April 15, 2003 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03SN0214

James M. Blalock

Matoaca Magisterial District
Off the North Line of Genito Road

REQUEST: Amendment to Conditional Use Planned Development (Case 95SN0307) relative to uses, hours of operation, gross floor area and parking setbacks for property known as Tract G within Edgewater at the Reservoir development.

PROPOSED LAND USE:

A neighborhood commercial center is proposed.

RECOMMENDATION

Recommend approval for the following reasons:

A. The proposed amendments conform with the Upper Swift Creek Plan which suggests that convenience nodes be designed within a planned residential neighborhood and located at the intersection of arterial streets to serve the immediate area.

B. The proposed use exceptions are designed to provide goods and services to nearby existing and proposed residential communities within this unique development as intended under the original conditions of zoning.

C. The proposed zoning and land uses are designed to provide maximum compatibility with, and minimal impact upon, the surrounding residential development.

(NOTES: A. CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER MAY PROFFER CONDITIONS.

B. IT SHOULD BE NOTED THAT THE PROFFERED CONDITIONS WERE NOT SUBMITTED AT LEAST THIRTY (30) DAYS PRIOR TO THE COMMISSION'S PUBLIC HEARING PER THE "SUGGESTED PRACTICES AND PROCEDURES." THE "PROCEDURES" SUGGEST THAT THE CASE SHOULD BE DEFERRED IF REPRESENTATIVES FROM THE AFFECTED NEIGHBORHOOD(S), STAFF AND THE COMMISSIONERS HAVE NOT HAD SUFFICIENT TIME TO EVALUATE THE AMENDMENTS. STAFF HAS HAD AN OPPORTUNITY TO THOROUGHLY REVIEW THE REVISED PROFFERS.)

PROFFERED CONDITIONS

1. Uses. In addition to those uses permitted by right or with restrictions in the Convenience Business (C-1) District, the following uses shall be permitted:

   a. Carry-out restaurants

   b. Gasoline sales in conjunction with a permitted use

   c. Motor vehicle wash in conjunction with a permitted use, provided such use is limited to a self-service, automatic, single-bay operation (P)

2. Development Standards. Development shall conform to the requirements of the Convenience Business (C-1) Districts in Emerging Growth District Areas, except as follows:

   a. Hours. No use shall be open to the public between 9:00 p.m. and 6:00 a.m., except for convenience store, restaurant and carry-out restaurant uses which shall not be open to the public between 11:00 p.m. and 6:00 a.m.

   b. Individual Buildings. Individual buildings shall not exceed 6,500 square feet of gross floor area if located within 200 feet of an existing residentially zoned parcel.

   c. Parking Setbacks. All parking areas shall have a minimum 10 foot setback from the proposed right-of-way of North Woolridge Road and a minimum 10 foot setback from the proposed right-of-way of Watermill Parkway. This area of reduced setback shall apply to the area labeled as "area of reduced setback" on zoning map. (P)

3. Prior to the issuance of a building permit on the property (Tract G), Woolridge Road from Watermill Parkway to Genito Road, and Watermill Parkway from Woolridge Road to Old Hundred Road/Powhite Parkway Extended shall be complete and ready

for acceptance into the State Maintenance System as determined by the Transportation Department. (T)

(Note: These proffered conditions supersede Condition 6 of Case 95SN0307 for the request property only. Except for Condition 6, all previous conditions and proffered conditions of Case 95SN0307 shall remain in effect.)

GENERAL INFORMATION

Location:

Lies off the north line of Genito Road, north of Woolridge Road. Tax ID 719-687-Part of 2732 (Sheet 9).

Existing Zoning:

Residential (R-9) with Conditional Use Planned Development

Size:

6.5 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North and West – R-9 with Conditional Use Planned Development; Vacant
East – R-9 with Conditional Use Planned Development; Vacant, but pending subdivision recordation (Edgewater at the Reservoir, Section 4)
South – R-9 with Conditional Use Planned Development; Single family residential (Edgewater at the Reservoir)

UTILITIES

Public Water and Wastewater Systems:

This request will not impact the public water and wastewater systems. Use of the public water and wastewater systems is required as a condition of the original zoning. (Case 88S008, Condition 13)

ENVIRONMENTAL

Drainage and Erosion:

The property drains south, then west via storm sewers, and through one (1) proposed and two (2) existing BMPs to the Swift Creek Reservoir. There are currently no on- or off-site drainage or erosion problems and none are anticipated after development.

