February 18, 2003 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03PS0245

Colonial Foods
(Pizza Hut – Midlothian Village)

Midlothian Magisterial District
13350 Midlothian Turnpike

REQUEST: Amendment to a schematic plan, with respect to architecture, previously approved by the Planning Commission.

The applicants are requesting that architectural approval granted on April 15, 1986, be amended to allow the exterior to be renovated and updated.

RECOMMENDATION

Staff recommends approval of the request with one (1) condition for the following reason:

The proposed changes will bring the building in closer conformity with the Zoning Ordinance as pertaining to the Midlothian Village.

CONDITION

The building exterior shall match the attached elevation drawings.

(Note: Actual sign approval requires separate permit.)

GENERAL INFORMATION

Associated Public Hearing Cases:

85S133 - Chesterfield County Board of Supervisors
Course-Wilde (schematic approval)
Pizza Hut (architectural approval)

Developer:

Colonial Foods

Location:

North line of Midlothian Turnpike, approximately 450 feet west of Mount Pisgah Drive. Tax ID 730-707-5088 (Sheet 6).

Existing Zoning and Land Use:

O-2; Restaurant

Size:

1.1 acres

Adjacent Zoning and Land Use:

North - R-7; Office Park
South - C-3; Middle School and commercial
East - C-3; Commercial
West - O-2; Office

BACKGROUND

In 1985, the Board of Supervisors approved rezoning (Case 85S133) on a 2.4 acre parcel located on the north line of Midlothian Turnpike, west of Mount Pisgah Drive. In conjunction with the original rezoning, the Board imposed a condition (Condition 4 of Case 85S133) that requires architectural elevations to be submitted to the Planning Commission for approval.

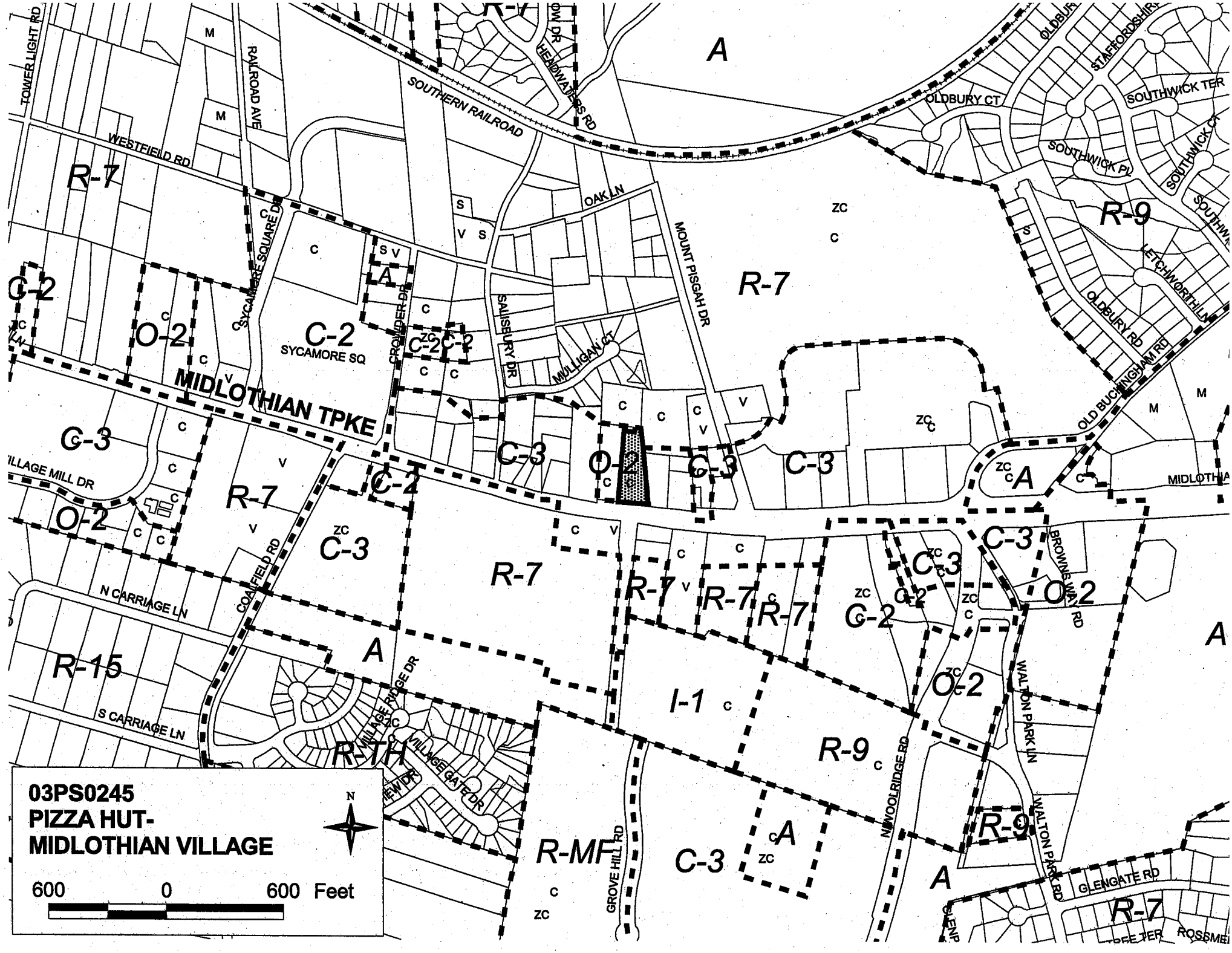
These elevations were submitted to the Planning Commission on January 21, 1986. The elevations for office buildings in the development were approved, but the Pizza Hut elevations were denied.

