~~March 15, 2005 CPC~~
~~April 19, 2005 CPC~~
~~May 25, 2005 BS~~
~~December 15, 2005 CPC~~
~~January 25, 2006 BS~~
~~February 22, 2006 BS~~
April 26, 2006 BS

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

05SN0185
(AMENDED)

Commercial Land Development

Midlothian Magisterial District
Southwest quadrant of Midlothian Turnpike and Otterdale Road

REQUEST: (AMENDED) Rezoning from Agricultural (A) to General Industrial (I-2) with Conditional Use to permit commercial uses plus Conditional Use Planned Development to permit exceptions to Ordinance requirements.

PROPOSED LAND USE:

A mixture of light industrial and commercial uses, as outlined in Proffered Condition 2 are planned.

PLANNING COMMISSION RECOMMENDATION

RECOMMEND APPROVAL SUBJECT TO THE CONDITION AND ACCEPTANCE OF THE PROFFERED CONDITIONS ON PAGES 2 THROUGH 7. **(NOTE: SINCE THE COMMISSION'S CONSIDERATION OF THIS CASE, PROFFERED CONDITION 11 HAS BEEN AMENDED.)**

STAFF RECOMMENDATION

Recommend approval for the following reason:

The proposed zoning and land use complies with the Route 288 Corridor Plan which suggests the request property is appropriate for light industrial/flex use. The Plan further provides that under certain circumstances, supporting small scale retail uses incorporated into a larger development may be appropriate.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER(S) MAY PROFFER CONDITIONS. THE CONDITIONS NOTED WITH "STAFF/CPC" WERE AGREED UPON BY BOTH STAFF AND THE COMMISSION. CONDITIONS WITH ONLY A "STAFF" ARE RECOMMENDED SOLELY BY STAFF. CONDITIONS WITH ONLY A "CPC" ARE ADDITIONAL CONDITIONS RECOMMENDED BY THE PLANNING COMMISSION.)

CONDITION

(STAFF/CPC) Setbacks shall conform to setback requirements for Light Industrial (I-1) Districts in Emerging Growth District Areas, except that:

(a) For the portion of the request property adjacent to Tax ID 721-709-7721, setbacks shall be based upon requirements as if such adjacent parcels are zoned for industrial use. (P)

(b) For the portion of the request property abutting the East/West Special Access Road, front and corner side yard setbacks shall be based upon the requirements outlined in Proffered Condition 11.

PROFFERED CONDITIONS

The property owners and applicant in this rezoning case, pursuant to Section 15.2-2298 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Chesterfield County, for themselves and their successors or assigns, proffer that the property under consideration will be developed according to the following proffers if, and only if, the rezoning request submitted herewith is granted with only those conditions agreed to by the owners and applicant. In the event this request is denied or approved with conditions not agreed to by the owners and applicant, the proffers shall immediately be null and void and of no further force or effect.

(STAFF/CPC) 1. Master Road Plan. The map prepared by AES Consulting Engineers, dated November 18, 2005 entitled "Commerce Place Midlothian Turnpike (Rt. 60 & Route 288) Master Road Plan" shall be considered the Master Plan. (P)

(STAFF/CPC) 2. Permitted Uses.

A. In that area designated as "Commercial" on the Master Plan, the following uses shall be permitted:

1. uses permitted by-right or with restrictions in the Light Industrial (I-1) District;
2. uses permitted by-right or with restrictions in the Convenience Business (C-1) District;
3. artist material and supply stores;

4. electrical, plumbing or heating supply sales, service and related display rooms;
5. eyewear sales and services;
6. health clubs;
7. hotels;
8. locksmith operations;
9. messenger or telegraph services;
10. office supply stores;
11. photography studios; and
12. restaurants, not to include free-standing fast-food restaurants.

B. In that area designated as "Industrial" on the Master Plan, the following uses shall be permitted:

1. uses permitted by-right in the Light Industrial (I-1) District;
2. contractor's offices, shops and related display rooms;
3. electrical, plumbing or heating supply sales, service and related display rooms;
4. health clubs;
5. hotels;
6. ice manufacturing;
7. locksmith operations;
8. mass transportation;
9. satellite dishes, provided that:
   a. the dishes are accessory to a principal use, and
   b. the diameter of the dish does not exceed twelve (12) feet; and
10. schools – commercial, trade, business, vocational and training. (P)

(STAFF/CPC) 3. Phasing of Commercial Development. Prior to issuance of any certificate of occupancy for any use in that area designated as "Commercial" on the Master Plan, at least temporary certificates of occupancy shall have been granted for at least 60,000 square feet of gross floor area of Light Industrial (I-1) uses identified in Proffered Condition 2.B.1. in that area designated as "Industrial" on the Master Plan. (P)

(STAFF/CPC) 4. Stormwater. For areas that drain through a regional BMP, temporary basins shall remain in place and/or new BMPs constructed to achieve the .45 phosphorus standard until the downstream regional BMP into which the development will drain has been constructed. (EE)

