The Plan For Chesterfield

Chesterfield County's Comprehensive Plan

Reformatted February 1995
Latest Amendment: April 2004

Prepared By
The Chesterfield County Planning Department
P.O. Box 40
Chesterfield, Virginia 23832

804/748-1050

The latest version of the *Plan For Chesterfield* can be viewed at www.chesterfield.gov/plan

Copies of this Plan are available for sale at the Planning Department and for review at all branches of the Chesterfield County Public Library.

Providing a FIRST CHOICE community through excellence in public service

Table of Contents
Components of The Plan For Chesterfield

	Page
Introduction	5

Area Plans

Northern Area

• Jahnke/Chippenham Plan	J1
• Powhite/Route 288 Development Area Plan	P1
• Bon Air Community Plan	B1
• Northern Area Land Use and Transportation Plan	N1
• Alverser/Old Buckingham Plan	A1
• Midlothian Area Community Plan (Excerpt)	M1
• Upper Swift Creek Plan	SC1
• Huguenot/Robious/Midlothian Area Plan	H1
• Old Gun/Robious Area Plan	OG1
• Rt. 360 Corridor Plan	RT1
• Rt. 360 Corridor Design Guidelines	Not Included
• Eastern Midlothian Plan	EM1
• Rt. 288 Corridor Plan	RC1

Central Area:

• Central Area Plan	C1
• Chester Village Plan (Excerpt)	CV1
• Jefferson Davis Corridor Plan	JD1

Eastern Area:

• The Consolidated Eastern Area Plan	EA1

Southern Area:

• Southern and Western Area Plan	SW1
• Ettrick Village Plan	ET1
• Southern Jefferson Davis Corridor Plan	SJ1
• Matoaca Village Plan	MV1

Countywide/Special Plans:

• Chesterfield Government Center Plan	GV1
• Bikeway Plan	BK1
• Thoroughfare Plan	TH1
• Water Quality Plan	WQ1
• Public Facilities Plan	PF1
• Riverfront Plan	R1

Supporting Documentation and Ordinances For *The Plan For Chesterfield*
Chesterfield County, Virginia

The following is a comprehensive list of supporting documentation and ordinances for recent plans contained in the *Plan For Chesterfield*. Items officially adopted by the Board of Supervisors are italicized. Copies of these documents are available at the Chesterfield Planning Department. For more information, contact Barbara Fassett at 804/748-1081 or FassettB@co.chesterfield.va.us.

Midlothian Area Community Plan (1989)

- Midlothian Area Community Plan Excerpt: The version in the *Plan For Chesterfield* is an excerpt. The full plan is available for review at the Chesterfield County Planning Department.
- *Village of Midlothian Technical Manual*: This manual, adopted by the Board of Supervisors in 1991, provides standards for any landscape improvements within Midlothian Village.
- *Supporting Ordinance Amendments:* Amendments adopted at the same time as the plan outline development requirements in the Midlothian Village core and fringe.

Upper Swift Creek Plan (1991)

- *Upper Swift Creek Watershed Zoning Ordinance Amendments*: Amendments adopted at the same time as the plan outline regulations relating to water quality.

Rt. 360 Corridor Plan (1995)

- *Route 360 Corridor Design Guidelines*: Adopted as part of the 1995 plan, these guidelines will help implement its design goals.
- *Supporting Ordinance Amendments*: Amendments adopted at the same time as the plan outline specific development requirements along the corridor between Courthouse Road and Chippenham Parkway.
- Route 360 Market Trends Study: A private consultant market analysis of the corridor.
- Visual Resources Inventory For the Route 360 Corridor Study: A study of the visual resources along the Route 360 corridor.
- The Route 360 Corridor Community Profile: Background information and analysis for the plan.

Central Area Plan (1997)

- Market Assessment For the Central Area of Chesterfield County: A private consultant market analysis of the area.
- Meadowbrook Community Marketing Materials: Brochures and maps marketing the Meadowbrook area.