The Pizza Hut elevations were re-submitted to the Planning Commission on April 15, 1986, and approved.

At that time staff contended that the architecture proposed was not sufficient to blend the structure with the Village of Midlothian. For this current renovation, the current owners of the restaurant have worked with staff to remedy this. Details and elements have been added to the building to achieve a look more in line with Ordinance requirements for the Village of Midlothian.

CONCLUSIONS

Staff believes the applicant has made a successful effort to update the building to the current Pizza Hut prototype while at the same time dramatically improving the way the building relates aesthetically to the Village of Midlothian. For this reason, staff recommends approval of the request.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PIZZA HUT-
MIDLOTHIAN VILLAGE
600 0 600 Feet
N
MIDLOTHIAN TPKE
SOUTHERN RAILROAD
WESTFIELD RD
TOWER LIGHT RD
RAILROAD AVE
SYCAMORE SQUARE DR
SYCAMORE SQ
CROWDER DR
SALISBURY DR
MULLIGAN CT
OAK LN
MOUNT PISGAH DR
HEADWATERS RD
OLDBURY CT
STAFFORDSHIRE
SOUTHWICK TER
SOUTHWICK PL
SOUTHWICK CT
LETCHWORTH LN
OLDBURY RD
OLD BUCKINGHAM RD
BROWNE WAY RD
WALTON PARK LN
WALTON PARK RD
GLENGATE RD
ROSSMEE
VILLAGE MILL DR
N CARRIAGE LN
S CARRIAGE LN
COALFIELD RD
VILLAGE RIDGE DR
VILLAGE GATE DR
GROVE HILL RD
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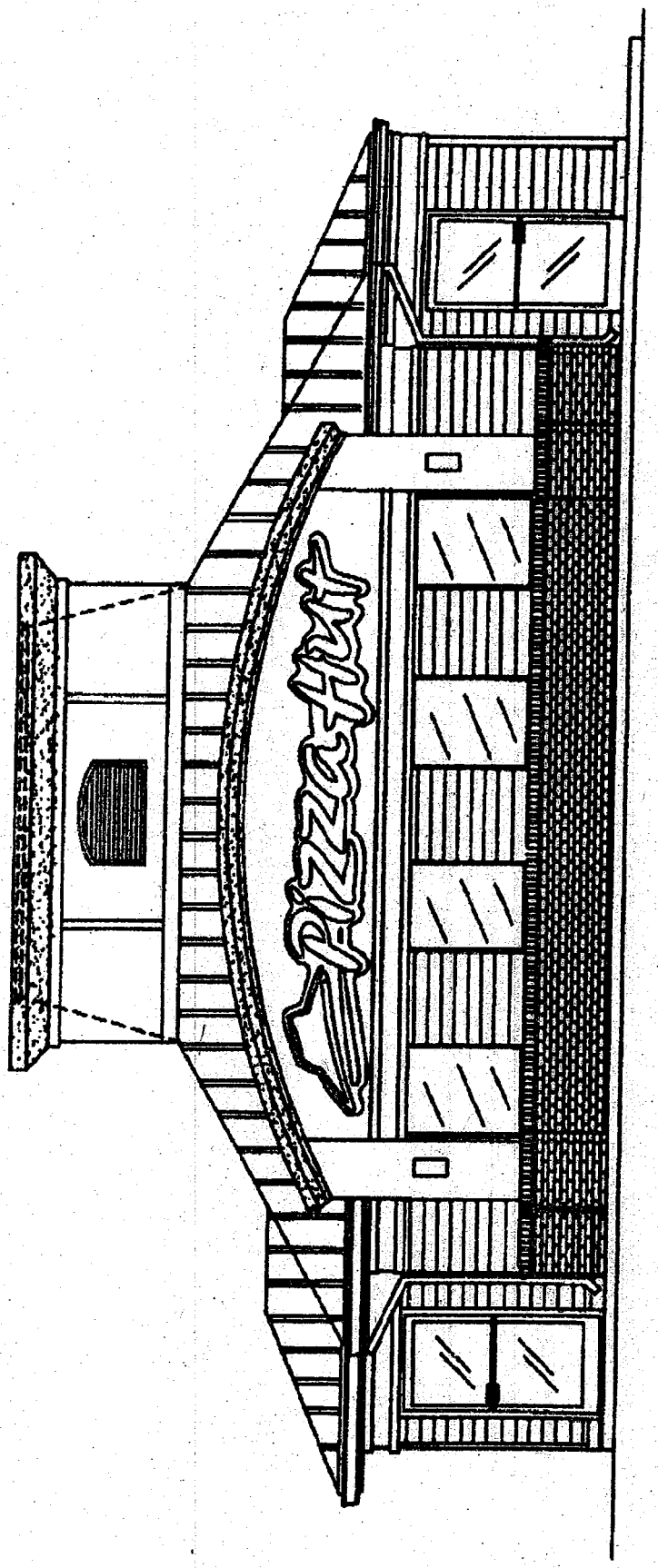

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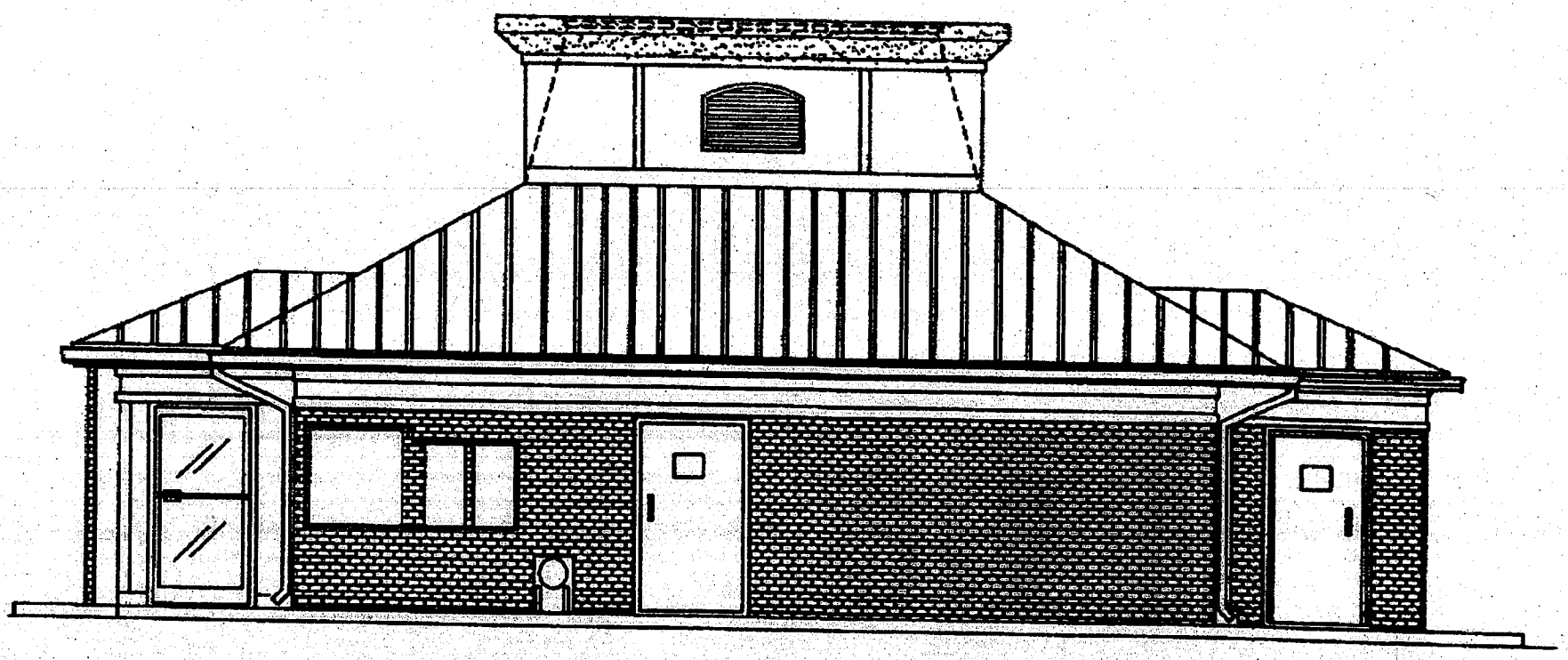