(STAFF/CPC) 5. Timbering. With the exception of timbering to remove dead, diseased or dying trees which has been approved by the Virginia State Department of Forestry, there shall be no timbering until a land disturbance permit has been obtained from the Environmental Engineering Department and the approved devices installed. (EE)

(STAFF/CPC) 6. Sidewalks. Sidewalks shall be constructed along both sides of the East/West Special Access Road and along at least one side of all other internal public roads, with any modifications approved by the Transportation Department. Construction of sidewalks shall be accomplished in phases along with the development of the sites adjacent thereto. (T)

(STAFF/CPC) 7. East/West Special Access Road. Prior to any final site plan approval, up to ninety (90) feet of right-of-way (as determined by the Transportation Department) through the property for an East/West Special Access Road shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. This right-of-way shall be located as substantially shown on the Master Plan. The exact location of this right-of-way shall be approved by the Transportation Department. (T)

(STAFF/CPC) 8. Route 60 Access. No direct access shall be provided from the property to Route 60. Prior to any site plan approval, an access plan for the East/West Special Access Road shall be submitted to and approved by the Transportation Department. Access from the Property to the East/West Special Access Road shall conform to the approved access plan. (T)

(STAFF/CPC) 9. Transportation Improvements. To provide an adequate roadway system, the developer shall be responsible for the following:

A. Construction of additional pavement along the eastbound lanes of Route 60 at the Otterdale Road intersection to provide a separate right turn lane;

B. Construction of additional pavement along the westbound lanes of Route 60 to provide adequate dual left turn lanes, as determined by the Transportation Department, at the existing Route 60/Otterdale Road crossover;

C. Full cost of traffic signal modification at the Otterdale Road/Route 60 intersection;

D. Construction of a six (6) lane divided typical section (i.e. two (2) southbound lanes and four (4) northbound lanes) for the East/West Special Access Road at its intersection with Route 60, including relocation of Otterdale Woods Road as substantially shown on the Master Plan. The exact location and design of these improvements shall be approved by the Transportation Department;

E. Construction of four (4) lanes of the East/West Special Access Road through the property to VDOT Urban Minor Arterial standards (40 mph) as substantially shown on the Master Plan. The exact location and design of this improvement shall be approved by the Transportation Department;

F. Construction of additional pavement to provide separate left and right turn lanes from the East/West Special Access Road to Road A, and a three (3) lane typical section (i.e., two (2) outbound and one (1) inbound lane) on Road A at its intersection with the East/West Special Access Road, as determined by the Transportation Department.

G. Full cost of traffic signalization, if warranted as determined by the Transportation Department, of the intersection of Road A with the East/West Special Access Road; and

H. Dedication to Chesterfield County, free and unrestricted, of any additional right-of-way (or easements) required for the improvements identified above. (T)

(STAFF/CPC) 10. Phasing Plan. Prior to any final site plan approval, a phasing plan for the required road improvements as identified herein, shall be submitted to and approved by the Transportation Department. (T)

(NOTE: SINCE THE COMMISSION'S CONSIDERATION OF THIS CASE, PROFFERED CONDITION 11 HAS BEEN AMENDED.)

(STAFF/CPC) 11. Setbacks and Landscaping.

A. The front and corner side yard setback for buildings, drives and parking areas along the north line of the East/West Special Access Road shall be a minimum of twenty (20) feet from the public right-of-way.

B. The front and corner side yard setback for buildings along the south line of the East/West Special Access Road shall be a minimum of twenty (20) feet from the public right-of-way.

C. The front and corner side yard setback for drives and parking areas along the south line of the East/West Special Access Road shall be a minimum of fifteen (15) feet from the public right-of-way in the area beginning at Route 60 and continuing southwesterly for a distance of six hundred (600) feet, then tapering to a minimum of ten (10) feet for a distance of two hundred fifty (250) feet, then increasing to a minimum of fifteen (15) feet west of Otterdale Court.

Within all the aforesaid setback areas, Perimeter Landscaping C shall be provided. (P)

(STAFF) 11. Setbacks and Landscaping.

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B. The front and corner side yard setback for buildings along the south line of the East/West Special Access Road shall be a minimum of twenty (20) feet from the public right-of-way.

C. The front and corner side yard setback for drives and parking areas along the south line of the East/West Special Access Road shall be a minimum of fifteen (15) feet from the public right-of-way in the area beginning at Route 60 and continuing southwesterly for a distance of six hundred (600) feet, then tapering to a minimum of ten (10) feet for a distance of two hundred fifty (250) feet, then increasing to a minimum of fifteen (15) feet west of Otterdale Court.

Within all the aforesaid setback areas, Perimeter Landscaping J with a decorative metal fence shall be provided. (P)

(STAFF/CPC) 12. Route 60 Landscaping. In addition to the required Perimeter Landscaping C, one (1) additional large deciduous tree shall be provided every twenty-five (25) feet along the Route 60 frontage. (P)

(STAFF/CPC) 13. Limitation on Square Footage. Except for any hotel or health club, the first floor of any building developed in that area designated as

"Commercial" on the Master Plan shall not exceed thirty thousand (30,000) square feet in size. This condition shall not preclude connecting two (2) buildings with a breezeway as generally shown on the elevations entitled "Two Story Office/Retail Building" prepared by Freeman Morgan Architects, dated September 14, 2005. (BI & P)

(STAFF/CPC) 14. Architecture.

