

**CASE NUMBER: 20SN0543**

**APPLICANT: Pavilion Development Company**



**CHESTERFIELD COUNTY,  
VIRGINIA  
CLOVER HILL DISTRICT  
STAFF'S ANALYSIS  
AND  
RECOMMENDATION**

**Board of Supervisors (BOS) Hearing:**

MAY 27, 2020

**BOS Time Remaining:**

365 DAYS

**Applicant's Contact:**

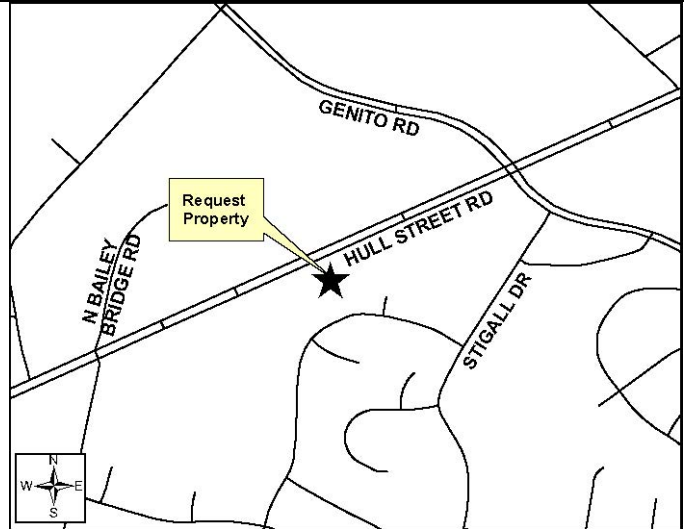
GEORGE SHIELD (704) 944-5964

**Applicant's Agent:**

ANDREW CONDLIN (804) 977-3373

**Planning Department Case Manager:**

JOSH GILLESPIE (804) 796-7122



1.4 Acres – 11321 & 11401 Hull Street Road

Firestone at

Genito Green Shopping Center

## REQUEST

REQUEST I: Conditional Use to allow automobile repair within a shopping center and within 100' of Office zoning district

REQUEST II: Conditional Use Planned Development (CUPD) for exceptions to landscaping requirements of 19.1-342 (A) and (B)

**Notes:** A. Conditions may be imposed, or the property owners may proffer conditions.

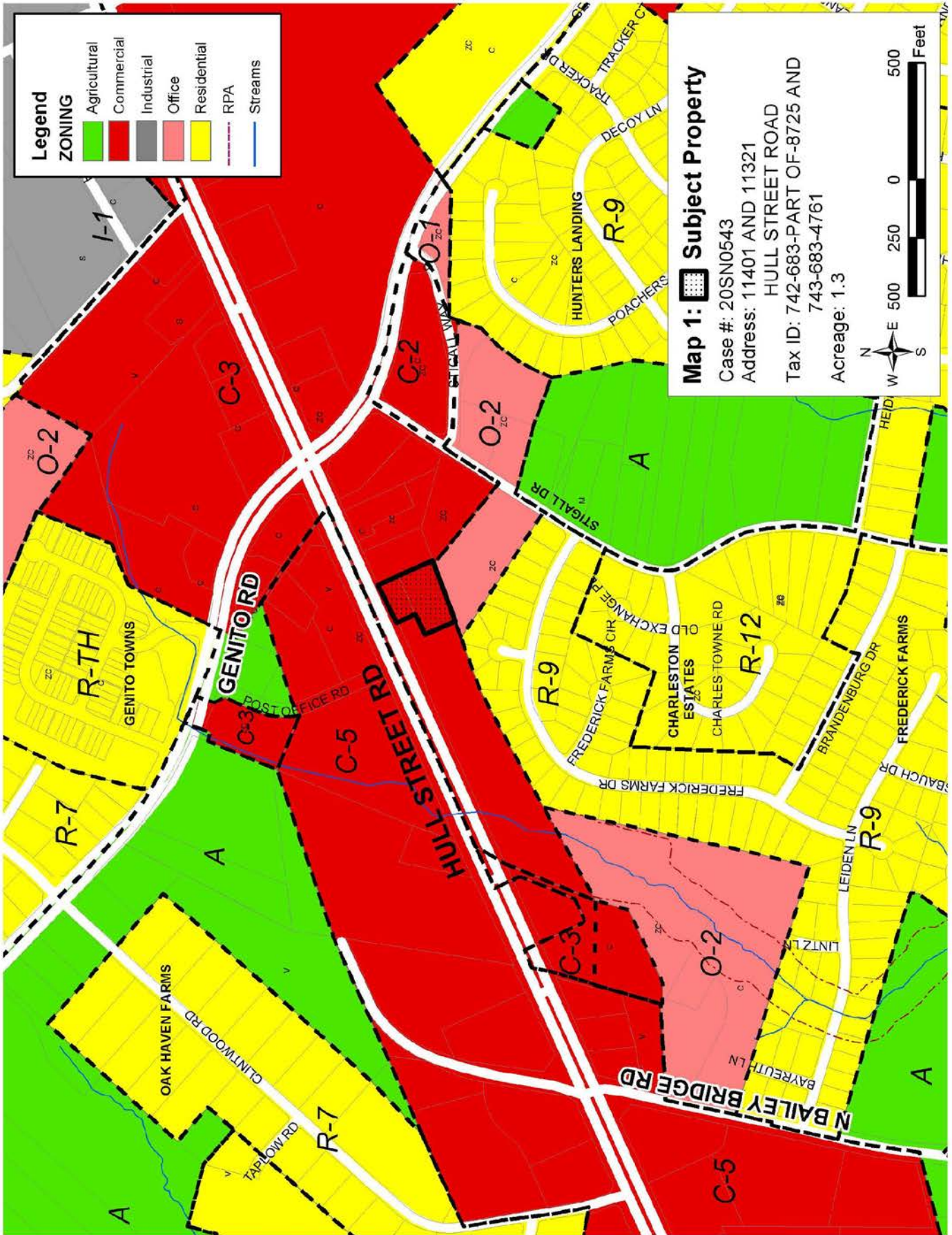
B. Proffered Conditions, Textual Statement and exhibits are located in Attachments 1-4.

