~~May 15, 2007 CPC~~
~~July 17, 2007 CPC~~
~~August 21, 2007 CPC~~
August 22, 2007 BS

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

07SN0300

Andrew Walker

Bermuda Magisterial District
3453 West Hundred Road

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

PROPOSED LAND USE:

Office uses are planned.

PLANNING COMMISSION RECOMMENDATION

THE COMMISSION IS SCHEDULED TO CONSIDER THIS CASE ON AUGUST 21, 2007. STAFF WILL ADVISE THE BOARD OF THE COMMISSION'S RECOMMENDATION AT THE BOARD'S AUGUST 22, 2007, MEETING.

STAFF RECOMMENDATION

Recommend approval for the following reason:

The proposed zoning and land use complies with The Chester Plan which suggests the property is appropriate for a mix of residential and office uses.

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

PROFFERED CONDITIONS

(STAFF) 1. In conjunction with recordation of the initial subdivision plat, prior to any site plan approval, or within sixty (60) days from the date of a written request by the Transportation Department, whichever occurs first, forty-five (45) feet of right-of-way on the south side of West Hundred Road (Route 10), measured from the centerline of that part of Route 10 immediately adjacent to the property, shall be dedicated, free and unrestricted, to and for the benefit of Chesterfield County. (T)

(STAFF) 2. No direct vehicular access shall be provided from the property to Route 10. Direct vehicular access from the property to Curtis Street shall be limited to one (1) entrance/exit, generally located at the southern property line. The exact location of this access shall be approved by the Transportation Department. (T)

(STAFF) 3. If any additional impervious is created above what currently exists on the property, the drainage from all impervious area will be directed to Curtis Street. (EE)

(STAFF) 4. Uses permitted shall be limited to those uses permitted by right or with restrictions in the Neighborhood Office (O-1) District. (P)

GENERAL INFORMATION

Location:

Southeast quadrant of West Hundred Road and Curtis Street and better known as 3453 West Hundred Road. Tax ID 793-655-4597 (Sheet 26).

Existing Zoning:

R-7

Size:

0.6 acre

Existing Land Use:

Single family residential

Adjacent Zoning and Land Use:

North – R-7 and O-2; Single family residential, public/semi-public (church) or vacant
South, East and West – R-7; Single family residential or vacant

UTILITIES

Public Water System:

There is an existing six (6) inch water line extending along the north side of West Hundred Road opposite these parcels. The existing on-site structure is connected to the public water system. Use of the public water system is required by County Code for any future structure.

Public Wastewater System:

There is an existing eight (8) inch wastewater collector line extending along West Hundred Road adjacent to this site. The existing on-site structure is connected to the public wastewater system. Use of the public wastewater system is required by County Code for any future structure.

ENVIRONMENTAL

Drainage and Erosion:

The subject property drains to the south to homes located along Curtis Circle, a dedicated County right of way utilized by several homes for access.

There are currently no on- or off-site erosion problems and none are anticipated after development. Offsite, there were some minor drainage problems that were previously addressed. Any additional impervious areas could cause these drainage problems to re-occur. Proffered Condition 3 provides that if additional impervious areas are installed, the drainage will be directed to the roadside ditch adjacent to Curtis Street.

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 applicant is requesting rezoning of the property (0.6 acre) from Residential (R-7) to Corporate Office (O-2). This request will have a minimal impact on the existing transportation network. Traffic generated by this development will be distributed along Curtis Street and along West Hundred Road (Route 10). Based on the most recent data from the Virginia Department of Transportation (VDOT), the section of Route 10 between Jefferson Davis Highway and Chester Road was carrying 30,728 vehicles per day (VPD) in 2005. The capacity of this section of Route 10 is acceptable (Level of Service C) for the volume of traffic it currently carries.

The Thoroughfare Plan identifies Route 10 as a major arterial with a recommended right of way width of ninety (90) feet. The applicant has proffered to dedicate forty-five (45) feet of right of way, measured from the centerline of Route 10, in accordance with that Plan. (Proffered Condition 1)

Access to major arterials, such as Route 10, should be controlled. The applicant has proffered that no direct vehicular access will be provided from the property to Route 10 (Proffered Condition 2). Access from the property to Route 10 will be provided via Curtis Street.

LAND USE

Comprehensive Plan:

Lies within the boundaries of The Chester Plan, which designates the request property for office/residential mixed use to include residential uses of varying densities and office uses.

Area Development Trends:

Area properties are currently zoned Residential (R-7) and Corporate Office (O-2) and are occupied by single family residences in Oakland Subdivision and a mixture of office, residential and public/semi-public uses (church) or are vacant. As suggested by the Plan, a mixture of office and residential use along this portion of the Route 10 Corridor is anticipated to continue.

To address concerns of the Bermuda District Planning Commissioner, Proffered Condition 4 limits uses to those permitted by right or with restrictions in the Neighborhood Office (O-1) District.

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.

CONCLUSION

The proposed zoning and land use complies with The Chester Plan which suggests the property is appropriate for a mix of residential and office uses. Given these considerations, approval of this request is recommended.

CASE HISTORY

Planning Commission Meeting (5/15/07):

At the request of the applicant, the Commission deferred this case to their July 17, 2007, meeting.

Staff (5/16/07):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than May 21, 2007, for consideration at the Commission's July 17, 2007, public hearing. In addition, the applicant was advised that a $130.00 deferral fee must be paid prior the Commission's public hearing.

Staff (6/21/07):

Revised and additional proffered conditions were submitted.

