May 16, 2006 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06SN0256

Henry E. Myers, Jr.
(General Partner of Myers Family Partnership)

Dale Magisterial District
Southeast quadrant of Frith Lane and Lori Road

REQUEST: Rezoning from Agricultural (A) to Corporate Office (O-2).

PROPOSED LAND USE:

Office uses are planned.

RECOMMENDATION

Recommend approval for the following reasons:

A. The proposed zoning and land uses conform to the Central Area Plan which suggests the property is appropriate for mixed use corridor uses to include office and residential.

B. The proposed zoning and land uses are representative of, and compatible with, existing and anticipated area development.

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

PROFFERED CONDITION

Public wastewater system shall be used. (U)

GENERAL INFORMATION

Location:

Southeast quadrant of the intersection of Lori Road and Frith Lane. Tax ID 769-663-Part of 9114 (Sheet 25).

Existing Zoning:

A

Size:

6.9 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North and West– R-TH and A; Townhouses and single family residential
South and East; – A; Vacant

UTILITIES

Public Water System:

There is an existing eight (8) inch extending along the north side of Lori Road, opposite the request site. Use of the public water system is required by County Code.

Public Wastewater System:

A ten (10) inch wastewater sub-trunk line extends across Lori Road and continues across the eastern portion of the Myers property not proposed for rezoning, approximately 400 feet southeast of the request site. Use of the public wastewater system is intended and has been proffered. (Proffered Condition)

ENVIRONMENTAL

Drainage and Erosion:

The subject property drains to the north and then via storm sewers and open channels to Proctor's Creek. There are currently no known on- or off-site drainage or erosion problems and none are anticipated after development. The entire property exhibits characteristics of

wetlands and these wetlands may or may not exist in the portion of the property being requested for re-zoning.

PUBLIC FACILITIES

Fire Service:

Airport Fire Station, Company Number 15, currently provides fire protection and emergency medical service (EMS). This request will have a minimal impact on fire and EMS.

Transportation:

This request will not limit development to a specific land use; therefore, it is difficult to anticipate traffic generation. Based on general office trip rates, development could generate approximately 850 average daily trips. Traffic generated by this development will be distributed along Iron Bridge Road (Route 10), which had a 2004 traffic volume of 26,520 vehicles per day between Beach Road and Route 288. Based on the volume of traffic it carried during peak hours, Route 10 in this area was functioning at an acceptable level. (Level of Service C)

During site plan review, specific recommendations will be made regarding access and internal circulation.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Central Area Plan which suggests the property is appropriate for mixed use corridor uses which includes office and residential land uses.

Area Development Trends:

The area is characterized by Chesterfield County governmental uses and residential land uses. The parent parcel is zoned Agricultural (A), and it is staff's understanding the existence of wetlands may hinder development of that portion of the property.

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 the development standards of the Zoning Ordinance, which address access, parking, landscaping, architectural treatment, setbacks, signs, buffers, utilities and screening of dumpsters and loading areas.

