~~May 16, 2006 CPC~~
~~June 20, 2006 CPC~~
July 18, 2006 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06SN0200
(AMENDED)

Phillip W. Hughes

Bermuda Magisterial District
Northwest quadrant of Iron Bridge and Osborne Roads

REQUEST: (AMENDED) Rezoning from Residential (R-7) to Corporate Office (O-2).

PROPOSED LAND USE:

Office, church and/or Sunday school uses are planned. (Proffered Condition 5)

RECOMMENDATION

Recommend denial for the following reason:

While the proposed zoning and land use complies with The Chester Plan which suggests the property is appropriate for a mix of residential and office use, the proposal fails to address the Transportation Department's concerns relative to limiting access.

(NOTES: A. THE ONLY CONDITION THAT MAY BE IMPOSED IS A BUFFER CONDITION. THE PROPERTY OWNERS MAY PROFFER OTHER CONDITIONS.

B. IT SHOULD BE NOTED THAT THE PROFFERED CONDITIONS WERE NOT RECEIVED AT LEAST THIRTY (30) DAYS PRIOR TO THE COMMISSION'S PUBLIC HEARING PER THE "SUGGESTED PRACTICES AND PROCEDURES." THE "PROCEDURES" SUGGEST THAT THE CASE SHOULD BE DEFERRED IF REPRESENTATIVES FROM THE AFFECTED NEIGHBORHOOD(S), STAFF AND THE COMMISSIONERS HAVE NOT HAD SUFFICIENT TIME TO EVALUATE THE PROFFERS. STAFF HAS HAD AN

OPPORTUNITY TO THOROUGHLY REVIEW THESE PROFFERED CONDITIONS.)

PROFFERED CONDITIONS

1. Timbering Restriction. With the exception of timbering to remove dead or diseased trees which have been approved by the Virginia Division of Forestry, there shall be no timbering until a Land Disturbance Permit has been issued by the Environmental Engineering Department and the appropriate devices installed. (EE)

2. Stormwater Management. Stormwater management shall be provided by onsite retention or a combination of onsite and offsite improvements as approved by the Chesterfield County Department of Environmental Engineering. (EE)

3. Use of Public Utilities. The public water and wastewater systems shall be used. (U)

4. Transportation.

   a. Right-of-Way Dedication.

      i) West Hundred Road. Prior to final site plan approval, forty-five (45) feet of right-of-way, as measured from the centerline of that part of West Hundred Road (State Route 10) directly adjacent to the Property, shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County.

      ii) Osborne Road. Prior to site plan approval, thirty-five (35) feet of right-of-way, as measured from the centerline of that part of Osborne Road (State Route 616) directly adjacent to the Property, shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County.

      iii) Additional Requirements. Any additional right-of-way or easements shall be dedicated, free and unrestricted, to and for the County of Chesterfield which may be required for the improvements not otherwise provided for or described herein. (T)

5. Use Limitations. The uses permitted shall be limited to the following:

   a) Churches and/or Sunday schools.
   b) Offices. (P)

6. Architectural Design. Buildings shall not exceed a cumulative total of 8,000 gross square feet. All buildings shall have an architectural style compatible with

surrounding residential neighborhoods. Compatibility may be achieved through the use of similar building massing, materials, scale or other architectural features. (P)

GENERAL INFORMATION

Location:

Northwest quadrant of Ironbridge and Osborne Roads. Tax IDs 793-656-4144, 4148, 4425 and 5233 (Sheet 26).

Existing Zoning:

R-7

Size:

1.4 acres

Existing Land Use:

Single family residential and vacant

Adjacent Zoning and Land Use:

North – R-15; Single family residential
South – R-7; Single family residential, office or vacant
East – R-7; Public/semi-public (church)
West – C-3 and R-7; Office and public/semi-public use (public school)

UTILITIES

Public Water System:

There is an existing six (6) inch water line extending along Osborne Road, adjacent to this site. In addition, an eight (8) inch water line extends along the north side of West Hundred Road, adjacent to this site. Use of the public water system is intended and has been proffered. (Proffered Condition 3)

Public Wastewater System:

There is an existing eight (8) inch wastewater collector line along Grove Avenue approximately 300 feet northeast of this site. Use of the public wastewater system is intended and has been proffered. (Proffered Condition 3)

ENVIRONMENTAL

Drainage and Erosion:

The subject property drains to the northeast and then onto adjacent property before draining to a roadside ditch along Grove Avenue. There are currently no on-site drainage or erosion problems and none are anticipated after development. Off-site there are no erosion problems however, drainage problems exist on an adjacent property to the north where a large amount of drainage comes onto the property and close to the existing home. This adjacent property owner has made a few minor improvements that makes the drainage situation tolerable. With the development of this property there is no adequate receiving channel, even if on-site detention was performed. Therefore, if any additional impervious area is required for the development of this site, on-site retention and/or a combination of on- and off-site improvements will be required for adequate stormwater management (Proffered Condition 2).