PUBLIC FACILITIES

Fire Service:

Currently, the Waterford Fire/Rescue Station, Company Number 16, provides fire and emergency medical services. This request will have minimal impact on fire and rescue services.

Transportation:

The applicant is requesting an amendment to a condition of zoning (Condition 6 of Case 95SN0307) on 6.5 acres, identified on the Master Plan as Tract G. This amendment would allow additional retail uses to be developed within Tract G. These additional uses will have a minimal impact on the anticipated traffic generated by development of the property.

The 6.5 acres is part of a large mixed-use development ("Greenspring"), consisting of approximately 1,300 acres, that includes retail, office and residential land uses. Greenspring was originally rezoned in 1988, and the Board of Supervisors has approved several subsequent amendments to that original zoning case. As part of the zoning approval for Greenspring, the Board conditioned the Textual Statement to be a part of the Master Plan for development of the project. Transportation related conditions in the Textual Statement include right of way dedication, access control and construction of specific road improvements.

Some of the required road improvements include construction of an extension of Woolridge Road north of Genito Road and construction of a loop road ("Watermill Parkway"). Parts of this road network are currently under construction, but not complete. In order to provide adequate access to Tract G, the applicant has proffered that no building permits will be issued within Tract G until Woolridge Road from Genito Road to Watermill Parkway, and Watermill Parkway from Woolridge Road to Old Hundred Road/Powhite Parkway Extended are complete and ready for acceptance into the State Maintenance System. (Proffered Condition 3)

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

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Upper Swift Creek Plan which suggests the property is appropriate for single family residential uses of 2.0 units per acre or less. Further, the Plan indicates that certain locations within planned residential neighborhoods may be appropriate for the development of convenience nodes. Such nodes would be designed to provide limited services to residents within the immediate area. These nodes should be located at one (1) corner of an intersection of two (2) collector streets or a collector and an arterial street and cover no more than three (3) acres nor exceed a density of 5,000 square feet of gross floor area per acre.

Area Development Trends:

Surrounding properties are zoned Residential (R-9) with Conditional Use Planned Development. As part of the original Greenspring I development, these properties were zoned for a mix of residential, office and commercial uses. Property to the east is currently pending subdivision recordation. (Edgewater at the Reservoir, Section 4)

Zoning History:

On May 25, 1988, the Board of Supervisors, upon a favorable recommendation by the Planning Commission, approved rezoning on the request property and adjacent property to the north, east, west and south from Agricultural (A) and Residential (R-15) to Residential (R-9) and Office Business (O) with Conditional Use Planned Development to permit a mix of residential, office, commercial and recreational uses (Case 88S008), subject to a number of conditions. This project, which contained approximately 1,313 acres, was commonly known as Greenspring.

On September 27, 1995, the Board of Supervisors, upon a favorable recommendation by the Planning Commission, approved various amendments to Case 88S008, affecting an 809 acre portion of the original Greenspring development (Case 95SN0307). Specifically, approval of this case permitted the development of the request property to proceed independent of the adjacent portions of the original Greenspring I Project and modified specific requirements of the original Greenspring I rezoning. Included in this amendment was the creation of an additional commercial tract (Tract G) consisting of approximately 6.1 acres. Tract G represents property that is the subject of this current request.

On July 23, 1997, the Board of Supervisors, upon a favorable recommendation by the Planning Commission, approved an amendment to Case 95SN0307 relative to access (Case 97SN0256). This amendment permitted a portion of the property affected by Case 95SN0307 to access from Genito Road instead of Powhite Parkway. This case included the subject property.

Site Design:

Condition 6 of Case 95SN0307 requires that development on the subject property conform to the requirements of Emerging Growth Area for Convenience Business (C-1) District which address access, parking, landscaping, architectural treatment, setbacks, signs, buffers, utilities and screening of dumpsters and loading areas.