A. Within the area designated as "Commercial" on the Master Plan and within the area within 200 feet of the East/West Special Access Road in the area designated as "Industrial" on the Master Plan, the architectural style, treatment and materials of any building on the Property shall be compatible with the elevations entitled "Two Story Office/Retail Building" and "Single Story Retail Building" prepared by Freeman Morgan Architects, dated September 14, 2005. The facades of any building in the area designated as "Commercial" on the Master Plan, and any building located within 200 feet of the East/West Special Access Road in the area designated as "Industrial" on the Master Plan shall have substantially similar architectural treatment as is present on the buildings entrance façade.

B. Within the area designated as "Industrial" on the Master Plan, the architectural style, treatment and materials of any building on the Property shall be compatible with the elevations entitled "Proposed Industrial Exterior Elevation" prepared by Freeman Morgan Architects, dated September 14, 2005.

C. Any canopy associated with any permitted use within the aforementioned areas shall be compatible with the architectural style, treatment and materials of the building which it serves.

D. Any building located on the property with a ground floor area of 5,100 square feet or less may employ a hip or gable roof instead of the cornice and tower roof scheme shown on "Two Story Office/Retail Building" and "Single Story Retail Building" prepared by Freeman Morgan Architects, dated September 14, 2005. The materials of any hip or gable roof shall be compatible with the cornice and tower roof treatment of the other buildings within the development. (P)

GENERAL INFORMATION

Location:

South line of Midlothian Turnpike, west line of Otterdale Road, and located in the southwest quadrant of the intersection of these roads. Tax IDs 720-709-6011, 721-708-2383 and 721-709-2704 and 3240 (Sheet 5).

Existing Zoning:

A

Size:

36.4 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North - I-1 and R-9 with Conditional Use Planned Development; Industrial, Multifamily Residential or vacant
South - A; Southern Railroad
East - A with Conditional Use and A; Residential or vacant
West - A; Vacant

UTILITIES

Public Water System:

There is an existing twenty-four (24) inch water line extending along Midlothian Turnpike, adjacent to the request site. In addition, a sixteen (16) inch water line extends along Otterdale Road. The request site is located within the boundaries of the Route 288 Corridor Plan and as such, use of the public water system is required by County Code.

Public Wastewater System:

The request site is located within the boundaries of the Rt. 288 Corridor Plan and as such, use of the public wastewater system is required by County Code. The request site is within the Tomahawk Creek drainage basin. The existing thirty-six (36) inch Tomahawk Creek trunk currently terminates approximately 4.5 miles southwest of the request site. The extension of that trunk would be the natural and planned source of wastewater service to this site. However, the applicant has requested that the Utilities Department consider an

alternative source that would extend service across Midlothian Turnpike from the existing eighteen (18) inch Michaux Creek trunk, located adjacent to the Salisbury and Rosemont subdivisions. The applicant has submitted a detailed engineering study, and obtained verbal concurrence from property owners immediately east and west of the request. The wastewater line extension as proposed would have the depth and capacity to serve all of the property bounded by Midlothian Turnpike, Rt. 288, and the Norfolk-Southern Railroad right-of-way, which is approximately seventy-five (75) acres. Since this proposal supports orderly development of the request site and adjacent properties, the Utilities Department has approved this proposal, subject to final construction plan approval through the County's site plan process, and a signed agreement between the applicant and adjacent property owners.

ENVIRONMENTAL

Drainage and Erosion:

The majority of the property drains west to Route 288 and then via tributaries to Swift Creek Reservoir. A small portion of the northeast corner drains under Otterdale Woods Road. There are no known on- or off-site drainage or erosion problems with none anticipated after development. The property is wooded and should not be timbered without first obtaining a land-disturbance permit from the Environmental Engineering Department and the approved devices installed. (Proffered Condition 5)

Water Quality

The property drains to the Swift Creek Reservoir and as such must participate in the pro-rata fee contribution for regional BMPs within the Upper Swift Creek Watershed Plan.

To address concerns relative to post development run off into Upper Swift Creek, Proffered Condition 4 requires temporary sediment basins to remain in place and/or new BMPs constructed to achieve the 0.45 phosphorus standard until the downstream regional BMP has been constructed.

PUBLIC FACILITIES

Fire Service:

The Midlothian Fire Station, Company Number 5, and the Forest View Volunteer Rescue Squad currently provide fire protection and emergency medical service (EMS). This request will have minimal impact on Fire and EMS. When the property is developed, the number of hydrants, quantity of water needed for fire protection, and access requirements will be evaluated during the plans review process.

