan, as defined by § 234-41-D. The Commissioners of Bridgeville hereby make the following additional findings of fact:

- A. No preliminary or final site plans for the RPC district have been submitted, approved or recorded.
- B. The Revised RPC Concept Plan complies with all zoning requirements contained within Chapter 234 of the Code of the Town of Bridgeville.

- C. The Revised RPC Concept Plan proposes minor amendments to the arrangement and phasing of the golf course and various residential “neighborhoods” within the RPC District, but the proposed development remains primarily residential with significant land area devoted to a golf course and related improvements and open space. Accordingly, the Revised RPC Concept Plan does not significantly change the general character or content of the approved Initial RPC Concept Plan.
- D. The RPC district is not currently subject to any conditions. Thus, the Revised RPC Concept Plan does not modify or apply to any approved condition.
- E. The amendments proposed by Revised RPC Concept Plan will have no appreciable effect on adjoining or surrounding property.
- F. The major external access points for the RPC district remain unchanged.
- G. The Revised RPC Concept Plan does not increase the approved number of dwelling units or height of buildings.
- H. The Revised RPC Concept Plan does not decrease the minimum specified yards and open spaces or minimum or maximum specified parking and loading spaces.

Section 2. Amendment of Initial RPC Concept Plan. The amendments to the Initial RPC Concept Plan, as depicted by the Revised RPC Concept Plan, are hereby approved. All preliminary and final site plans for development of land subject to this RPC district shall be consistent with the Revised RPC Concept Plan.

Section 3. Incorporation of Certain Exhibits. The Revised RPC Concept Plan, attached hereto as Exhibits 1-3, is incorporated into this Resolution and made a part of hereof.

Approved this 9th day of June, 2003.


THE TOWN OF BRIDGEVILLE