

CASE NUMBER: 20SN0547

APPLICANT: AREC 10, LLC



**CHESTERFIELD COUNTY, VIRGINIA
BERMUDA DISTRICT**

**STAFF'S ANALYSIS
AND RECOMMENDATION**

Planning Commission (CPC) Hearing:

APRIL 21, 2020

CPC Time Remaining:

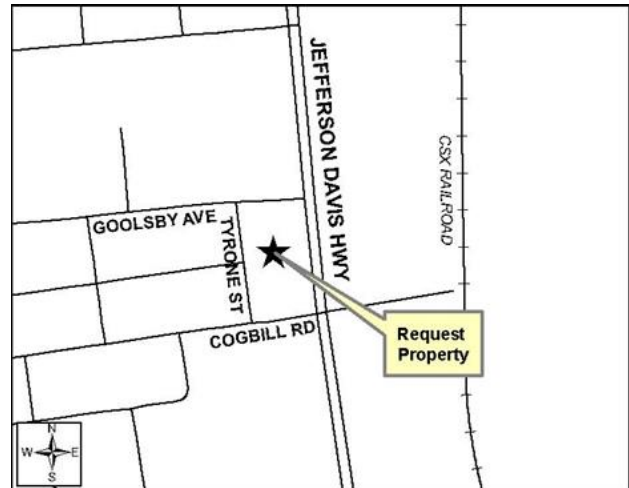
100 DAYS

Applicant's Agent:

JACK R. WILSON, III. PLC (804-425-9474)

Planning Department Case Manager:

DREW NOXON (804-748-1086)



3.1 Acres – 5210, 5230 & 5240 Jefferson
Davis Hwy.

REQUEST

Rezoning from Community Business (C-3) to General Business (C-5) plus conditional use planned development to permit exceptions to ordinance requirements.

Note: Conditions may be imposed, or the property owner may proffer conditions.

SUMMARY

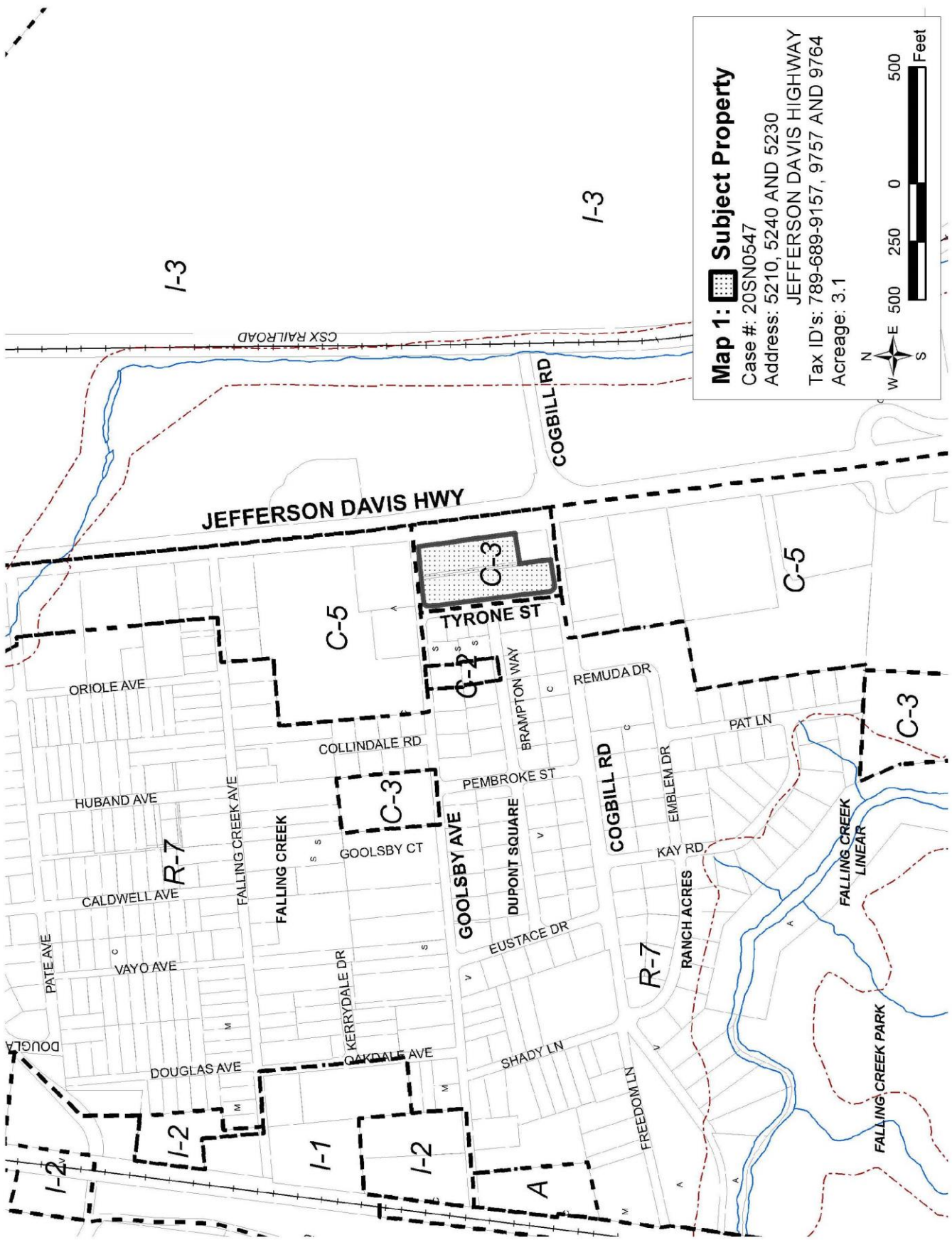
An automobile and motor vehicle rental business (U-Haul) that includes mini-storage and outdoor storage of vehicles as accessory to the vehicle rental use has been operating on the site without the requisite zoning approval. Rezoning to general Business (C-5) is requested in order to permit the continued operation of these uses on the property. As conditioned, the proposal would limit uses to all of those permitted in the Community Business (C-3) District, with the existing automobile and motor vehicle rentals, mini-storage and outdoor storage of vehicles included as the only C-5 uses permitted.

Exceptions to ordinance requirements are requested related to building and parking setbacks, landscaping, screening and building and site development standards to allow maintenance of existing improvements on the property.

DEFERRAL

The applicant requests deferral to the Commission's May 19, 2020 public hearing to allow time to finalize the proposal.

The deadline for the applicant to submit any new or revised information for a deferral to the Commission's regularly scheduled May 19, 2020 meeting is April 22, 2020. Staff supports a deferral to the Commission's May 19, 2020 meeting provided this deadline can be met. Otherwise a longer deferral would be appropriate.



CASE HISTORY

Applicant Submittals

| | |
|---|--|
| 10/16/19 | Application submitted |
| 10/2/19 | Proffered conditions, Textual Statement and Exhibits submitted |
| 1/9, 2/14, 3/26 & 4/8/20 | Revised proffered conditions, Textual Statement and Exhibits submitted |
| 4/8/20 | Application revised |