## SUMMARY

A conditional use is requested to allow automobile repair excluding body, major engine or transmission on the Property within a shopping center and within 100' of an adjacent Office zoned property and otherwise does not meet the restrictions as set forth in Section 19.1-53.

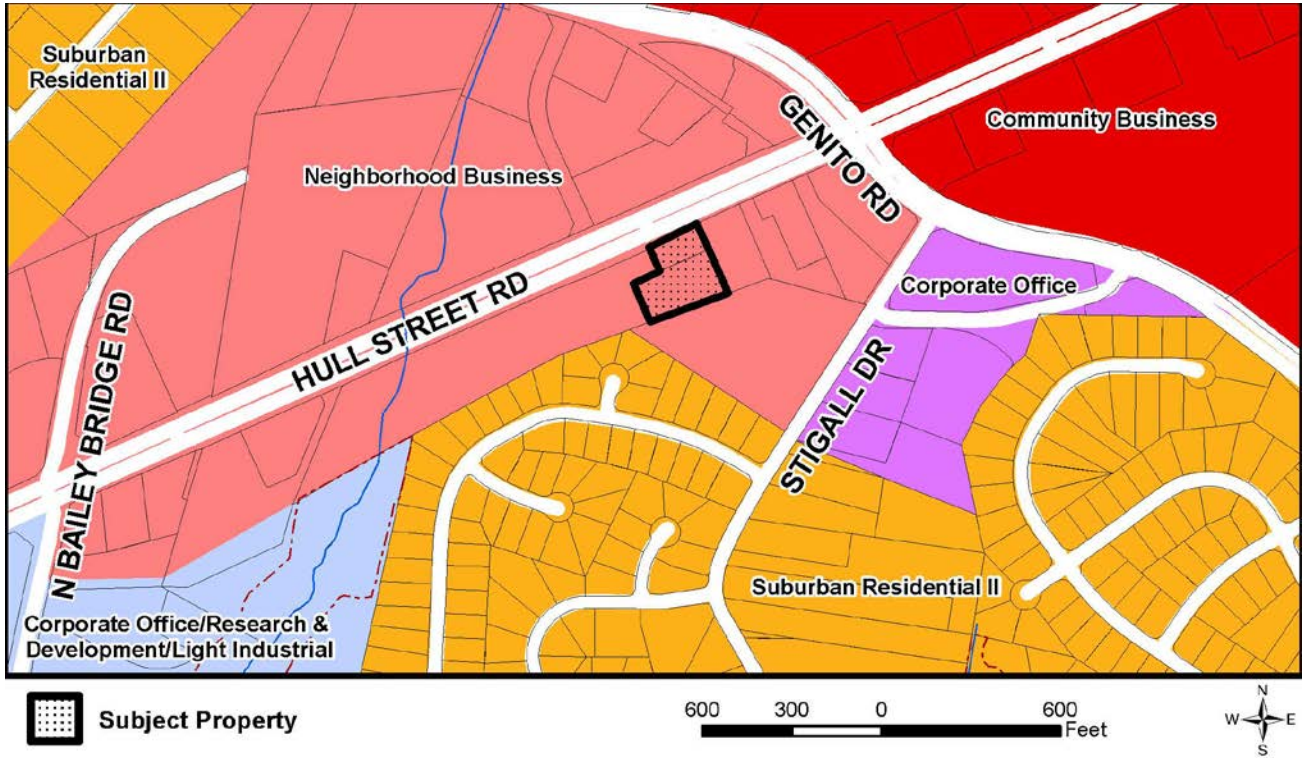
The building is narrow and deep to house the repair bays entered from the side of the building, an orientation consistent with the shopping center and Chesterfield County's development standards. The site dimensions do not accommodate the landscaping in addition to the deep building, parking, onsite circulation, a sanitary sewer easement along the rear of the property and rear setbacks for the building and parking. Further, the sanitary sewer main easement prevents plantings to meet the landscaping required by the Code. The CUPD plan provides a fence/wall in lieu of landscaping. The site layout, screening and appearance have been designed to be compatible with the shopping center and the surrounding office and residential properties.