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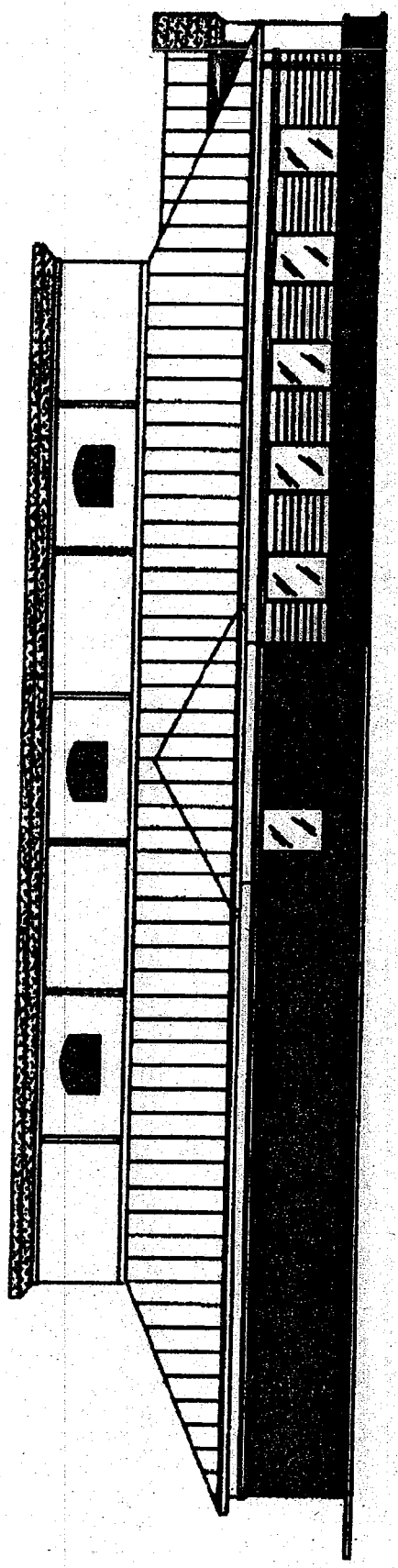