Uses:

Condition 6 of Case 95SN0307 permits the development of Convenience Business (C-1) uses on the subject property (Tract G). The applicant is requesting the ability to develop three (3) additional uses on the property which are currently not permitted. These include carry-out restaurants, gasoline sales in conjunction with a permitted use and motor vehicle wash in conjunction with a permitted use, provided such use is limited to a self-service, automatic, single bay operation. (Proffered Condition 1)

Gasoline sales in conjunction with a permitted use is a restricted use in the Convenience Business (C-1) District, provided that such use is not located along streets which terminate in a residential neighborhood. This restriction cannot be met on the subject property as proposed Sailboat Drive, which runs along a portion of the property's eastern boundary, will eventually serve Edgewater at the Reservoir Subdivision, Section 4, which is pending recordation (reference attached survey plat). As a result, this use would first be permitted by right in the Neighborhood Business (C-2) District.

Although restaurants are permitted in the Convenience Business (C-1) District, carry out restaurants are first permitted in the Neighborhood Business (C-2) District. Such restaurants sell food in a ready-to-consume state for off-site consumption, either to be picked up by the consumer or delivered by the restaurant. Such food and beverages are generally served in edible or disposable containers. Carry out restaurants do not include fast food restaurants.

Motor vehicle washes are first permitted in a Community Business (C-3) District as freestanding uses, whether automatic or fully-staffed. As previously noted, the applicant proposes to limit this use to operate in conjunction with a permitted use as a self-service, automatic, single bay operation.

As proposed, these uses are designed to provide goods and services to nearby existing and proposed residential communities of the Greenspring project as intended under the original conditions of zoning.

Hours of Operation:

Convenience Business (C-1) District standards require that no use can be open to the public between the hours of 9:00 p.m. and 6:00 a.m. The applicant requests that operating hours be extended for convenience store, restaurant and carry-out restaurant uses to 11:00 p.m. All other uses will continue to be regulated by the C-1 standards. (Proffered Condition 2.a.)

Individual Building Size:

Convenience Business (C-1) District standards restrict the square footage of buildings located within 200 feet of an existing residentially zoned parcel to 5,000 square feet of gross floor area. Beyond this 200 foot distance, the building size can be increased to a maximum of 8,000 square feet of gross floor area. The applicant has requested that buildings located within 200 feet of a residentially zoned parcel be permitted a maximum of 6,500 square feet of gross floor area. (Proffered Condition 2.b.)

This floor area restriction most directly affects the southeastern boundary of the subject property, which is adjacent to the proposed development of Edgewater at the Reservoir, Section 4 (reference attached survey plat). Lots within this proposed development will be separated from the subject property either by recorded open space within the subdivision, or the provision of a forty (40) foot buffer within the subject property. As a result, impacts of this requested floor area increase upon the adjacent residential development would be minimized.

Parking Setbacks:

Emerging Growth District standards require a minimum fifty (50) foot parking setback from major arterial roads (Woolridge Road) and twenty-five (25) feet from collector roads (Watermill Parkway). The applicant has requested that this setback be reduced to ten (10) feet off of each of these arterials at the location labeled as "Area of Reduced Setback" on the attached survey plat (Proffered Condition 2.c.). At this location, the road alignments were modified subsequent the dedication of right of way, such that this road intersection will no longer be located adjacent to the subject property. It is anticipated that this relief will be temporary until such time as this excess right of way can be vacated.

Architectural Treatment:

Currently, architectural treatment of buildings, including materials, color and style, must be compatible with buildings located within the same project. Compatibility may be achieved through the use of similar building massing, materials, scale, colors and other architectural features.

Currently, within Emerging Growth Areas, no building exterior which would be visible to any R district or any public right of way may consist of architectural materials inferior in quality, appearance or detail to any other exterior of the same building. There is, however, nothing to preclude the use of different materials on different building exteriors, but rather, the use of inferior materials on sides which face adjoining property. No portion of a building constructed of unadorned concrete block or corrugated and/or sheet metal may be visible from any adjoining R district or any public right of way. No building exterior may be constructed of unpainted concrete block or corrugated and/or sheet metal

Further, C-1 standards require an architectural style compatible with the surrounding residential neighborhood. Compatibility may be achieved through the use of similar building massing, materials, scale or other architectural features.

