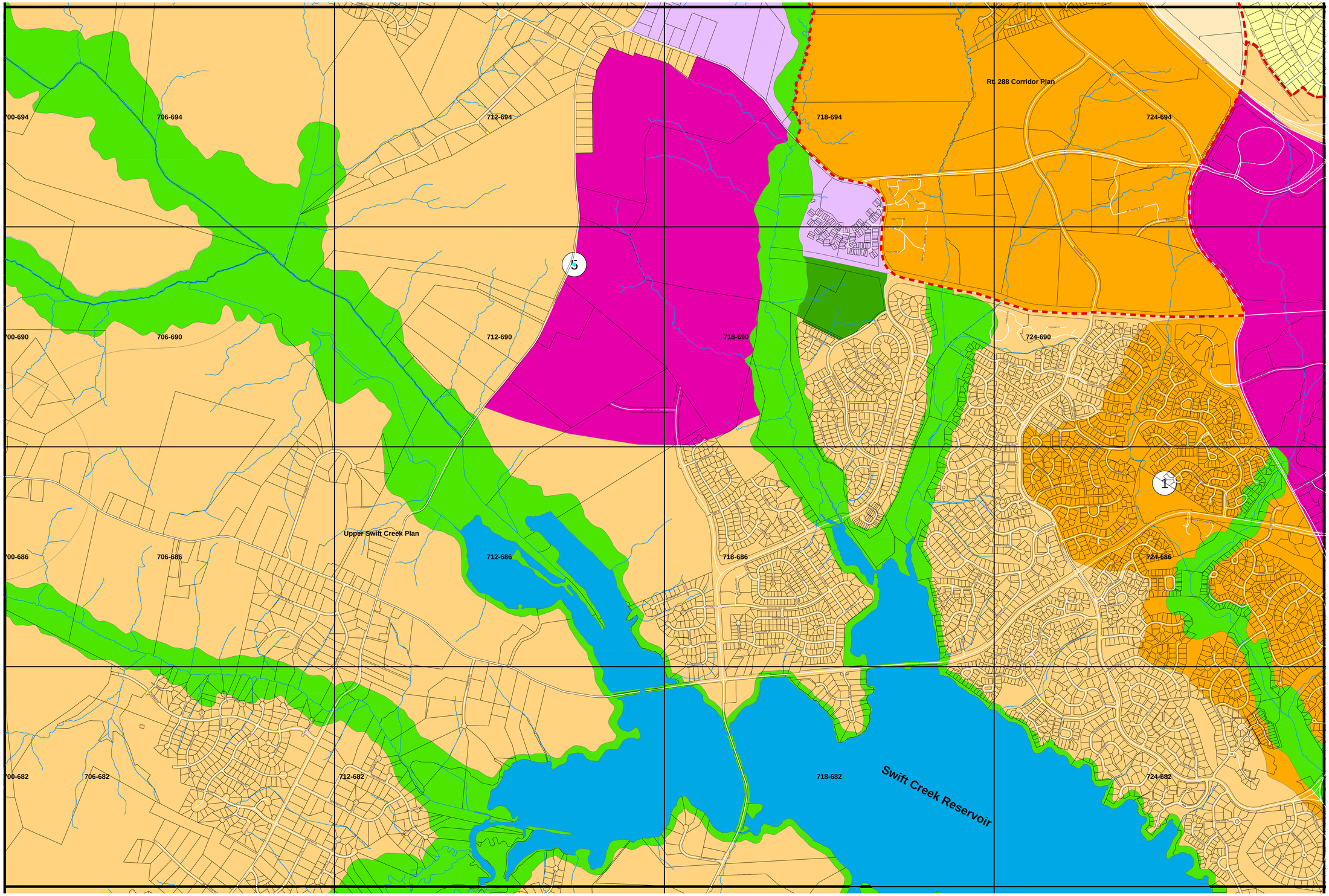
CHESTERFIELD COUNTY, VIRGINIA
LAND USE PLAN MAP 09



KEY
Refer to Plan text for full definition

See Notes Below

Swiftcreek_Reservoir

Upper Swift Creek Plan Amendment

(Adopted Date: October 10, 2007)