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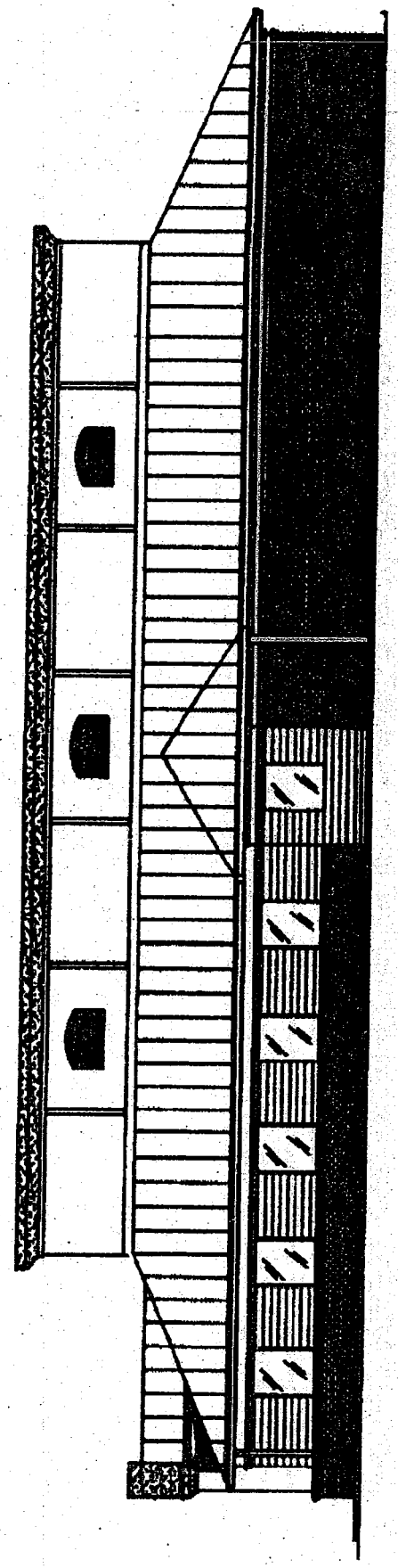

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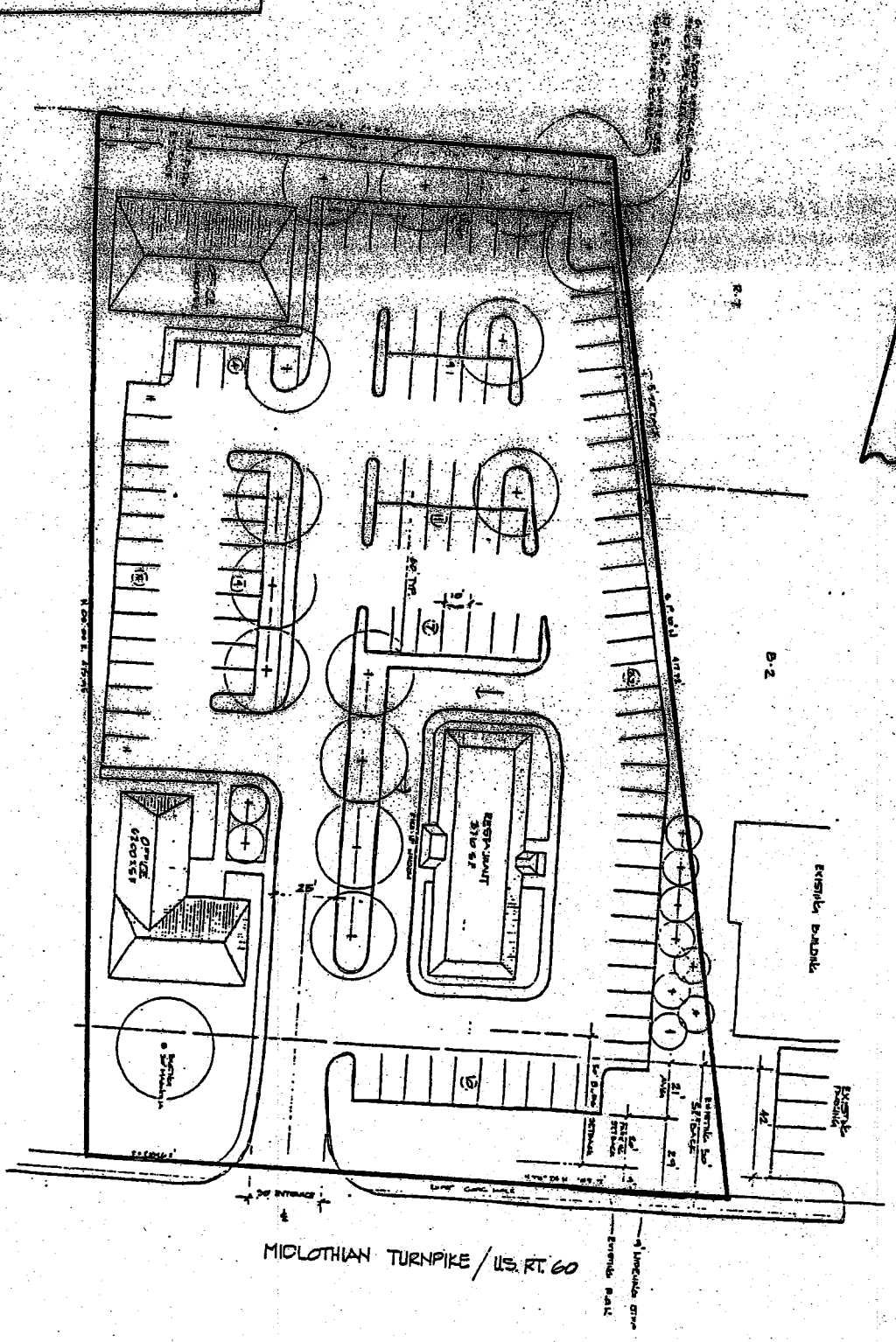
COURSE-WILDE