Currently, all junction and accessory boxes must be minimized from view of adjacent property and public rights of way by landscaping or architectural treatment integrated with the building served. Mechanical equipment, whether ground-level or rooftop, must be screened from view of adjacent property and public rights of way and designed to be perceived as an integral part of the building.

Buffers and Screening:

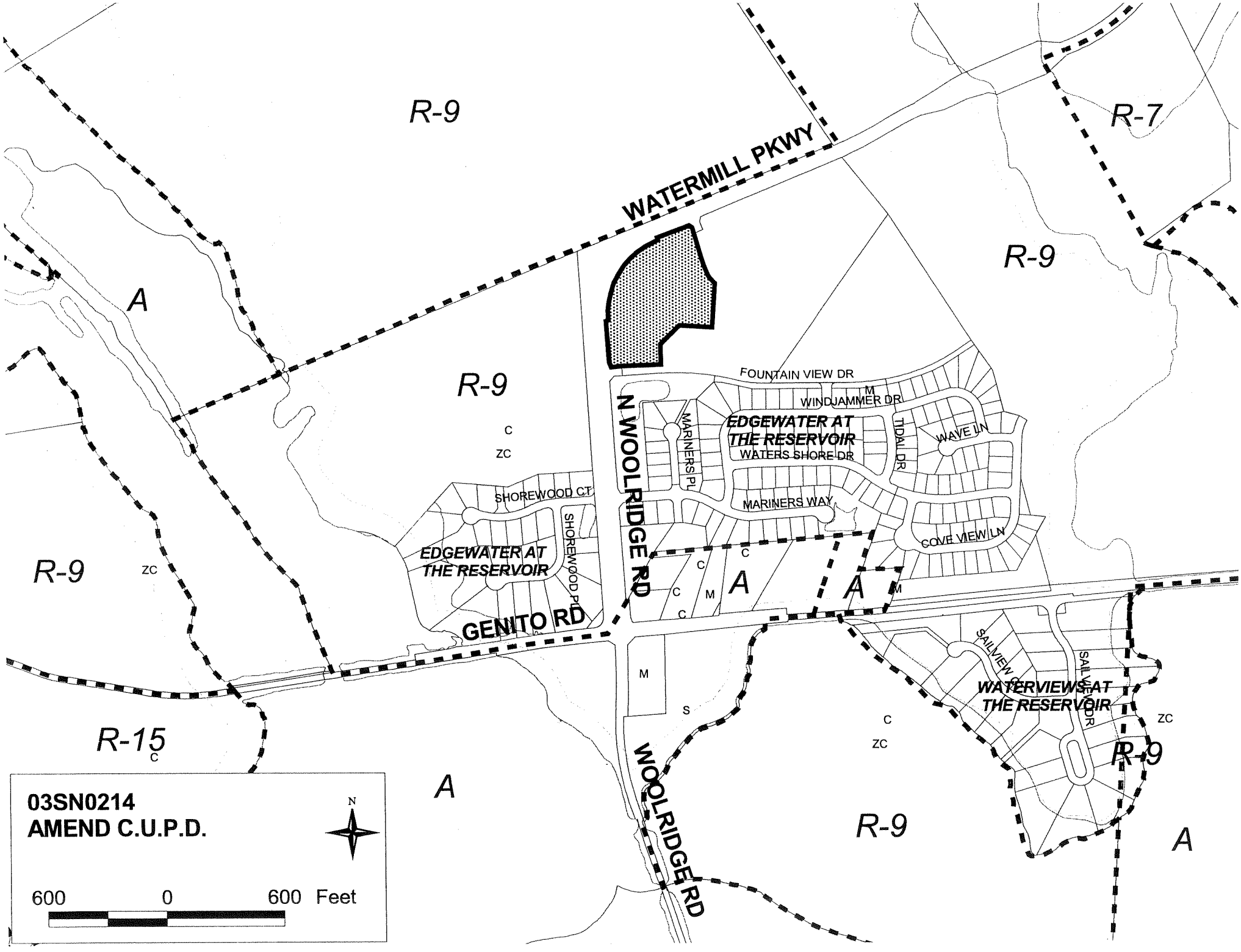
The Zoning Ordinance requires that solid waste storage areas (i.e., dumpsters, garbage cans, trash compactors, etc.) on property which is adjacent to an R district be screened from view of such district by a masonry or concrete wall which is constructed of comparable materials to and designed to be compatible with the principal building that such area serves and that such area within 1,000 feet of any R district not be serviced between the hours of 9:00 p.m. and 6:00 a.m. In addition, sites must be designed and buildings oriented so that loading areas are screened from any property where loading areas are prohibited and from public rights of way.