Transportation:

The property is located in the southeast quadrant of the Route 288/Midlothian Turnpike (Route 60) interchange. The applicant is requesting rezoning that would permit commercial and industrial uses on the property. This request will not limit development to a specific land use; therefore, it is difficult to anticipate traffic generation. Based on trip rates for a mixed-use development including commercial, industrial and office uses, development could generate approximately 11,000 average daily trips (ADT). These vehicles will initially be distributed along Route 60, which had a 2004 traffic count of 25,076 average daily trips. The capacity of the four (4) lane section of Route 60 between Winterfield Road and the county line is acceptable (Level of Service B) for the volume of traffic it currently carries.

The Thoroughfare Plan identifies an east/west major arterial through the property with a recommended right of way width of ninety (90) feet. The applicant has proffered to dedicate up to ninety (90) feet of right of way through the property in accordance with that Plan (Proffered Condition 8). Due to existing constraints on the property caused by Route 60 to the north, Otterdale Woods Road to the east, and the Norfolk Southern Railroad to the south, The Transportation Department has agreed that the east/west major arterial can be designated as a "Special Access Road." Setbacks from special access streets are generally not required unless they are determined necessary to achieve safe ingress and egress from the property to that special access street.

A "Master Road Plan" was submitted in conjunction with this application, which shows a general road layout on the property. The Master Road Plan shows the Special Access Street aligning the existing crossover on Route 60 that currently serves Otterdale Woods Road, proposes a relocation of Otterdale Woods Road, and construction of a new site road ("Road A"), which will intersect the Special Access Road. The applicant has proffered that the map prepared by AES Consulting Engineers dated November 18, 2005, entitled "Commerce Place/Midlothian Turnpike (Rt. 60 & Route 288) Master Road Plan" will be considered the Master Plan. (Proffered Condition 1)

Development must adhere to the Development Standards Manual in the Zoning Ordinance relative to access and internal circulation (Division 5). Access to major arterials, such as Route 60 and the Special Access Road, should be controlled. The applicant has proffered that no direct access will be provided from the property to Route 60 (Proffered Condition 8). Proffered Condition 8 also requires that an access plan be submitted, at time of site plan review for Transportation Department approval, which shows access from the property to the Special Access Road. Access from the property to the Special Access Road will conform to the approved access plan.

The traffic impact of this development must be addressed. The applicant has proffered to: 1) construct additional pavement along Route 60 at the Otterdale Road intersection to provide a separate right turn lane; 2) construct additional pavement along Route 60 to provide dual left turn lanes at the existing Route 60/Otterdale Road crossover; 3) provide full cost of traffic signal modification at the Route 60/Otterdale Road intersection; 4) construct the Special

Access Road as a six (6) lane road [i.e., two (2) southbound lanes and four (4) northbound lanes] at its intersection with Route 60; 5) construct four (4) lanes of the Special Access Road, including relocation of Otterdale Woods Road, through the property; 6) construct left and right turn lanes along the Special Access Road at the Road A intersection and 7) provide full cost of traffic signalization of the Special Access Road/Road A intersection, if warranted. (Proffered Condition 10)

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

LAND USE

Comprehensive Plan:

The request property lies within the Route 288 Corridor Plan. The Plan recognizes the key strategic location of the Route 288 Corridor for future economic development opportunities in the northwestern portion of the County. One goal of the Plan is to maximize the economic development potential of the Route 288 Corridor by preserving large parcels that are suitable for economic development. The Plan further discourages encroachment of residential and commercial uses on these prime economic development sites and suggests that additional commercial uses in this area be of a unique regional scale and design so as not to adversely impact existing commercial projects within the County.

The Plan identifies these prime sites for economic development as a Regional Employment Center, west of Route 288. The Plan suggests the request property is appropriate for light industrial/ flex use and not part of the Regional Employment Center. Suggested uses include office, warehouses, and Light Industrial (I-1) and some moderate industrial (I-2) uses. The Plan further provides that under certain circumstances, supporting small scale, retail uses incorporated into a larger development may be appropriate

Area Development Trends:

Properties to the north are zoned Light Industrial (I-1) and Residential (R-9) and are occupied by industrial and multifamily residential uses or are vacant. Surrounding properties to the south, east and west are zoned Agricultural (A) and Residential (R-15) and are occupied by single family residential uses or are vacant. It is anticipated that the area immediately surrounding the request property to the south, east and west will develop for light industrial uses, as recommended by the Plan and areas to the north will develop for light industrial and office/residential mixed uses, as recommended by the Plan.

Use Limitations:

A plan has been submitted dividing the property in to two (2) tracts (Proffered Condition 1). Within the area designated as "Commercial", in addition to industrial uses, a limited number of commercial uses are proposed (Proffered Condition 2.A.). Within the area designated as

"Industrial", in addition to Light Industrial (I-1) uses and some General Industrial (I-2) uses, a limited number of commercial uses are proposed. (Proffered Condition 2.B.)