Chester Village Plan (1989)

- Chester Village Plan Excerpt: The version in the *Plan For Chesterfield* is an excerpt. Copies of the full plan are available for review at the Chesterfield County Planing Department.
- *Supporting Ordinance Amendments*: Amendments adopted at the same time as the plan prohibit certain types of C-3 uses in the Chester Village area development requirements in the Chester Village core and fringe.
- 1995 Master Plan For The Chester Village Area: This design plan developed for the County and the Chester Village Foundation by a private consultant is not adopted.

Jefferson Davis Corridor Plan (1993)

- The Jefferson Davis Corridor Community Profile: Background information and analysis for the plan.
- *Supporting Ordinance Amendments*: Amendments adopted at the same time as the plan outline development standards along the corridor.

Southern and Western Area Plan (1993)

- Visual Resources, Southern and Western Area : A study of the visual resources in the Southern and Western Area.
- The Southern and Western Area Plan Technical Report: Background information and analysis for the plan.
- *Supporting Ordinance Amendments*: Amendments adopted at the same time as the plan outline requirements for new development to connect to public water, and, in certain areas, connection to public sewer.

Ettrick Village Plan (2004)

- A Phase I Architectural Survey of A Portion of The Village of Ettrick: An architectural survey of buildings along Chesterfield Avenue in Ettrick.
- Additional Phase I Architectural Survey of A Portion of The Village of Ettrick: An architectural survey of buildings along in lower Ettrick.
- Village of Ettrick Design Manual: Guidelines to encourage appropriate renovation to existing structures and desirable new construction in the Ettrick business core area.
- *Supporting Ordinance Amendments:* Amendments adopted at the same time as the plan outline development requirements in the Ettrick Village core.

Riverfront Plan (1997)

- Chesterfield Riverfront Plantings: A brochure guide for riverfront property owners interested in improving the habitat value of their land.
- Riverfront Plan Technical Report: Background information and analysis for the plan (unpublished, but on-file).

Eastern Midlothian Plan (1998)

- Analysis Of The Potential For Activity In The Eastern Midlothian Turnpike Area of Chesterfield County: A private consultant market analysis of the corridor.
- *Supporting Ordinance Amendments:* Amendments adopted at the same time as the plan outline certain uses permitted by right and with certain restrictions for C-5 uses in the planning area.

Route 288 Corridor Plan (1999)

- *Supporting Ordinance Amendments:* Amendments adopted at the same time as the plan relate to the use of public water and sewer lines, and development standards in the area.

Eastern Area Plan (Consolidated) (2002)

- *Supporting Ordinance Amendments:* Amendments adopted at the same time as the plan relate to the development standards and setbacks in the area.

Matoaca Village Plan (2003)

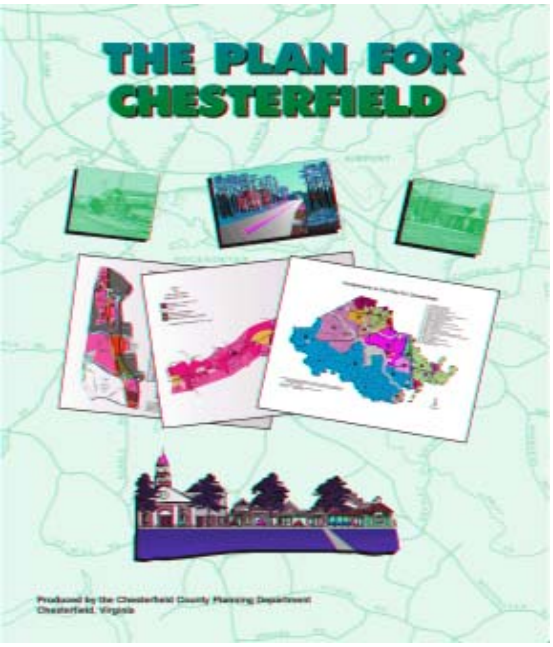
- *Supporting Ordinance Amendments:* Amendments adopted at the same time as the plan relate to the commercial development standards in the area, creation of an rural conservation (R-C) zoning district, updated the Subdivision and Utility Ordinances to continue the requirement for mandatory water and sewer, and updated the Visual Resources Analysis to include area thoroughfare roads as scenic corridors.

