May 16, 2006 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

05SN0238

Bracey, LLC

Clover Hill Magisterial District
Southwest quadrant of Genito and Woolridge Roads

REQUEST: Rezoning from Agricultural (A) to Convenience Business (C-1).

PROPOSED LAND USE:

Commercial uses are planned

RECOMMENDATION

Recommend denial for the following reasons:

A. The proposed zoning and land uses do not conform to the Upper Swift Creek Plan which suggests the property is appropriate for single family residential use of 2.0 units per acre or less.

B. The proposed zoning and land uses are not representative of and compatible with existing and anticipated area development.

C. The proposal fails to provide for adequate transportation improvements as recommended by the Thoroughfare Plan. A component of the Comprehensive Plan, and as recommended to mitigate safety hazards for the traveling public.

D. Proffered Condition 3 is a sentence fragment that should be revised and resubmitted as a complete sentence.

(NOTE: THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNER(S) MAY PROFFER OTHER CONDITIONS.)

PROFFERED CONDITIONS

The Owners-Applicants in this zoning case, pursuant to Section 15.2-2298 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Chesterfield County, for themselves and their successors or assigns, proffer that the development of the property known as Chesterfield County Tax IDs 718-615-8949 (The "Property") under consideration will be developed according to the following conditions, if and only if, the rezoning request of C-1 is granted. In the event the request is denied or approved with conditions not agreed to by the Owners-Applicants, these proffers and conditions shall be immediately null and void and of no further force or effect.

1. Timbering. Except for the timbering approved by the Virginia State Department of Forestry for the purpose of removing dead or diseased trees, there shall be no timbering on the Property until land disturbance permit has been obtained from the Environmental Engineering Department and the approved devices have been installed. (EE)

2. Utilities. The public water and wastewater systems shall be used. (U)

3. No access from Genito Road. (T)

GENERAL INFORMATION

Location:

Southwest quadrant of the intersection of Genito and Woolridge Roads. Tax ID 718-685-8949 (Sheet 9).

Existing Zoning:

A

Size:

4.2 acres

Existing Land Use:

Vacant

A

Adjacent Zoning and Land Use:

North – R-9 with Conditional Use Planned Development; Single family residential
South and West – A; Swift Creek Reservoir
East - A and A with Special Exception; Single family residential and recreational

UTILITIES

Public Water System:

There is an existing sixteen (16) inch water line extending along Genito and Woolridge Roads, adjacent to this site. Use of the public water system is intended and has been proffered. (Proffered Condition 2)

Public Wastewater System:

A sixty (60) inch wastewater trunk line extends along the north side of Genito Road, adjacent to this site. Use of the public wastewater system is intended and has been proffered. (Proffered Condition 2)

ENVIRONMENTAL

The property is adjacent to Swift Creek Reservoir and is therefore subject to a 100 foot conservation area, inside of which uses are limited. The property is also subject to the backwater from Woolridge Road. This backwater was calculated at an elevation of 183.5 during a study performed by Timmons Group for the County in the early 1990s. The property appears to be more than sixty (60) percent inundated by the 100 year backwater.

The property is heavily wooded and should not be timbered without first obtaining a land-disturbance permit from the Environmental Engineering Department (Proffer Condition 1). Due to the flatness of the area, no drainage or erosion problems are anticipated after development.

The property is located in the Upper Swift Creek Drainage Basin and is subject to a pro-rata fee for construction of regional best management practices (BMP).

PUBLIC FACILITIES

Fire Service:

The Swift Creek Fire Station, Company Number 16, currently provides fire protection and emergency medical service. This request will have minimal impact fire and EMS.

Transportation:

The property is located in the southwest quadrant of the Woolridge Road/Genito Road intersection. This request will not limit development to a specific use; therefore, it is difficult to estimate traffic generation. Based on trip rates for a convenience store with six (6) gas pumps, development could generate approximately 3,200 vehicles per day. These vehicles would initially be distributed along Woolridge Road. Woolridge Road had a 2005 traffic count of 10,802 vehicles per day. Based on the volume of traffic it carried during peak hours, Woolridge Road was at capacity (Level of Service E). Some of this traffic will also travel along Genito Road, which had a 2005 traffic count of 4,937 vehicles per day. Genito Road is also at capacity during peak hours (Level of Service E).

Woolridge Road and Genito Road are classified as major arterials on the county's Thoroughfare Plan with recommended right-of-way widths of ninety (90) feet. The applicant should dedicate forty-five (45) feet of right-of-way along both these roads in accordance with that Plan but is unwilling to do so.

Access to major arterials should be controlled. The applicant has submitted Proffered Condition 3 that states "No access from Genito Road." This proffered condition is a sentence fragment that should be revised and resubmitted as a complete sentence, such as "There shall be no direct vehicular access from the property to Genito Road." Because of the proximity to the signalized Woolridge Road/Genito Road intersection, direct vehicular access from the property to Woolridge Road should be limited to one (1) right-in/right-out entrance/exit located at the southern property line. The applicant has not proffered to limit vehicular access from the property to Woolridge Road.

A right turn lane and a raised concrete median should be constructed along Woolridge Road to facilitate entering right turns and preclude left turns. The applicant is not willing to provide these improvements. If these improvements are not provided, the Woolridge Road/Genito Road intersection will be adversely affected. Turning movements, especially left turns, in the operational area of a signal can cause a safety hazard for the traveling public and degrade the level of service of an intersection.

Without a commitment to limit access to Woolridge road and provide suggested road improvements and right-of-way dedications, the Transportation Department cannot support this request.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Upper Swift Creek Plan which suggests the property is appropriate for single family residential use of 2.0 units per acre or less. The Plan is currently under review for amendment. The draft Plan prepared by staff continues to recommend residential uses.

