June 20, 2006 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06SN0294

Meadowville, LLC

Bermuda Magisterial District
East and west lines of North Enon Church Road

REQUEST: Conditional Use to permit an above ground utility structure (wastewater pump station) in a Residential (R-12) District on five (5) acres of a 349 acre tract.

PROPOSED LAND USE:

A wastewater pump station to serve residential development in the Meadowville Landing Subdivision is planned.

RECOMMENDATION

Recommend approval for the following reasons:

A. The proposed wastewater pump station will serve area residential development, which is consistent with the recommendations of the Consolidated Eastern Area Plan. With installation of the pump station, densities suggested by the Plan and permitted by conditions of zoning can be achieved.

B. The recommended condition will insure that the residential appearance of the area is maintained.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER(S) MAY PROFFER CONDITIONS.)

CONDITION

All mechanical equipment shall be enclosed by a masonry structure having a residential appearance and design. Further, the perimeter of the building shall be landscaped to create a

residential appearance. The exact treatment of the facility and landscaping shall be approved by the Planning Department. (P)

GENERAL INFORMATION

Location:

East and west lines of North Enon Church Road, north of Meadowville Road. Tax ID 821-662-Part of 4757.

Existing Zoning:

R-12 with Conditional Use Planned Development

Size:

5.0 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North - James River
South - R-12, R-25 and I-2; Single family residential or vacant
East - A; Vacant
West - R-12 and I-2; Single family residential or vacant

UTILITIES

This proposed un-manned wastewater pump station will serve a portion of Meadowville Landing Subdivision, Phase 2. Use of the public water and wastewater systems is recommended to meet the limited domestic and maintenance needs at the pump station. Upon completion and acceptance by the county, the Utilities Department will operate the wastewater pump station on a full-time basis.

ENVIRONMENTAL

Drainage and Erosion:

The subject property is adjacent to the James River and drains directly into the James River. Although sanitary sewer lines are permitted uses within the floodplain, the location of the sewer lines and associated facilities such as pump stations need to maximize the distance to the river as much as practical.

There are no known on- or off-site drainage or erosion problems other than flooding, and none are expected after development.

Water Quality:

The James River is a perennial stream and, as such, is subject to a Resource Protection Area (RPA) with the 100 year floodplain relatively high.

PUBLIC FACILITIES

Fire Service and Transportation:

The proposed wastewater pump station and associated equipment will have a minimal impact on these facilities.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Consolidated Eastern Area Plan which suggests that the portion of the property east of North Enon Church Road is appropriate for residential development of 1.5 dwelling units per acre or less and the portion of the property west of North Enon Church Road is appropriate for additional residential use of 1.5 dwelling units per acre or less with provisions to ensure no adverse impact on future area industrial development. Based upon those findings, residential zoning was granted on the property, as discussed herein.

Area Development Trends:

Meadowville Landing Subdivision is being developed on the request property. A maximum of five (5) acres is planned for use to accommodate the facility. The first phase of this subdivision has been recorded.

Zoning History:

On March 10, 2004, the Board of Supervisors, upon a favorable recommendation by the Planning Commission, approved the rezoning of a 348 acre tract to Residential (R-12) with Conditional Use Planned Development to permit recreational and limited commercial uses (Case 04SN0197). A single family residential subdivision limited to a maximum of 400 dwelling units was planned. Subsequently, the first phase of Meadowville Landing Subdivision was recorded. The subject property was included as part of this 2004 case.

Architectural Treatment:

Any wastewater pump station constructed on the property should have a residential appearance so as to be compatible with existing and future residential development

(Condition). Specifically, the structure should employ materials such as brick; have a roofline similar to residential structures; and employ elements having the appearance of residential windows and doors.