Adjacent property to the east is zoned Residential (R-9) and is currently vacant. Currently, the Zoning Ordinance requires a minimum forty (40) foot buffer along the eastern property boundary of the request site. At the time of site plan review, the Planning Commission may modify this buffer under certain circumstances.

CONCLUSIONS

The proposed amendments conform with the Upper Swift Creek Plan which suggests that convenience nodes be designed within a planned residential neighborhood and located at the intersection of arterial streets to serve the immediate area. The proposed use exceptions are designed to provide goods and services to nearby existing and proposed residential communities within this unique development as intended under the original conditions of zoning. Zoning conditions and Ordinance requirements, as well as the proffered limitations on such uses, are designed to provide maximum compatibility with, and minimal impact upon, the surrounding residential development.

Given these considerations, approval of this request is recommended.


03SN0214
AMEND C.U.P.D.
N
600 0 600 Feet
R-9
R-7
R-15
A
WATERMILL PKWY
N WOOLRIDGE RD
WOOLRIDGE RD
GENITO RD
FOUNTAIN VIEW DR
WINDJAMMER DR
EDGEWATER AT THE RESERVOIR
WATERS SHORE DR
MARINERS PL
TIDAL DR
WAVE LN
MARINERS WAY
COVE VIEW LN
SHOREWOOD CT
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SAILVIEW
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WATERVIEWS AT THE RESERVOIR
C
ZC
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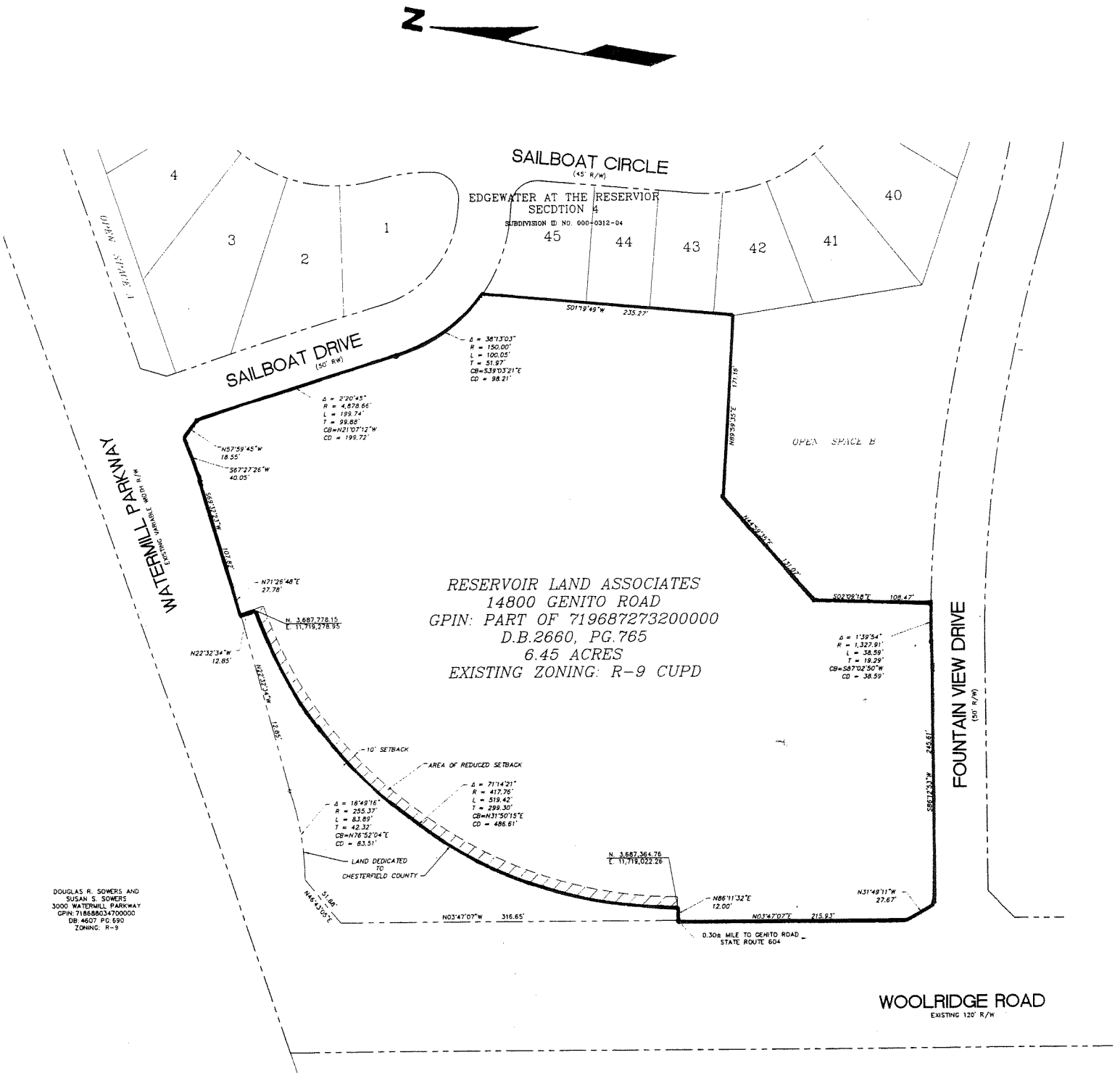
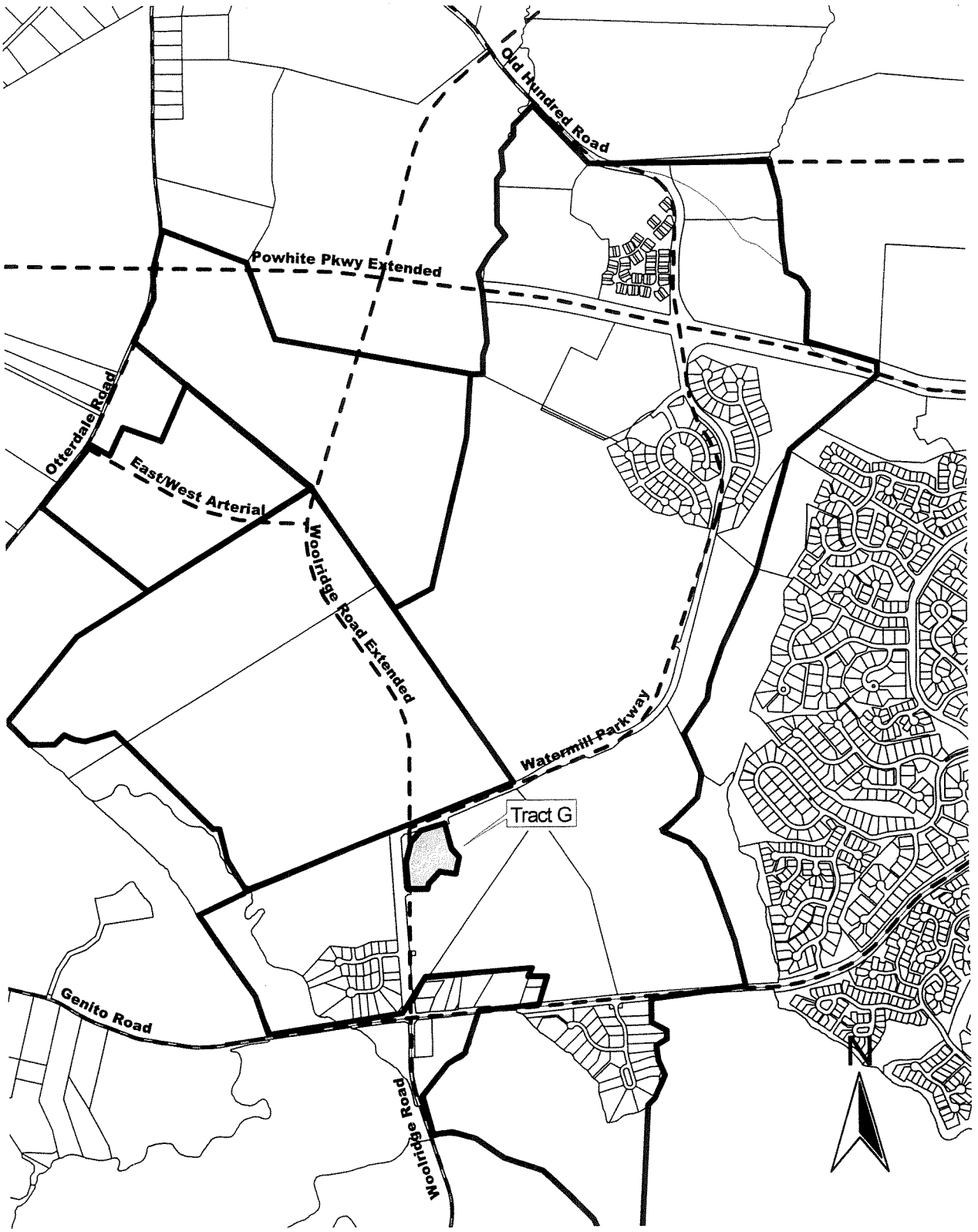