Plan For Chesterfield Summary – A compilation of the major elements of the *Plan For Chesterfield*, this eight-page brochure also contains a stylized Countywide map of general land use plan recommendations.

GL
Last Updated 2/04

Introduction To The Plan For Chesterfield

Adopted By The Chesterfield County
Board of Supervisors
February 9, 2000



Chesterfield County is a special place with a unique character, culture and history that distinguishes this community from other localities across America. The Plan for Chesterfield is the overall guide, or "comprehensive plan" used to manage Chesterfield County's physical growth and redevelopment. The primary reason for having a comprehensive plan is to enable citizens, businesses, property owners and local government officials to anticipate changes and plan constructively for our future.

Demographic and economic information about Chesterfield County is available in two annual reports, the " Chesterfield County Demographic and Economic Profile," and "The Chesterfield County Residential Development Report." Copies of both reports are available at the Chesterfield County Planning Department, and are downloadable from the Internet at www.chesterfield.gov/plan.

Major Elements of The Plan for Chesterfield

AN APPROACH TO REASONABLE GROWTH MANAGEMENT

The foundation of The Plan for Chesterfield is orderly development as an overall approach to managing the County's future growth. Orderly development means that future growth should be directed into appropriate locations within existing, developed areas with fringe development being an orderly extension beyond current developed areas.

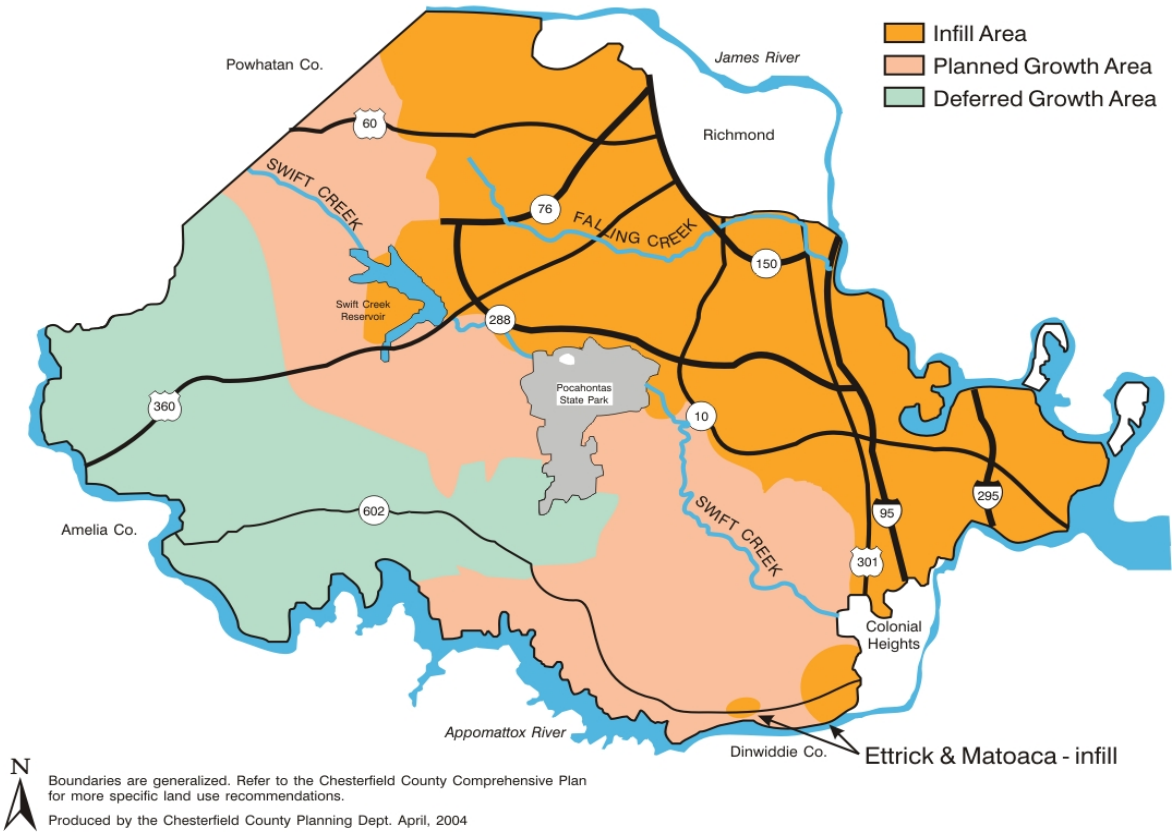
The Plan for Chesterfield strives to manage growth by:

- Fostering an orderly and generally predictable pattern of development.
- Making land use recommendations that consider market forces as they attempt to shape growth and development patterns and types.
- Designating key locations for economic development and carrying it out in a quality fashion that respects the land and environment so that it is sustainable in the long run.
- Providing a variety of residential areas allowing residents a choice of neighborhood and living environments.
- Providing information to make more informed development decisions.
- Providing a land use planning process and policy framework as a basis for decision and actions related to the use of land and assuring an adequate factual base for such decisions and actions.
- Promoting a timely, orderly and efficient arrangement of public facilities and services to serve existing and future development.

ECONOMIC DEVELOPMENT

Sustaining a healthy economy requires an effective economic development approach that is designed to improve the standard of living and quality of life for Chesterfield County citizens.

Chesterfield County Development Strategy



As shown on this map, the deferred growth area in the southwestern section of the County is designated a Rural Conservation Area, where significant development is recommended to be deferred until a future date.

The Plan for Chesterfield supports economic development by:

- Identifying and protecting key sites for future industrial and commercial uses.
- Emphasizing the importance of quality growth and the responsible use of existing and proposed infrastructure.
- Providing suitable employment opportunities and a stable diversified economic base.
- Providing employment sites throughout the County with major office, industrial and commercial sites at the Route 288 interchanges.

SHAPING THE CHARACTER

The Plan for Chesterfield strives to shape the character of the County's development by preserving the natural and rural beauty of the County and molding development into well-designed and attractive communities of special character.

The Plan for Chesterfield and its implementing ordinances shape the character of development by:

- Preserving functionally and visually distinct communities.
- Preserving rural character.
- Fostering quality architectural design.

- Preserving historic villages and creating new mixed use centers as community focal points.

New shopping centers should be architecturally compatible with nearby historic buildings

IMPORTANT RESOURCES

The Plan protects the environment and enhances the County's quality of life by recommending planning and design that preserves environmental functions and protects important environmental, cultural and historic resources.

The Plan for Chesterfield strives for:

- Making land use recommendations that take into consideration the conservation and wise use of the County's natural resources.

- Shaping appropriate development and public access along the 75 miles of James and Appomattox Riverfront.

Lake Chesdin

- Promoting environmental protection within the County by instituting protection measures in combination with broader land use policies.

- Preserving the quality of the County's streams, reservoirs and rivers.

- Identifying and encouraging the preservation of lands, sites, and structures that have archaeological and/or historic significance.

- Developing and promoting open space corridors as a framework to protect the natural environment and scenic values and provide outdoor recreation opportunities.

NEIGHBORHOODS

Neighborhoods are the building blocks of Chesterfield County and the County's quality of life is determined by their livability and character.

The Plan for Chesterfield works toward assisting the County's established neighborhoods and commercial areas to remain healthy or regain lost health by:

- Raising citizen awareness of critical issues facing their neighborhoods.

- Assisting neighborhoods to become proactive in their efforts to keep their neighborhoods healthy.