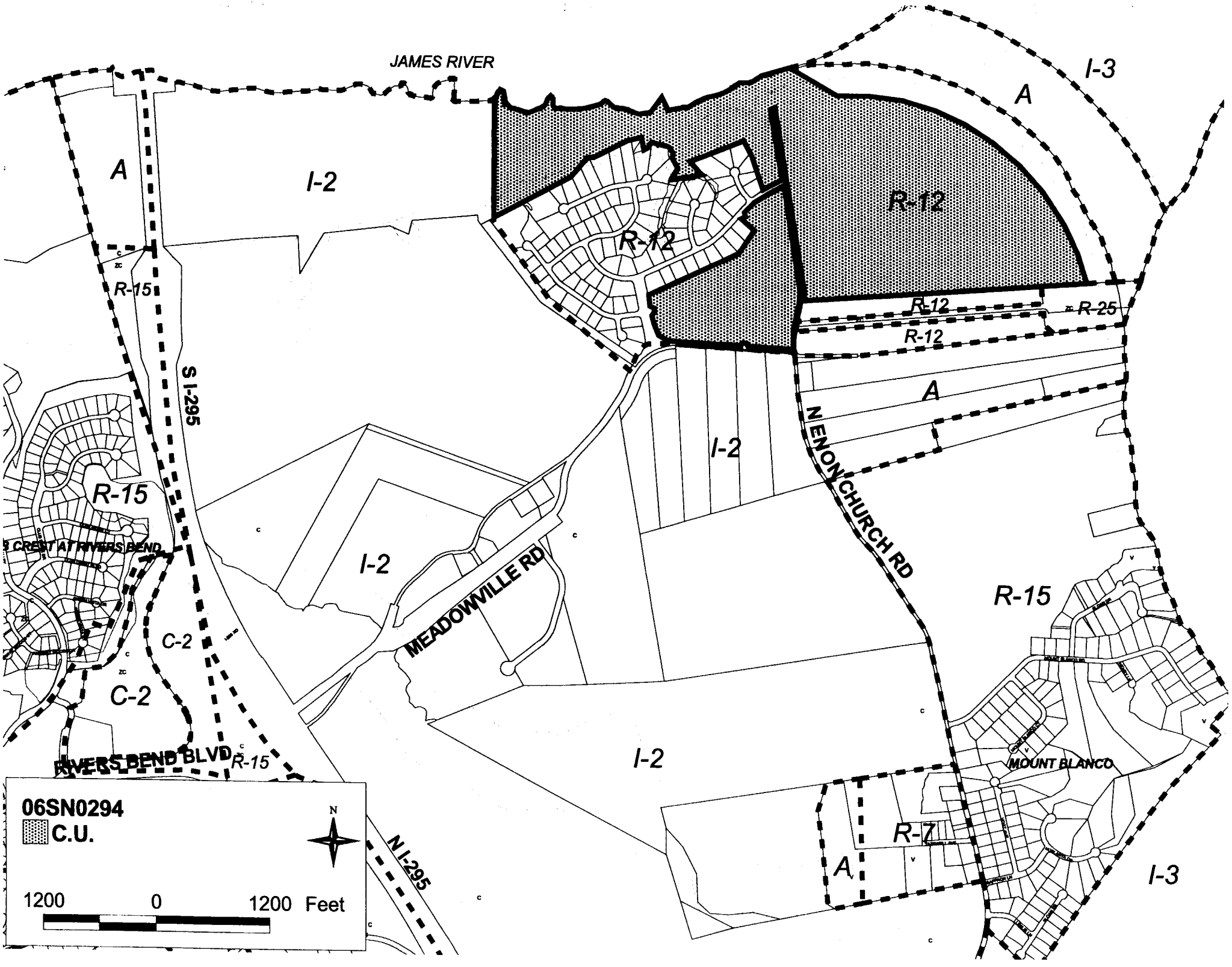
Landscaping:

Landscaping should be installed around the perimeter of the site so as to enhance the residential appearance. (Condition)

CONCLUSION

The proposed wastewater pump station is planned to serve the Meadowville Landing Subdivision. With installation of the pump station, densities suggested by the Plan and permitted by conditions of zoning can be achieved. The recommended conditions will insure that the appearance of the structure maintains the residential character of the area.

Given these considerations, approval of this request is recommended.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I-2
R-15
S I-295
R-12
R-12
R-12
R-12
R-25
A
I-3
N ENON CHURCH RD
I-2
R-15
CREST AT RIVERS BEND
I-2
MEADOWVILLE RD
C-2
C-2
RIVERS BEND BLVD
R-15
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