Area Development Trends:

The area is characterized by residential development. Residential development is anticipated to continue in the area, as recommended by the Plan.

Development Standards:

The request property currently lies within an Emerging Growth Area. The purpose of the Emerging Growth District Standards is to promote high quality, well-designed projects. Development of the site must conform to these development standards of the Zoning Ordinance which address access, parking, landscaping, architectural treatment, setbacks, signs, buffers, utilities and screening of dumpsters and loading areas.

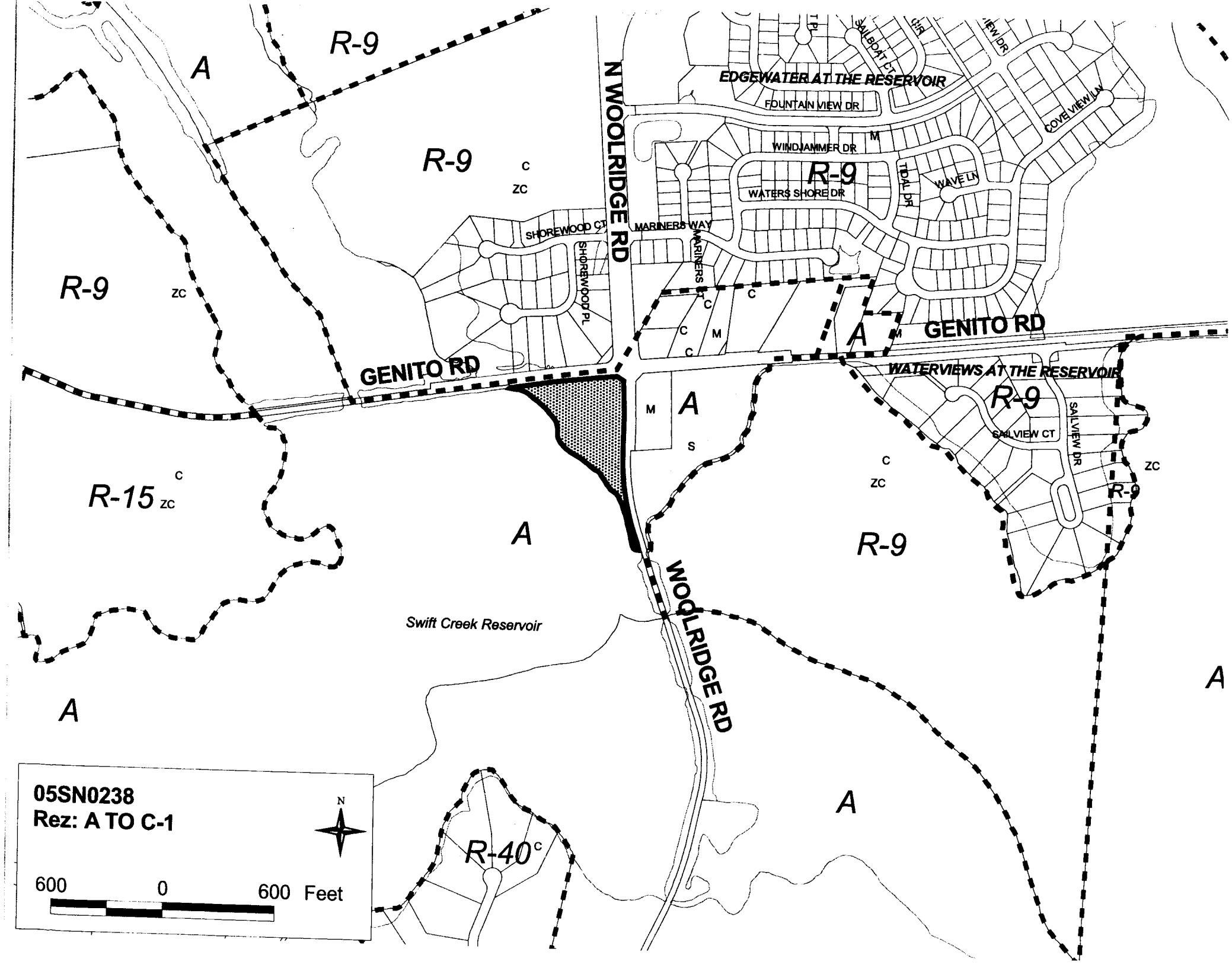
In addition to these standards, the C-1 District limits development to a maximum of 5,000 square feet per gross acre; buildings are limited to 5,000 gross square feet unless they are further than 200 feet from an existing or proposed residential district in which case the size can be increased to 8,000 gross square feet; buildings must have an architectural style compatible with the surrounding neighborhood; and hours of operation are limited to between 6 AM and 9 PM. As noted in the Environmental Section, approximately sixty (60) percent of the property is within floodplain; however, the C-1 standards would allow the floodplain area to be used to calculate the permissible project square footage. Given the environmental limitations coupled with setback requirements, the amount of developable area is restricted.

CONCLUSION

The proposed zoning and land uses do not conform to the Upper Swift Creek Plan which suggests the property is appropriate for single family residential use of 2.0 units per acre or less. In addition, the proposal fails to provide for transportation improvements to mitigate safety hazards and as recommended by the Thoroughfare Plan, a component of the Comprehensive Plan.

Proffered Condition 3 should be revised as a complete sentence.

Given this consideration, denial of this request is recommended.



R-9
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R-9
C
ZC
N WOOLRIDGE RD
EDGEWATER AT THE RESERVOIR
FOUNTAIN VIEW DR
SAILBOAT CT
COVE VIEW LN
WINDJAMMER DR
M
R-9
WATERS SHORE DR
TIDAL DR
WAVE LN
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WOOLRIDGE RD
Swift Creek Reservoir
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