<b>RECOMMENDATION</b>	
PLANNING COMMISSION (4/21/20)	<b>APPROVAL WITH THE PROFFERED CONDITIONS</b>
STAFF	<b>APPROVAL WITH THE PROFFERED CONDITIONS</b> <ul style="list-style-type: none"> <li>• The use is appropriate oriented to a major thoroughfare and is consistent with the character of the Genito Green Shopping Center. Further, the surrounding Office zoning is used for a church, with a substantial screening performs the equivalent function to the 100' setback otherwise required.</li> <li>• The CUPD provides opaque screening with a wall/fence and with retained and supplemented vegetation to meet the purpose of the landscaping that is otherwise required.</li> </ul>

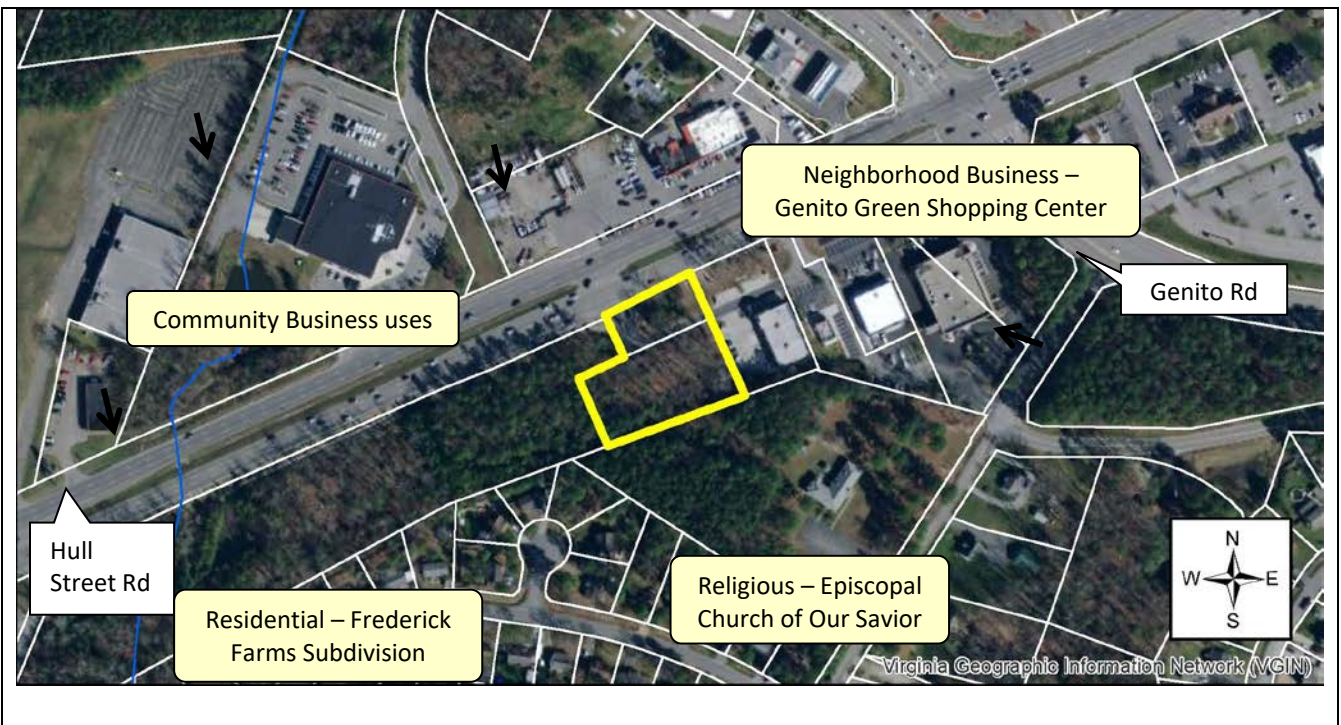


**Comprehensive Plan**  
**Classification: NEIGHBORHOOD BUSINESS**

The designation suggests commercial uses that serve neighborhood-wide trade areas. Such uses generally attract customers residing in neighborhoods within a small geographical area.



**Surrounding Land Uses and Development**



**PLANNING**

Staff Contact: Josh Gillespie (804-796-7122) gillespiejo@chesterfield.gov

**Zoning History**

Case Number	Request
93SN0180 Approved (06/1993)	<ul style="list-style-type: none"> <li>Rezoning from Agricultural (A) to Neighborhood Office (O-1), Neighborhood Business (C-2), and Community Business (C-3) plus a Conditional Use Planned Development to permit use and bulk (setback) exceptions.</li> </ul>

**Proposal**

A conditional use is requested to allow automobile repair excluding body, major engine or transmission on the Property within a shopping center and within 100' of an adjacent Office zoned property and otherwise does not meet the restrictions as set forth in Section 19.1-53.

The building is narrow and deep with repair bays entered from the building side, an orientation consistent with the shopping center character and Chesterfield County’s development standards. The site dimensions and property setbacks combined with onsite vehicular circulation and a sanitary sewer main easement along the rear of the property constrain site development with the landscaping required by the Code. The opportunity exists for preservation of existing mature trees and creating a screen at the rear of the property with a solid wall or fence.