Similar to the Plan recommendations, the Zoning Ordinance supports the provision of limited retail uses within industrial developments. The Zoning Ordinance establishes circumstances under which commercial uses are appropriate in an industrial area: commercial uses are incorporated into a project of twenty-five (25) acres or more, do not exceed thirty (30) percent of the permitted industrial uses, are not located along the periphery of a project, and are primarily for the convenience of employees of the industrial uses. With this request, the project exceeds the Ordinance recommended acreage, and the proposed uses as conditioned, will primarily serve the convenience of employees of the industrial uses. The shape of the request property coupled with the location of the East/West arterial creates difficulty with the location of uses as suggested to be located internally to the project.

Development Standards:

The request property lies within an Emerging Growth District Area. The Zoning Ordinance specifically addresses access, landscaping, architectural treatment, setbacks, parking, signs, buffers, utilities and screening. The purpose of the Emerging Growth District Standards is to promote high quality, well-designed projects. Any new development of the request property will be subject to these Ordinance standards, except that the Condition provides that setbacks will conform to setback requirements for Light Industrial (I-1) District in Emerging Growth District areas rather than for properties zoned General Industrial (I-2) and except as provided for along the East/West Special access road (Condition and Proffered Condition 11). In addition, setbacks will be based upon requirements as if the adjacent parcel to the east (Tax ID 721-709-7721) is developed for industrial use rather than a single family dwelling. The Plan designates this property for light industrial use.

To minimize the visual impact and appearance of commercial uses along the Route 60 and the East/West Road, proffered conditions address landscaping along these roads, set square footage limitations on buildings in the commercial areas and establish architectural standards for buildings within the development. (Proffered Conditions 11, 12, 13 and 14)

As noted in the Transportation Section, the East/West Road has been designated a Special Access Street allowing for reduced setbacks. The applicant, following discussions with the Midlothian District Commissioner and area citizens, has agreed to provide landscaping within the reduced setbacks characteristic of that required within Midlothian Village. (Proffered Condition 11 - Staff)

Phasing of Commercial Development:

To support the Plan's recommendation that commercial uses support industrial development rather than locate prematurely on potential economic development sites, industrial uses must be developed before commercial uses will be permitted. (Proffered Condition 3)

CONCLUSIONS

The proposed industrial zoning and land uses comply with the recommendations of the Route 288 Corridor Plan which suggests the request property is appropriate for light industrial/flex use which includes office, warehouses, light industrial and some moderate industrial uses. Further, the Plan suggests that, under certain circumstances, supporting small scale, retail uses incorporated into a larger development may be appropriate.

Given the foregoing, approval of this request is recommended.

CASE HISTORY

Planning Commission Meeting (3/15/05):

At the request of the applicant, the Commission deferred this case to April 19, 2005.

Staff (3/16/05):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than March 21, 2005, for consideration at the Commission's April 19, 2005, public hearing.

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

Applicant (3/30/05 and 4/1/05):

Draft and revised proffered conditions and textual statement were submitted.

Staff (4/5/05):

To date, the deferral fee has not been paid.

Applicant (4/7/05):

The applicant submitted revisions to Proffered Condition 9 relative to road improvements.

Applicant (4/15/05):

The deferral fee was paid.

Planning Commission Meeting (4/19/05):

The applicant did not accept the recommendation. There was no opposition present.

Mr. Gecker expressed concerns relative to the alignment of the east/west major arterial and the designation of the road as a special access road thus allowing reduced setbacks. In addition, he provided that he supports light industrial uses, but not the narrow strip of commercial uses proposed along Route 60, providing that such uses do not comply with the Plan.

Mr. Bass stated he felt the parties should work together so this economic development opportunity would not be missed.

On motion of Mr. Gecker, seconded by Mr. Wilson, the Commission recommended denial.

AYES: Messrs. Litton, Wilson, Gecker and Gulley.
NAY: Mr. Bass

Board of Supervisors' Meeting (5/15/05):

The Board remanded the case to the Planning Commission.

Applicant, Staff and Midlothian District Commissioner (5/05 through 11/05):

Numerous drafts of new and revised proffered conditions were submitted and reviewed.

Applicant (10/14/05):

The application was amended to include additional land.

Applicant (11/29/05):

Revised and additional proffered conditions were submitted.

Planning Commission Meeting (12/15/05):

The applicant accepted the recommendation. There was no opposition present.

On motion of Mr. Gecker, seconded by Mr. Gulley, the Commission recommended approval of this request subject to the condition and acceptance of the proffered conditions on pages 2 through 7.

AYES: Unanimous

Applicant (1/11/06 and 1/12/06):

Revised proffered conditions were submitted.

Board of Supervisors' Meeting (1/25/06):

On their own motion, the Board deferred this case to February 22, 2006.

Staff (1/26/06):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than February 1, 2006, for consideration at the Board's February 22, 2006, public hearing.

Staff (2/2/06):

To date, no new information has been received.

Board of Supervisors' Meeting (2/22/06):

On their own motion, the Board deferred this case to April 26, 2006.

