July 18, 2006 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06SN0293

Board of Supervisors – Chesterfield County

Bermuda Magisterial District
East line of Lansmill Drive

REQUEST: Conditional Use to permit a public utility use (wastewater pump station) in Manufactured Home Subdivision District (MH-2) and Heavy Industrial (I-3) Districts.

PROPOSED LAND USE:

A wastewater pump station to replace an existing wastewater pump station is planned.

RECOMMENDATION

Recommend approval for the following reasons:

A. The proposal conforms to the Public Facilities Plan, which recommends expansion of the existing wastewater system, to include replacing and expanding pumping stations, where necessary, to accommodate development.

B. The proposed use will accommodate existing and future development consistent with the recommendations of the Southern Jefferson Davis Corridor Plan.

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

CONDITION

Any building or mechanical equipment shall comply with Sections 19-570 (b) and (c) and 19-595 of the Zoning Ordinance relative to architectural treatment of building exteriors and screening of mechanical equipment. (P)

(NOTE: This condition would require the screening of mechanical equipment, located on, or associated with, any building from adjacent properties and public rights of way.)

GENERAL INFORMATION

Location:

East line of Lansmill Drive south of Pine Forest Drive and along both sides of Arrowfield Road, east of Jefferson Davis Highway. Tax IDs 802-630-Part of 5160 and Part of 8859; 803-629-3232 and Part of 3705; and 803-630-Part of 9122.

Existing Zoning:

MH-2 and I-3

Size:

3.0 acres

Existing Land Use:

Wastewater pump station and vacant

Adjacent Zoning and Land Use:

North – A and I-3; Industrial or vacant
South and West – MH-2; Single family residential (manufactured home subdivision) or vacant
East - A; Vacant

UTILITIES

Public Water and Wastewater Systems:

The proposed use will not necessitate a manned facility; therefore, the use of the public water and wastewater system is not required.

ENVIRONMENTAL

Drainage and Erosion:

The existing wastewater pump station is located on property inside of and at the edge of the floodplain for Swift Creek. There are no known existing on- or off-site drainage or erosion problems and none are anticipated after development of the replacement pump station.

PUBLIC FACILITIES

Fire Service:

The Dutch Gap Fire Station and Bensley Bermuda Volunteer Rescue Squad currently provide fire protection and emergency medical service. This request will have a minimal impact Fire and EMS.

Transportation:

This request will have a minimal impact on the transportation network.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Southern Jefferson Davis Corridor Plan, which suggests the property is appropriate for light industrial use. Further, the Public Facilities Plan, a component of the Comprehensive Plan, recommends utility system expansion to include wastewater pump stations.

Area Development Trends:

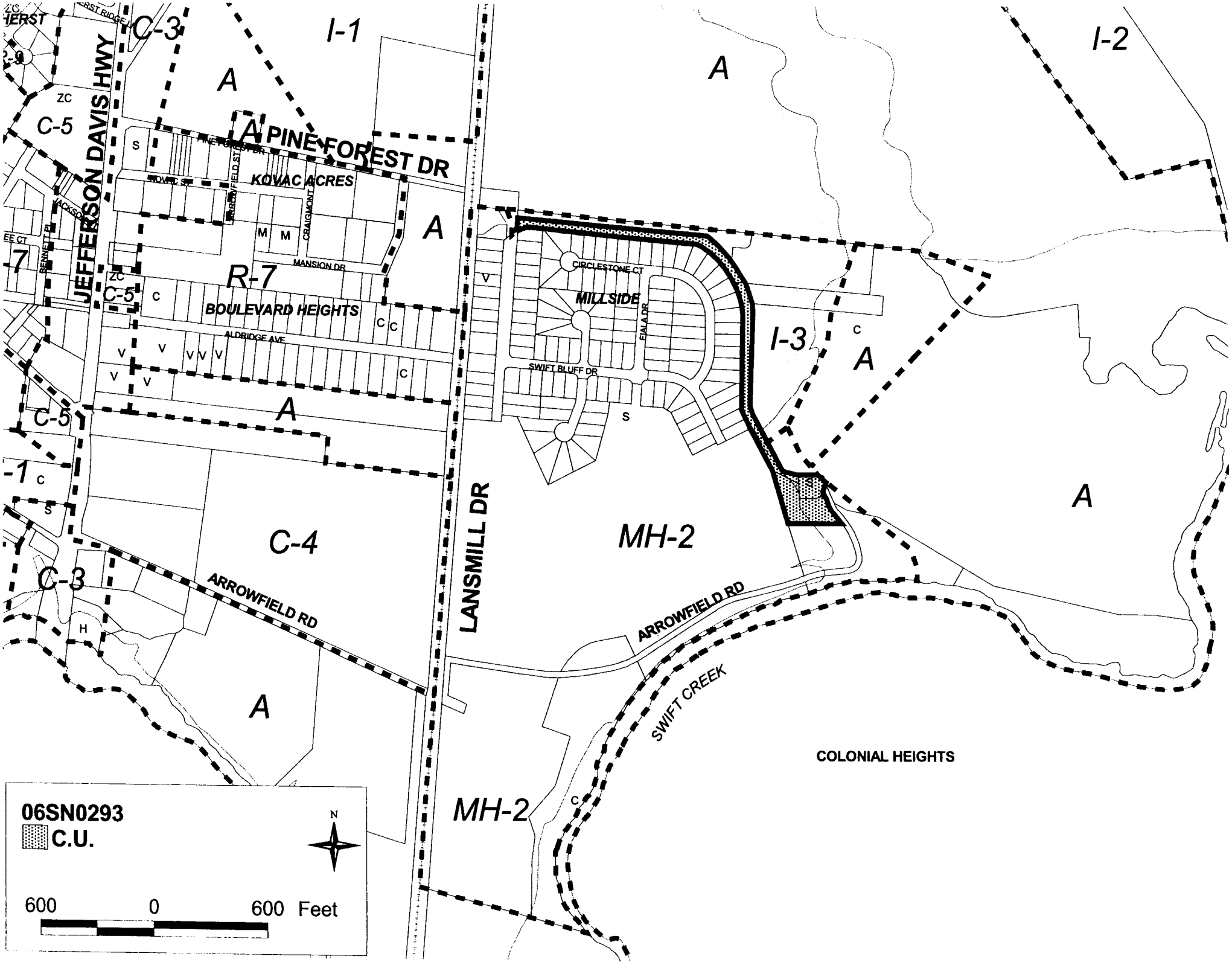
Surrounding properties are zoned Manufactured Home Subdivision (MH-2), Heavy Industrial (I-3) and Agricultural (A) and are occupied by single family residential use within Millside Subdivision, industrial use or vacant. It is anticipated that industrial use will continue in the area as suggested by the Plan.

Development Standards:

The request property lies within an Emerging Growth Area. The purpose of the Emerging Growth District standards is to promote high quality, well-designed projects. However, because the property is zoned Mobile Home Subdivision (MH-2), development is not required to meet the development standards for Emerging Growth Areas. A condition should be imposed to require compliance with Emerging Growth Area requirements relative to the architectural treatment of any building. (Condition)

CONCLUSION

The proposed land uses conform to the Public Facilities Plan and will accommodate development anticipated by the Southern Jefferson Davis Corridor Plan. Given these considerations, approval of this request is recommended.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I-1
A
I-2
C-5
ZC
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PINE FOREST DR
KOVAC ACRES
KOVAC ST
ARROWFIELD ST
CRAIGMONT
MANSION DR
R-7
BOULEVARD HEIGHTS
ALDRIDGE AVE
BENNETT DR
JACKSON
CIRCLESTONE CT
MILLSIDE
FIALA DR
SWIFT BLUFF DR
I-3
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