General Overview	
Requirements	Details
Uses	Automobile repair uses are allowed so long as certain development standards are met <i>Textual Statement (TS) Condition 1</i>
Site Development	The Property shall be developed as generally shown <i>TS Condition 1</i>
Architectural Standards	The building shall have an exterior elevation generally consistent with those certain elevations herein <i>TS Condition 1</i>
Operation	No vehicles waiting for repair shall be parked in the area shown on the Concept Plan as outlined in yellow <i>TS Condition 1</i>
Screening	An 8-foot opaque fence constructed of a hard surface material, such as block, pre-cast or other material approved at the time of plans review, shall be provided as shown <i>TS Condition 1</i>
Landscaping	No landscaping shall be required along the rear property line so long as an 8’ opaque fence shall be provided as shown on the Concept Plan, provided, however, landscaping shall be provided in the areas shown on the Concept Plan as “AREA OF SUPPLEMENTAL LANDSCAPING” as determined appropriate at the time of plans review to supplement existing vegetation and to add to any areas that are cleared. Any such supplemental planting shall be appropriate for the location and the existing sanitary sewer easement <i>TS Condition 2</i>

## **The Comprehensive Plan and Future Area Development**

The designation suggests commercial uses that serve neighborhood-wide trade areas. Such uses generally attract customers residing in neighborhoods within a small geographical area.

The subject properties are located between Hull Street Road, a major thoroughfare for east-west traffic, and surrounding office and residential properties. Developments of sites of this nature must balance the transitions between differing types of land uses.