The property is currently wooded and should not be timbered without obtaining a land disturbance permit from the Department of Environmental Engineering and the appropriate devices installed. (Proffered Condition 1)

PUBLIC FACILITIES

Fire Service:

The Chester Fire Station, Company Number 1, and Bensley Bermuda Volunteer Rescue Squad currently provide fire protection and emergency medical service (EMS). This request will have minimal impact fire and EMS.

Transportation:

The property is located at the northwest corner of West Hundred Road (Route 10) and Osborne Road. The property is currently zoned Residential (R-7) and a single family home has been constructed. The applicant is requesting rezoning from R-7 to Corporate Office (O-2).

This request will limit development on the property to churches and offices with a density less than a cumulative total of 8,000 square feet (Proffered Conditions 5 and 6). Based on general office trip rates, an 8,000 square foot office building could generate approximately 200 average daily trips. These vehicles would initially be distributed along Route 10, which had a 2005 traffic count of 30,728 vehicles per day. 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). Some of the traffic generated by this development would also use Osborne Road, which had a 2003 traffic count of 4,570 vehicles per day. Based on the volume of traffic it carried during peak hours, Osborne Road in this area was functioning at an acceptable level. (Level of Service D)

The Thoroughfare Plan identifies Route 10 as a major arterial and Osborne Road as a collector, with recommended right-of-way widths of ninety (90) and seventy (70) feet, respectively. The applicant has proffered to dedicate forty-five (45) feet of right-of-way along Route 10, and thirty-five (35) feet of right-of-way along Osborne Road, in accordance with that Plan. (Proffered Condition 4)

Development must adhere to the Development Standards Manual (Article VII) in the Zoning Ordinance relative to access and internal circulation (Division 1, Subdivision V). Vehicular access to major arterials and collectors such as Route 10 and Osborne Road should be controlled. The applicant is unwilling to limit vehicular access from the property to either of these roadways. The Board of Supervisors approved rezoning (case 05SN0121) of the adjacent Venture Construction property immediately to the west and accepted a proffered condition that required an access easement to be recorded. This access easement was recorded from Route 10 to the subject property with the intent being to share the access on Route 10. The subject property does not have sufficient frontage on either Route 10 or Osborne Road for the Transportation Department to support direct vehicular access to either of these roadways. Direct vehicular access from the property to Osborne Road and/or Route 10 could adversely affect the level of service at the intersection and will create additional conflict points. Access to the property should be limited to the shared access on Route 10 that serves the Venture Construction property. Because the applicant has not proffered to limit vehicular access to the property, the Transportation Department cannot support this request.

At time of site plan review, specific recommendations will be provided regarding internal site circulation.

LAND USE

Comprehensive Plan:

Lies within the boundaries of The Chester Plan, which designates the request property for Office/Residential Mixed Use where residential use of varying densities and office use are appropriate.

Area Development Trends:

Area properties are currently zoned Residential (R-7), Residential (R-15) and Community Business (C-3) and are occupied by single family residences in Chester Heights and a mixture of office, residential and public/semi-public uses (church and public school) or are vacant. The Chester Plan suggests a mixture of office and residential use along this portion of the Route 10 Corridor is appropriate.

Use Limitations:

To address concerns of area residents and the Bermuda District Commissioner, Proffered Condition 5 limits permitted uses to church and/or Sunday schools and office use.

Development Standards:

The request property lies within the Chester Village Corridor East area of the Chester Village District. The purpose of the Village District standards is to recognize unique villages within the county and to maintain and reinforce the character, identity and pedestrian scale by continuing and enhancing existing patterns of development. Redevelopment of the site or new construction must conform to the requirements of the Zoning Ordinance, which address street lights, street tree plantings, access, parking, landscaping, architectural treatment, setbacks, signs, buffers, utilities, and screening of dumpsters and loading areas.

To address concerns of area citizens and the Bermuda District Commissioner, Proffered Condition 6 limits the building density and requires any building to have an architectural style compatible with surrounding residential neighborhoods.

Buffers and Screening:

Adjacent properties to the north are zoned Residential (R-15) and are occupied by single family residences. The Zoning Ordinance requires a minimum fifty (50) foot buffer along the northern property boundaries of the request site. At the time of site plan review, the Planning Commission may modify this buffer under certain circumstances. In addition, at such time that adjacent residential property is zoned or utilized for a non-residential purposes, the buffer can be further reduced or eliminated.

CONCLUSION

While the proposed zoning and land use complies with The Chester Plan which suggests the property is appropriate for a mix of residential and office use, the proposal fails to address the Transportation Department's concerns relative to limiting access to Route 10 and Osborne Road.

Given these considerations, denial of this request is recommended.

CASE HISTORY

Planning Commission Meeting (5/16/06):

At the request of the applicant, the Commission deferred this case to June 20, 2006.

Staff (5/17/06):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than May 22, 2006, for consideration at the Commission's June 20, 2006, public hearing.

Also, the applicant was advised that a $230.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (5/24/06):

The deferral fee was paid.

Applicant (5/30/06):

Revised proffered conditions were submitted.