N
SAILBOAT CIRCLE
(45' R/W)
EDGEWATER AT THE RESERVIOR
SECDTION 4
SUBDIVISION ID NO. 000-0312-04
4
3
2
1
45
44
43
42
41
40
OPEN SPACE A
SAILBOAT DRIVE
(50' RW)
WATERMILL PARKWAY
EXISTING VARIABLE WIDTH R/W
S01°19'49"W 235.27'
Δ = 38°13'03"
R = 150.00'
L = 100.05'
T = 51.97'
CB=S39°03'21"E
CD = 98.21'
Δ = 2°20'45"
R = 4,878.66'
L = 199.74'
T = 99.88'
CB=N21°07'12"W
CD = 199.72'
N57°59'45"W
18.55'
S67°27'26"W
40.05'
S69°32'23"W 107.82'
N71°26'48"E
27.78'
N. 3,687,778.15
E. 11,719,278.95
N22°32'34"W
12.85'
N22°32'34"W
12.85'
N89°59'35"E 171.16'
OPEN SPACE B
N44°59'35"E 131.07'
S02°09'18"E 108.47'
Δ = 1°39'54"
R = 1,327.91'
L = 38.59'
T = 19.29'
CB=S87°02'50"W
CD = 38.59'
RESERVOIR LAND ASSOCIATES
14800 GENITO ROAD
GPIN: PART OF 719687273200000
D.B.2660, PG.765
6.45 ACRES
EXISTING ZONING: R-9 CUPD
FOUNTAIN VIEW DRIVE
(50' R/W)
S86°12'53"W 245.61'
10' SETBACK
AREA OF REDUCED SETBACK
Δ = 71°14'21"
R = 417.76'
L = 519.42'
T = 299.30'
CB=N31°50'15"E
CD = 486.61'
Δ = 18°49'16"
R = 255.37'
L = 83.89'
T = 42.32'
CB=N76°52'04"E
CD = 83.51'
LAND DEDICATED
TO
CHESTERFIELD COUNTY
N. 3,687,364.76
E. 11,719,022.26
N86°11'32"E
12.00'
N31°49'11"W
27.67'
N03°47'07"W 316.65'
N03°47'07"E 215.93'
N46°43'05"E 51.88'
0.30± MILE TO GENITO ROAD
STATE ROUTE 604
DOUGLAS R. SOWERS AND
SUSAN S. SOWERS
3000 WATERMILL PARKWAY
GPIN: 718688034700000
DB: 4607 PG: 690
ZONING: R-9
WOOLRIDGE ROAD
EXISTING 120' R/W

035N0214-1



Greenspring
Case 03SN0214

03SN0214-2