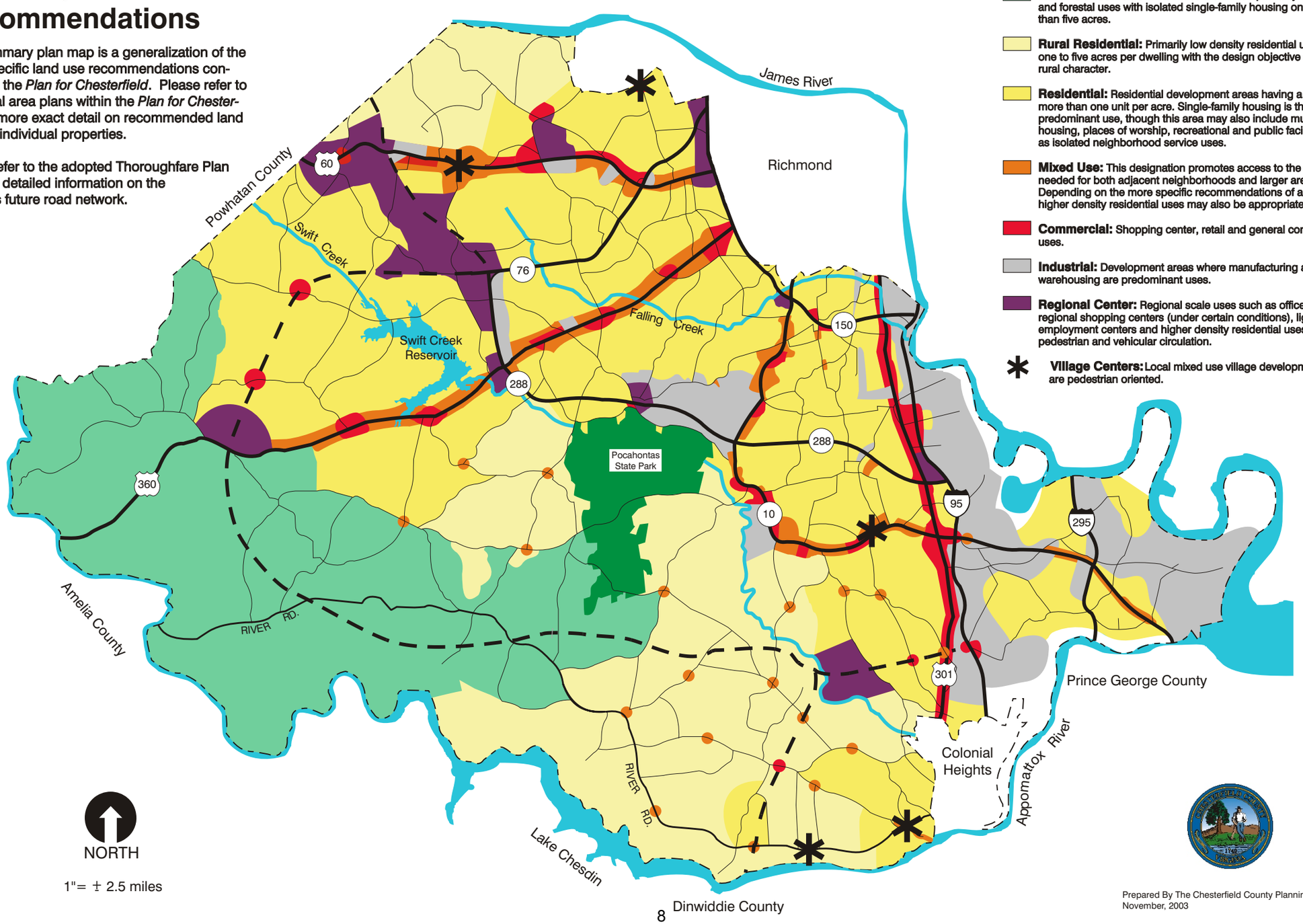
Citizens participating in the planning process

- Recommending actions that stabilize and improve the vitality and health of established communities.

The Plan For Chesterfield Summary Land Use Recommendations

This summary plan map is a generalization of the more specific land use recommendations contained in the *Plan for Chesterfield*. Please refer to individual area plans within the *Plan for Chesterfield* for more exact detail on recommended land uses for individual properties.

Please refer to the adopted Thoroughfare Plan for more detailed information on the County's future road network.