Planning Commission Meeting (6/20/06):

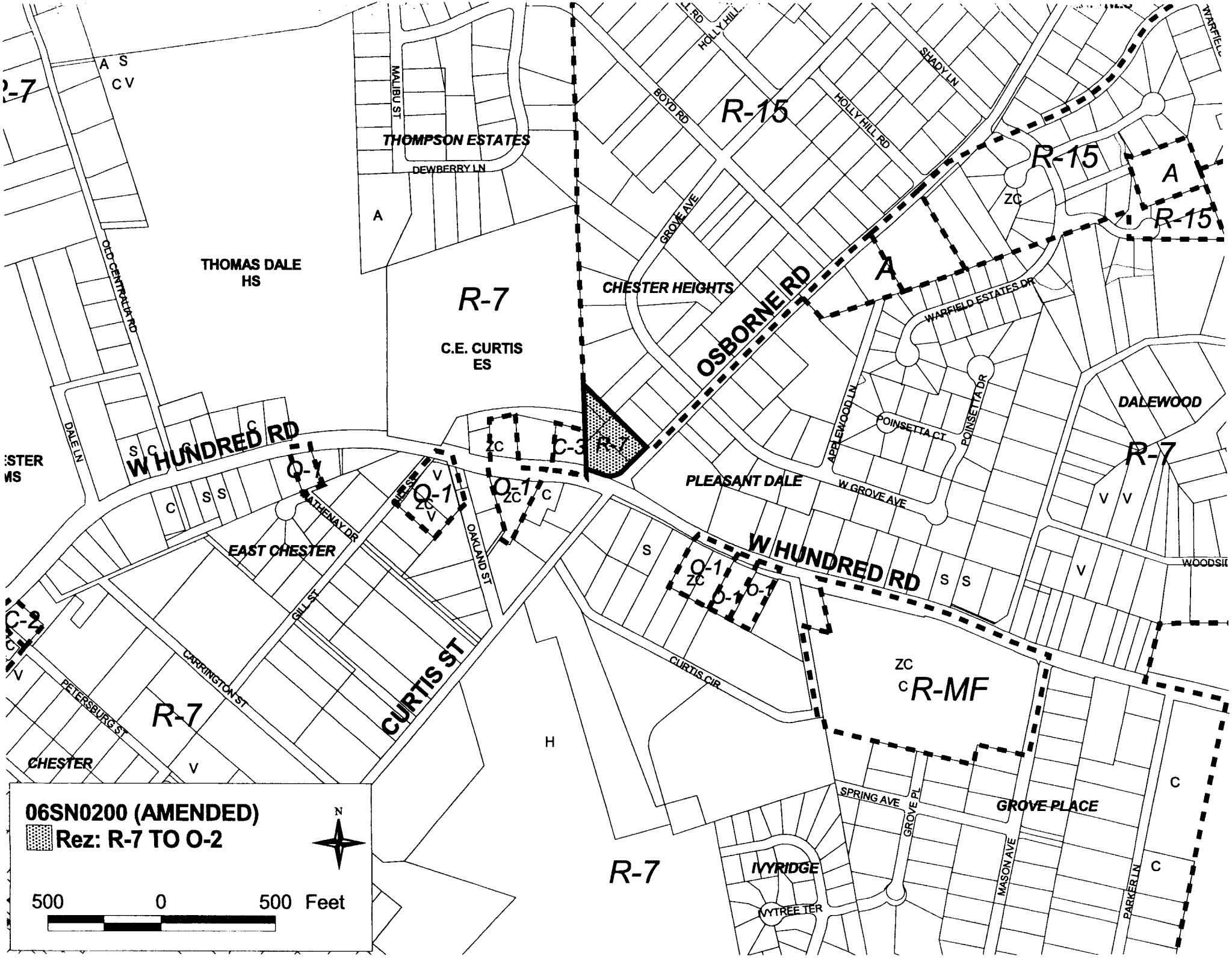
On their own motion, the Commission deferred this case to July 18, 2006.

Staff (6/21/06):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than June 26, 2006, for consideration at the Commission's July 18, 2006, public hearing.

Staff (6/28/06):

To date, no new or revised information has been received.


06SN0200 (AMENDED)
Rez: R-7 TO O-2
N
500 0 500 Feet
R-7
THOMAS DALE HS
THOMPSON ESTATES
MALIBU ST
DEWBERRY LN
OLD CENTRALIA RD
DALE LN
W HUNDRED RD
C.E. CURTIS ES
R-15
BOYD RD
HOLLY HILL RD
SHADY LN
GROVE AVE
CHESTER HEIGHTS
OSBORNE RD
WARFIELD ESTATES DR
APPLEWOOD LN
POINSETTA CT
POINSETTA DR
DALEWOOD
PLEASANT DALE
W GROVE AVE
C-3
O-1
ATHENAY DR
EAST CHESTER
OAKLAND ST
GILL ST
CARRINGTON ST
PETERSBURG ST
CURTIS ST
CHESTER
CURTIS CIR
R-MF
SPRING AVE
GROVE PL
GROVE PLACE
MASON AVE
PARKER LN
IVYRIDGE
IVYTREE TER
WOODSID
C-2