

Coleman's Crossing

Comparative Chart of By-Right versus Rezoning Scenarios

Issue	Currently Allowable By-Right Development Scenario	Proposed Rezoning Scenario
Fiscal Impact over 20 year period	<i>Negative</i> - \$170,980	<i>Positive</i> - \$854,750
Fiscal Impact over 40 year period	<i>Negative</i> - \$261,950	<i>Positive</i> - \$1,777,830
Number of Residential Units	25 Single Family Detached - Traditional	86 Single Family Attached - Townhomes
Square Footage of Commercial	Approximately 29,900 SF- Office	40,000 SF of Retail, Office, and Restaurant
Pedestrian Oriented	No	Yes
Commercial Site Design	Strip Center	Unique - Parking is Buffered from Adjacent Roads
Open Space	10% - Zoning Ordinance Minimum	20% - Double the Zoning Ordinance Minimum
Traffic Improvements	Only what is required	Improvements on Route 17 and Crewe Road - Proffered
School Impact	11 Students	17 students
Workforce/Affordable Housing	None	6 units with \$160,000 Maximum Sales Price - Proffered
Restricted Commercial Uses	None	Yes - Proffered
Archeology	None	Study to Occur - Proffered
Master Plan	None	Yes - Proffered
Commercial Architectural Standards	None	Yes - Proffered
Residential Architectural Standards	None	Yes - Proffered
Community Amenities	None	Yes - 1,500 sf Community Center - Proffered
Exterior Grounds Maintenance	None	Yes - Proffered
Exterior Building Maintenance	None	Intended
Stormwater Harvesting/Re-use for Irrigation	None	Yes - Proffered
Water Conservation Plan	None	Yes - Proffered
Turf Management Plan	None	Yes - Proffered
Landscaping Standards	Zoning Ordinance Minimum	Crewe Road Entrance Landscape Plan - Proffered
Sidewalks	Zoning Ordinance Minimum	Both Sides of All Streets - Proffered
Vehicle/Camper Parking Restrictions	Allowed	Prohibited - Proffered
Streetscape	Zoning Ordinance Minimum	Provided on both sides of Street
Street Lighting	Zoning Ordinance Minimum	Every 200' - Proffered
On-lot improvement guarantees	None	Paved Driveways and Landscaping - Proffered
Roadway typical section	Roadside ditch	Curb and Gutter - Proffered
Comprehensive Plan Continuity	No	Yes
Fire Protection	Ordinance Minimums	No Structure shall be greater than 300' from a fire hydrant
Meets a Specific Housing Need	No	Yes - Similar Project does not exist in Gloucester
Perimeter Open Space Buffer	None	Yes
Local Developer and Subcontractors	Unknown	Yes
Waterline Loop	No	Yes - Provides Improved Water System Hydraulics
Internal Road Connection	No	Yes - Proffered
Public Input during Design Phase	None	Yes
Covenants and Restrictions	None	Yes
Route 17 Corridor Enhancement	Minimal	Significant
Impervious Area Limitations	None	Yes
Potential Hayes Area Revitalization Catalyst	Minimal	Significant
Sewer Pump Station and Infrastructure	Project Feasibility is questionable	Yes
Water and Sewer Tap Fees paid to County	\$235,000	\$867,000
Gloucester County Misc. Capital Improvements	None	\$66,000 Cash Contribution - Proffered
Employment - Number of New Jobs Created	Unknown	104