LEGEND

- **Rural Conservation:** Activities are limited primarily to agricultural and forestal uses with isolated single-family housing on lots larger than five acres.
- **Rural Residential:** Primarily low density residential uses on lots of one to five acres per dwelling with the design objective of preserving rural character.
- **Residential:** Residential development areas having a density of more than one unit per acre. Single-family housing is the predominant use, though this area may also include multi-family housing, places of worship, recreational and public facilities as well as isolated neighborhood service uses.
- **Mixed Use:** This designation promotes access to the services needed for both adjacent neighborhoods and larger areas. Depending on the more specific recommendations of area plans, higher density residential uses may also be appropriate.
- **Commercial:** Shopping center, retail and general commercial uses.
- **Industrial:** Development areas where manufacturing and warehousing are predominant uses.
- **Regional Center:** Regional scale uses such as office parks, regional shopping centers (under certain conditions), light industrial, employment centers and higher density residential uses; with good pedestrian and vehicular circulation.
- ✱ **Village Centers:** Local mixed use village development areas that are pedestrian oriented.

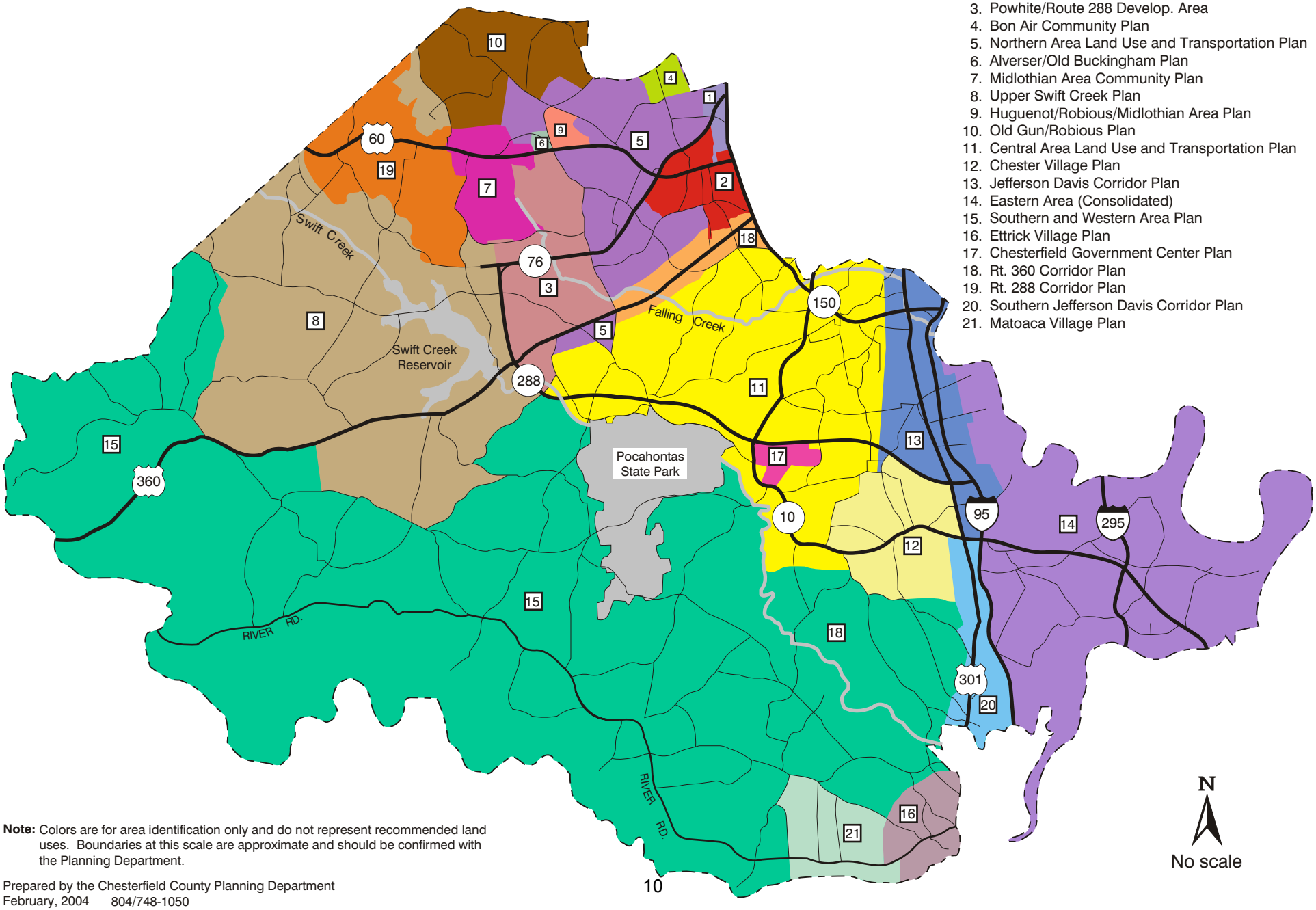
Prepared By The Chesterfield County Planning Dept.
November, 2003