representative

J.K. TIMMONS & ASSOC., INC.



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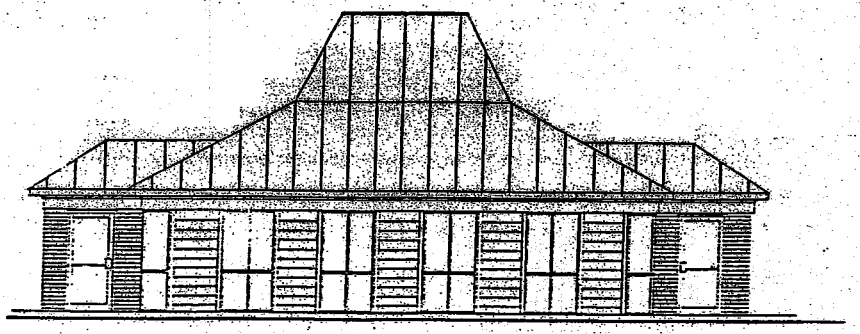
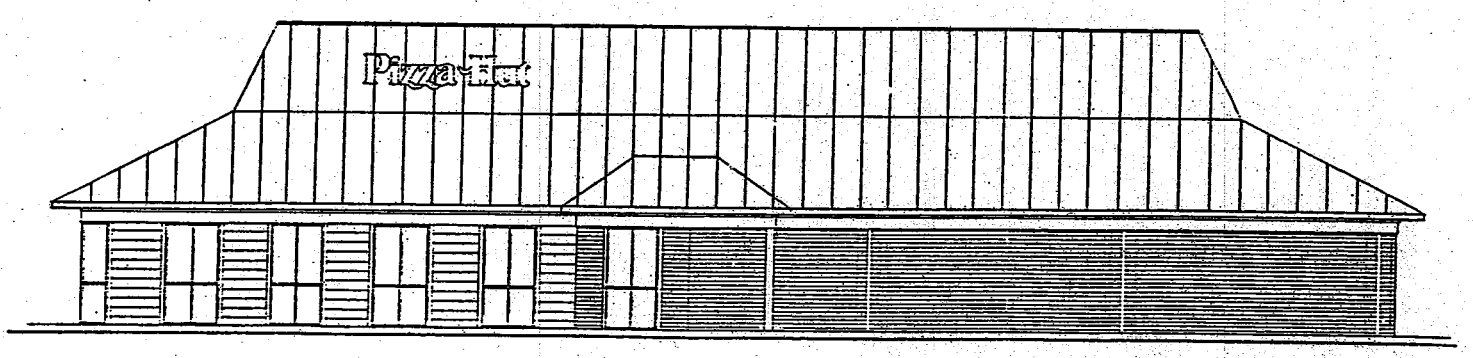
COURSE-WILDE

representative

J.K. TIMMONS & ASSOC., INC.



FRONT ELEVATION



RIGHT ELEVATION

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