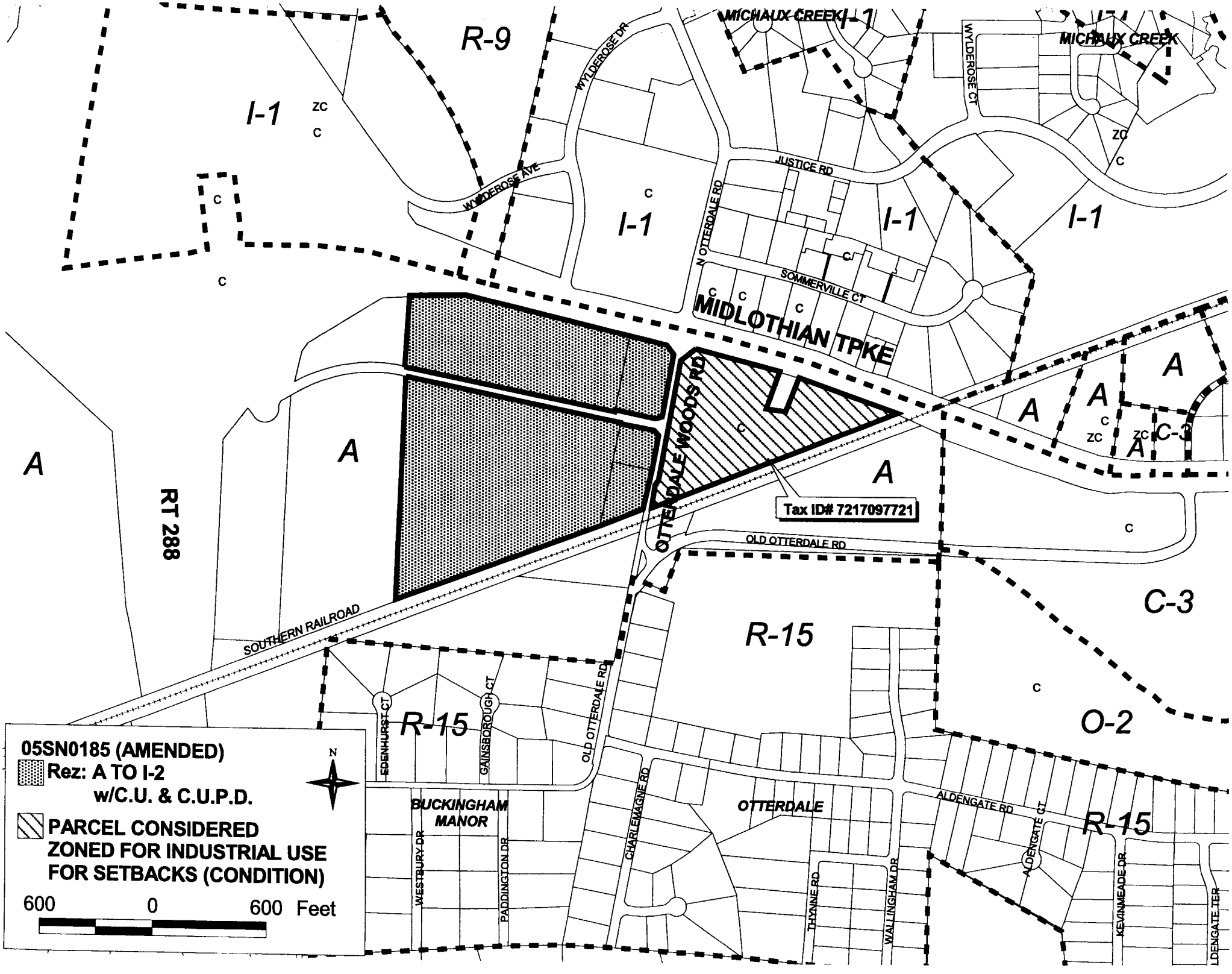
Staff (2/24/06):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than March 3, 2006, for consideration at the Board's April 26, 2006, public hearing.