The Plan for Chesterfield
Component Plans

Planning Area	Date Adopted
Introduction	February 9, 2000
Northern Planning Area	
• Jahnke/Chippenham Plan	July 27, 1983
• Jahnke/Chippenham Amendment	October 23, 1985
• Powhite/Route 288 Development Area Land Use and Transportation Plan	October 9, 1985
• Bon Air Community Plan	April 9, 1986
• Northern Area Land Use and Transportation Plan	August 13, 1986
• Alverser/Old Buckingham Plan	January 13, 1988
• Midlothian Area Community Plan	April 12, 1989
• Upper Swift Creek Plan	February 13, 1991
• Huguenot/Robious/Midlothian Area Plan	October 13, 1993
• Old Gun/Robious Area Plan	June 22, 1994
• Rt. 360 Corridor Plan and Design Guidelines	May 10,1995
• Eastern Midlothian Plan	April 22, 1998
• Rt. 288 Corridor Plan	May 25, 1999
Central Planning Area	
• Central Area Plan	February 12, 1997
• Chester Village Plan	September 13, 1989
• Jefferson Davis Corridor Plan	June 23, 1993
Eastern Planning Area	
• The Consolidated Eastern Area Plan	September 18, 2002
Southern Planning Area	
• Southern and Western Area Plan	June 23, 1993
• Ettrick Village Plan	January 14, 2004
• Southern Jefferson Davis Corridor Plan	January 10, 2001
• Matoaca Village Plan	November 12, 2003
Countywide/Special Plans	
• Bikeway Plan	Feb. 22, 1989
• Chesterfield Government Center Plan	March 8, 1989
• Thoroughfare Plan	Sept. 13, 1989
• Water Quality Plan	November 13, 2002
• Public Facilities Plan	April 14, 2004
• Riverfront Plan	January 22, 1997

Components of The Plan For Chesterfield

1. Jahnke/Chippenham Plan
2. Eastern Midlothian Plan
3. Powhite/Route 288 Develop. Area
4. Bon Air Community Plan
5. Northern Area Land Use and Transportation Plan
6. Alverser/Old Buckingham Plan
7. Midlothian Area Community Plan
8. Upper Swift Creek Plan
9. Huguenot/Robious/Midlothian Area Plan
10. Old Gun/Robious Plan
11. Central Area Land Use and Transportation Plan
12. Chester Village Plan
13. Jefferson Davis Corridor Plan
14. Eastern Area (Consolidated)
15. Southern and Western Area Plan
16. Ettrick Village Plan
17. Chesterfield Government Center Plan
18. Rt. 360 Corridor Plan
19. Rt. 288 Corridor Plan
20. Southern Jefferson Davis Corridor Plan
21. Matoaca Village Plan



Note: Colors are for area identification only and do not represent recommended land uses. Boundaries at this scale are approximate and should be confirmed with the Planning Department.

Prepared by the Chesterfield County Planning Department
February, 2004 804/748-1050