Applicant (7/12/07):

The deferral fee was paid.

Planning Commission Meeting (7/17/07):

The applicant was not present; on their own motion, the Commission deferred this case to their August 21, 2007, public hearing.

Staff (7/18/07):

The applicant was advised in writing that any new or revised information should be submitted no later than July 23, 2007, for consideration at the August 21, 2007, public hearing.

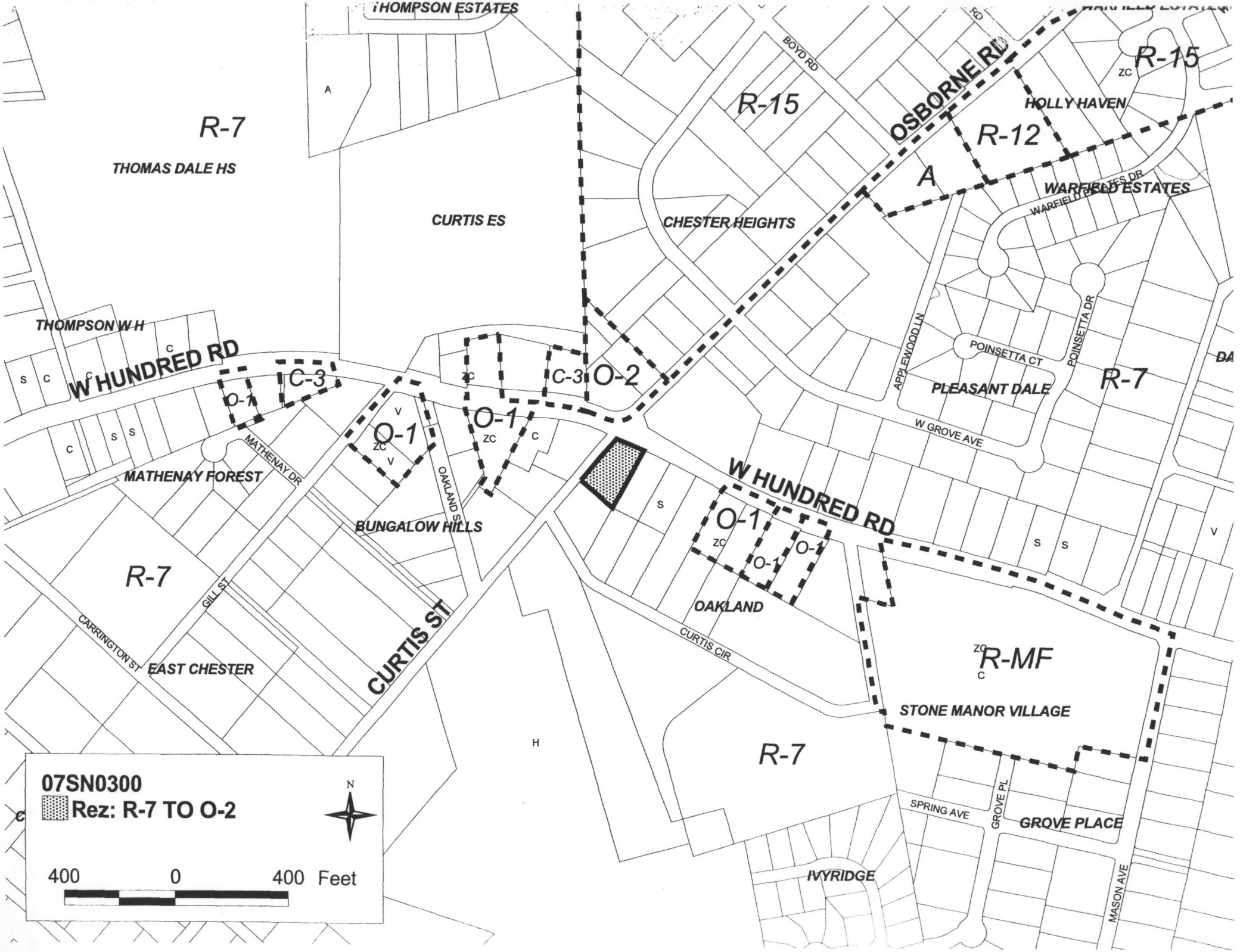
Staff (7/23/07):

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

Staff (7/23/07):

> If the Commission acts on this case on August 21, 2007, it will be considered by the Board of Supervisors on August 22, 2007.

The Board of Supervisors, on Wednesday, August 22, 2007, beginning at 6:30 p.m., will take under consideration this request.


07SN0300
Rez: R-7 TO O-2
N
400 0 400 Feet
THOMPSON ESTATES
R-7
THOMAS DALE HS
CURTIS ES
R-15
CHESTER HEIGHTS
BOYD RD
OSBORNE RD
HOLLY HAVEN
R-12
A
WARFIELD ESTATES
WARFIELD ESTATES DR
THOMPSON W H
W HUNDRED RD
C-3
O-1
O-2
MATHENAY FOREST
MATHENAY DR
BUNGALOW HILLS
OAKLAND ST
APPLEWOOD LN
POINSETTA CT
POINSETTA DR
PLEASANT DALE
W GROVE AVE
OAKLAND
CURTIS CIR
GILL ST
CARRINGTON ST
EAST CHESTER
CURTIS ST
R-MF
STONE MANOR VILLAGE
SPRING AVE
GROVE PL
GROVE PLACE
IVYRIDGE
MASON AVE

This page is blank.