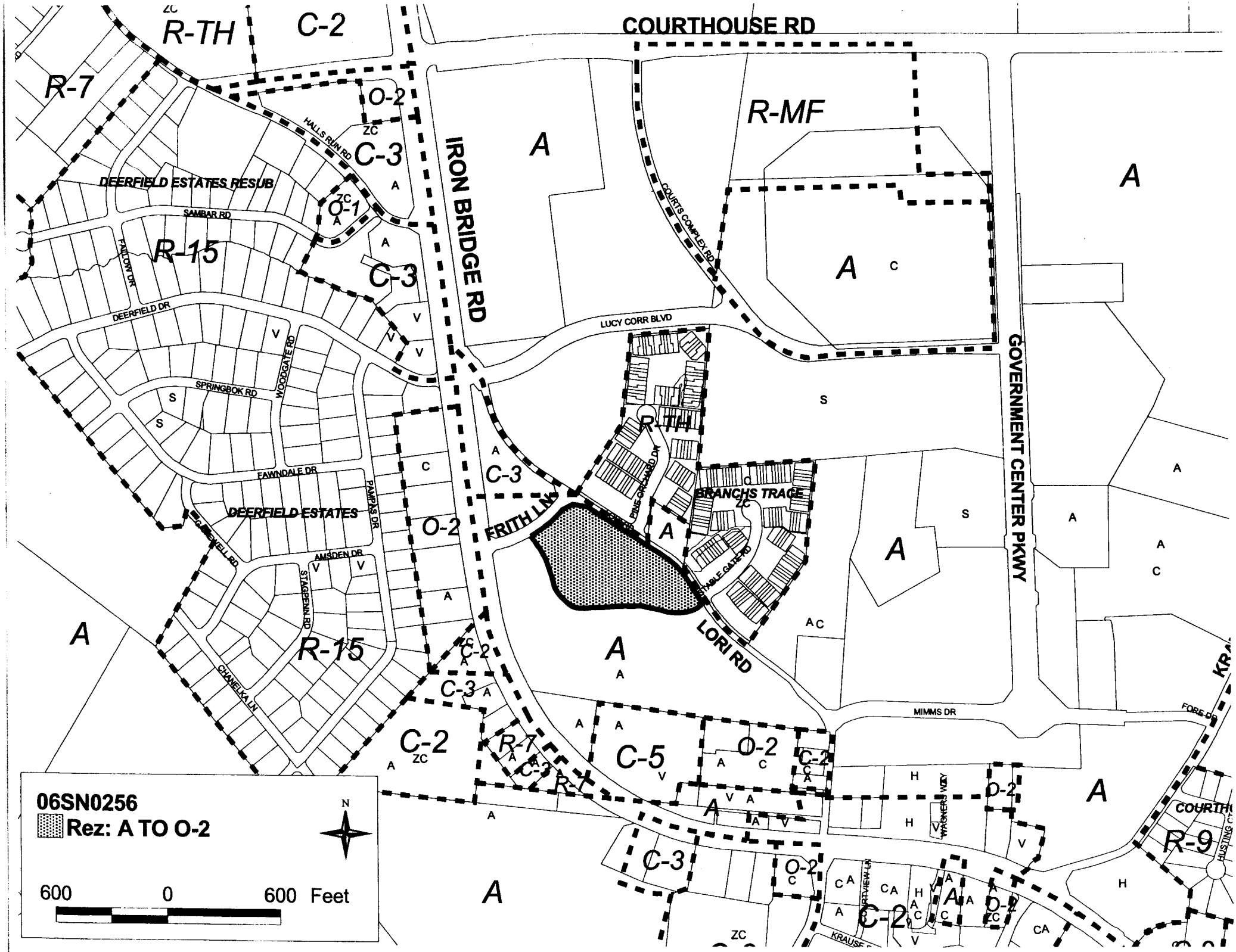
Architectural Treatment:

In addition to Emerging Growth District requirements for architectural treatment, the Zoning Ordinance requires that buildings in this area be compatible with Federalist and Colonial architecture and be compatible with buildings located in the same block or directly across the road, unless otherwise approved by the Director of Planning based upon existence of buildings not meeting the standards.

CONCLUSION

The proposed zoning and land uses conform to the Central Area Plan, which suggests the property is appropriate for mixed use corridor use. In addition, the proposed zoning and land uses are representative of, and compatible with, existing and anticipated area development.

Given these considerations, approval of this request is recommended.


06SN0256
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600 0 600 Feet
COURTHOUSE RD
IRON BRIDGE RD
GOVERNMENT CENTER PKWY
LUCY CORR BLVD
COURTS COMPLEX RD
HALLS RUN RD
DEERFIELD ESTATES RESUB
SAMBAR RD
FALLOW DR
DEERFIELD DR
WOODGATE RD
SPRINGBOK RD
FAWNDALE DR
DEERFIELD ESTATES
PAMPAS DR
AMSDEN DR
STAGPENN RD
CHANELKA LN
FRITH LN
PINE ORCHARD DR
BRANCHS TRACE
STABLE GATE RD
LORI RD
MIMMS DR
FOBE DR
WAGNERS WAY
NORTHVIEW LN
KRAUSE
R-TH
C-2
R-7
O-2
C-3
O-1
R-15
A
R-MF
C-5
R-9