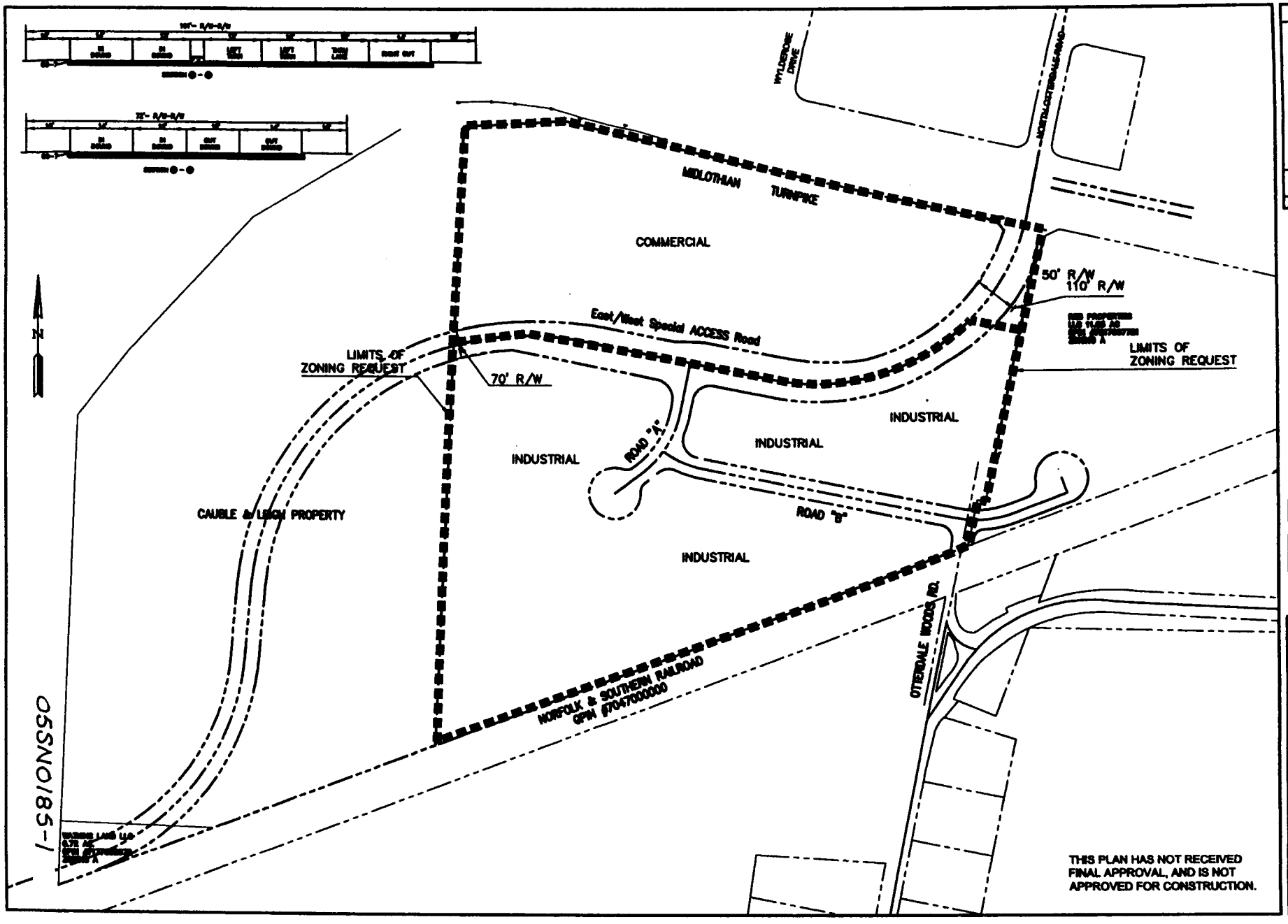
Staff (4/13/06):

To date, no new information has been received.

The Board of Supervisors, on Wednesday, April 26, 2006, beginning at 7:00 p.m., will take under consideration this request.

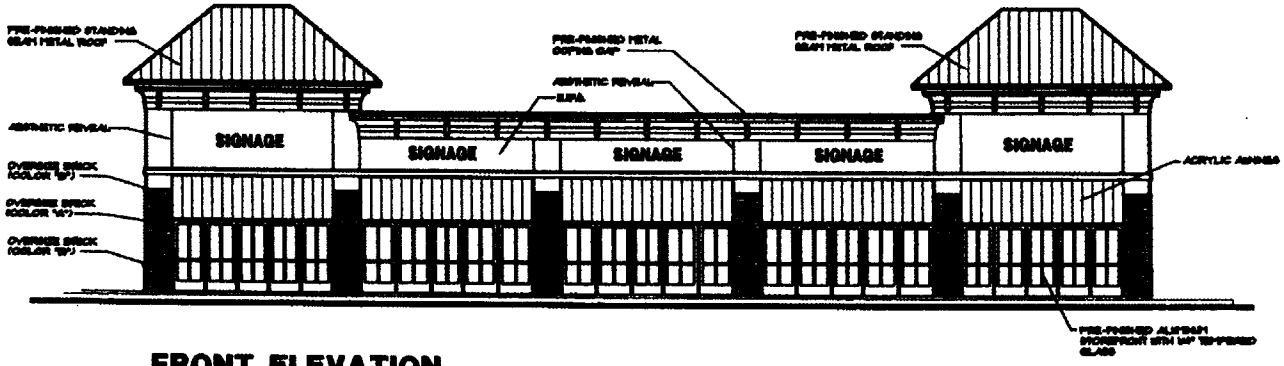


R-9
I-1
ZC
C
WYLDEROSE DR
WYLDEROSE AVE
MICHAUX CREEK
WYLDEROSE CT
JUSTICE RD
N OTTERDALE RD
SOMMERVILLE CT
MIDLOTHIAN TPKE
OTTERDALE WOODS RD
A
RT 288
Tax ID# 7217097721
OLD OTTERDALE RD
C-3
R-15
O-2
SOUTHERN RAILROAD
EDENHURST CT
GAINSBOROUGH CT
BUCKINGHAM MANOR
WESTBURY DR
PADDINGTON DR
CHARLEMAGNE RD
OTTERDALE
THYNNE RD
WALLINGHAM DR
ALDENGATE RD
ALDENGATE CT
KEVINMEADE DR
05SN0185 (AMENDED)
Rez: A TO I-2
w/C.U. & C.U.P.D.
PARCEL CONSIDERED
ZONED FOR INDUSTRIAL USE
FOR SETBACKS (CONDITION)
600 0 600 Feet
N