- Residential 2.0 u/ac. or less
- Residential 2.2 u/ac. or less
- Office/Residential Mixed Use
- Community Mixed Use
- General Business Mixed Use
- Regional Mixed Use
- Employment Center
- Public
- conservation/recreation

Route 288 Corridor Plan

(Adopted Date: March 15, 2000)

- Residential (one dwelling or less per acre)
- Residential (1 to 2 dwellings per acre)
- Office/Residential Mixed Use
- Neighborhood Mixed Use
- Light Industrial/Flex
- Regional Employment Center

Midlothian Area Community Plan

(Adopted Date: March 15, 2000)

RESIDENTIAL

- Residential: 1.01 to 2.0 units/acre (See Notes)
- Residential: 1.01 to 2.5 units/acre
- Residential: 2.51 to 4.0 units/acre

PARKS, RECREATION & OPEN SPACE

- Active Recreation
- Passive Recreation/Conservation Area

AREAS OF SPECIAL CONSIDERATION

- Suburban Commercial District (See Notes)
- Planned Transition Area (See Notes)
- Village Shopping District (See Notes)
- Village Square (See Notes)
- Village Proposed Historic District (See Notes)
- Village Fringe Area (See Notes)
- Village Residential Area (See Notes)

NOTES

Midlothian Area Community Plan

Residential Low Density 1.01 to 2.0 units/acre
Note:

Projects that drain away from swift creek reservoir may be appropriate for densities of up to 2.5 dwellings per acre.

Route 288 Corridor Plan

Residential (1 to 2 dwellings per acre)

Note:

Projects that drain away from swift creek reservoir may be appropriate for densities of up to 2.5 dwellings per acre.

Upper Swift Creek Plan Amendment

Single Family Residential 2.0 Units/Acre or less
Note 1:

Projects that drain away from Swift Creek Reservoir may be appropriate for densities of up to 2.2 dwellings per acre.

Single Family Residential 2.0 Units/Acre or less
Note 2:

Community scale commercial uses including, but not limited to shopping centers, service and office uses that serve community wide trade areas. Residential uses of various types and densities may be appropriate if part of a larger mixed use project and the design is integrated with other uses. The size and location of centers, and the mix of uses, should be determined in part by market area, availability of adequate access to the transportation system, and availability and suitability of land. In general, however, community-scale mixed use centers should be located at the intersections of major arterial roads. Intersections should be analyzed to determine which quadrant is best suited(through detailed analysis of land assembly, access or impact on residential uses)for a center, and the center should be located only on the superior site. Commercial uses should be located at one corner of the intersection and be surrounded by office and residential use transitions. (Equivalent zoning classification: C-3)

Transportation Recommendations

Thoroughfare Plan Modifications

Note 5:

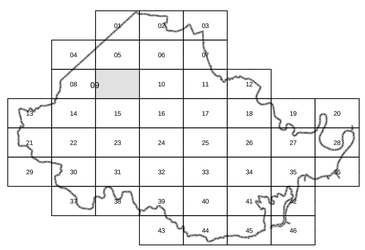
Providing cul-de-sacs on Otterdale Road at the Powhite Parkway Extension. This section of Otterdale Road has very poor alignment and no shoulders. The cost to reconstruct the road would be excessive. The proposed East/West Major Arterial and Woolridge Road Extended, which will be constructed in conjunction with new development, will better accommodate increasing traffic volumes.

The notes geographies are generalized.
For more information, please contact
Chesterfield County Planning Department.

The Code of Virginia states "the comprehensive plan shall be general in nature, in that it shall designate the general or approximate location, character, and extent of each feature shown on the plan." Recommended land use boundaries shown here should therefore be considered generalized. Zoning change recommendations based on this plan may take into consideration other factors not addressed in this plan. These boundaries and the future development potential of any property based on the recommendations of this plan should be confirmed with the Chesterfield County Planning Department. The maps contained in the comprehensive plan are dynamic and in a continuing state of review and upgrade.

This is a ArcGIS map
prepared by Chesterfield County
Planning Department

Date: August 2006

- County Boundary
- Index
- Plan Boundary
- Parcels

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