MIDLOTHIAN TURNPIKE
COMMERCIAL
WYLDEROSE DRIVE
NORTH OTTERDALE ROAD
50' R/W
110' R/W
East/West Special ACCESS Road
LIMITS OF ZONING REQUEST
70' R/W
LIMITS OF ZONING REQUEST
INDUSTRIAL
INDUSTRIAL
INDUSTRIAL
INDUSTRIAL
ROAD "A"
ROAD "B"
CAUBLE & LEIGH PROPERTY
NORFOLK & SOUTHERN RAILROAD
GPIN #7047000000
OTTERDALE WOODS RD.
THIS PLAN HAS NOT RECEIVED FINAL APPROVAL, AND IS NOT APPROVED FOR CONSTRUCTION.
Commerce Place
Midlothian Turnpike(Rt. 60 &Rt.288)
ZONING & MASTER ROAD PLAN
Midlothian District
Midlothian VA.
CONSULTING ENGINEERS
EXHIBIT

05SN0185-1



FRONT ELEVATION

COMMERCE PLACE

SINGLE STORY RETAIL BUILDING

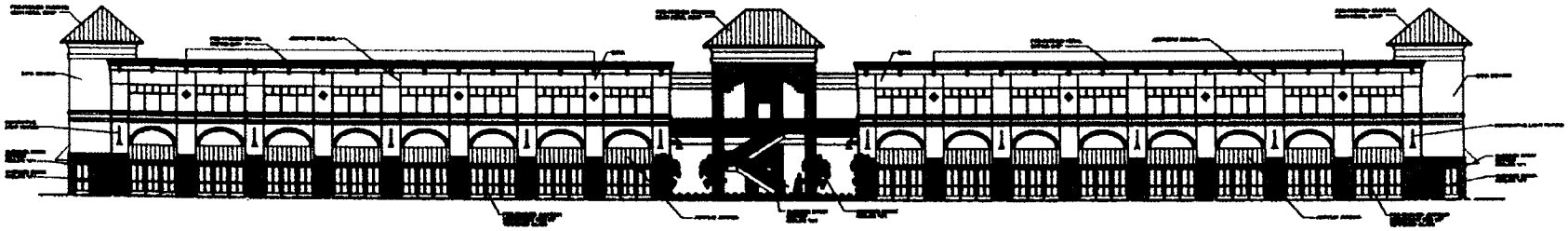
CHESTERFIELD, VIRGINIA

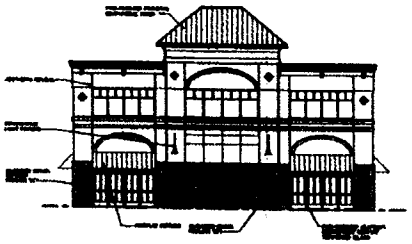
SEPTEMBER 14, 2005

FR[redacted]AN
M[redacted]AN
architects

7229 FOREST AVENUE
SUITE 200
RICHMOND, VA. 23226
TEL. (804) 282-6790
FAX. (804) 282-6257

05SNO/85-2





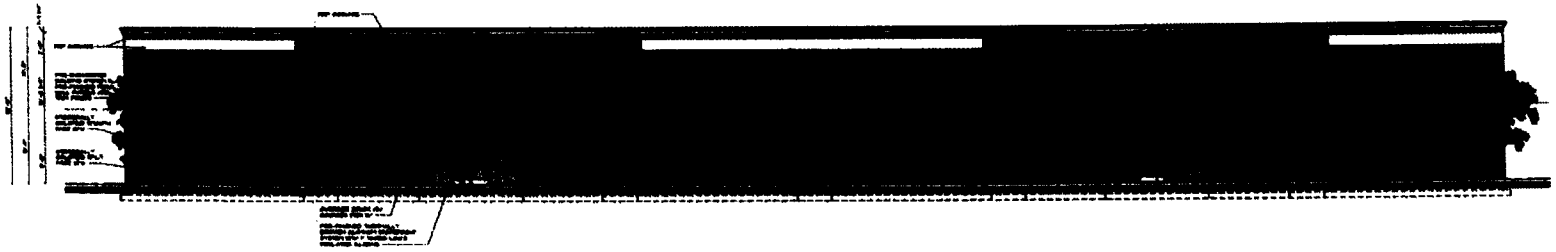
COMMERCE PLACE

TWO STORY OFFICE/RETAIL BUILDING

CHESTERFIELD, VIRGINIA

SEPTEMBER 14, 2005

05SN0185-3



PROPOSED FRONT ELEVATION

FR[redacted]AN
MC[redacted]AN
architects

PROPOSED INDUSTRIAL EXTERIOR ELEVATION

COMMERCE PLACE
MIDLOTHIAN TURNPIKE AND ROUTE 288
CHESTERFIELD COUNTY, VIRGINIA

A3.1

05SN0185-4