## **Site Development and Design**

The development will be designed in general conformance with the Site Plan and Elevations (Exhibits A and B, Attachments 3 and 4). The two (2) subject parcels in this zoning case are served by a common access driveway for the Genito Green Shopping Center. The site has been designed to orient the entrance toward the shared drive and the garage bays on the building side that is least visible from rights-of-way.

## **Screening and Landscaping**

The Site Plan and Elevations (Exhibits A and B, Attachments 3 and 4) provides an opaque wall or fence of masonry block or pre-cast material to screen the rear of the site from adjoining office and residential zoning districts. The wall or fence is provided in lieu of the landscaping otherwise required by the code, in addition to the preservation of existing mature vegetation and the addition of supplemental vegetation in specified areas around the parking area and dumpster enclosure.

## **Architectural Elevations**

The Elevations (Exhibits B, Attachment 4) provide architectural elevations that are compatible with the existing buildings in the Genito Green Shopping Center. The building entrance is located on the north elevation facing Hull Street Road and is delineated by additional features including the wall covering of increased amount of masonry, canopies, and a finished roof cap at the corner over the entrance area. Development of the subject properties will continue this character through this part of the shopping center and maintain continuity for the future development of currently vacant commercial properties to the west.

## **ENVIRONMENTAL ENGINEERING**

Staff Contact: Rebecca Rochet (804-748-1028) RochetR@chesterfield.gov

### **Geography**

The subject properties generally drain from northeast to southwest to an unnamed tributary of Swift Creek. The tributary drains through the office/commercial park property located to the west of the subject properties, then through several existing subdivisions prior to discharging into Swift Creek. Both properties are located within the Lower Swift Creek Watershed.

### **Environmental Features**

A Resource Protection Area (RPA) Designation must be submitted to and confirmed by the Department of Environmental Engineering – Water Quality Section prior to the submittal of any site plans. In addition, wetlands shall not be impacted without prior approval from the U.S. Army Corps of Engineers and/or the Virginia Department of Environmental Quality.

### **Drainage**

The subject properties currently drain to an unnamed tributary which drains through the Frederick Farms subdivision, then through several other existing subdivisions prior to discharging into Swift Creek. Roadside ditches and existing culverts within the Frederick Farms subdivision are inadequate to accommodate a substantial increase in runoff generated by upstream development. Therefore, to the maximum extent practicable, drainage from the proposed development shall be collected and directed to the existing storm sewer system along Hull Street Road.

In addition, any increase in the 100-year discharge rate from the development of the subject properties may result in increased flooding within the existing neighborhoods. As a result, the maximum post-development discharge rate for the 100-year storm shall be based on the maximum capacity of the existing facilities downstream, and shall not increase the recorded 100-year backwater and/or floodplain. On-site detention of the post-development discharge rate for the 100-year storm to below the pre-development discharge rate may be provided to satisfy this requirement. The applicant has offered Proffered Condition 3 to address this impact.

### **Stormwater Management**

The development of the subject property will be subject to the Part IIB technical criteria of the Virginia Stormwater Management Program Regulations for water quality and water quantity.

**UTILITIES**

Staff Contact: Randy Phelps (796-7126) phelpsc@chesterfield.gov

**Existing Water and Wastewater Systems**

Utility Type	Currently Serviced	Size of Closest Existing Lines	Connection Required by County Code
Water	No	8"	Yes
Wastewater	No	8"	Yes

**Additional Utility Comments:**

The subject property is located within the mandatory water and wastewater connection areas for new non-residential structures. An 8" public water is located on 11301 Hull Street Road, immediately east of the subject property. An 8" public wastewater line is located along the rear property line. The applicant has proffered to connect to the public water and wastewater systems.

In conjunction with the site plan approval process, extension of a public water line across the subject property is anticipated to serve the undeveloped portion of the property towards the west.

The Utilities Department supports this case.

**FIRE SERVICE**

Staff Contact: Anthony Batten (804-717-6167) BattenA@chesterfield.gov

When the property is developed, the number of hydrants, quantity of water needed for fire protection, and access requirements will be evaluated during the plans review process.

**Nearby Fire and Emergency Medical Service (EMS) Facilities**

<b>Fire Station</b>	The Manchester Volunteer Rescue Squad Fire Station, Company Number 24
<b>EMS Facility</b>	The Manchester Volunteer Rescue Squad



**COUNTY DEPARTMENT OF TRANSPORTATION**

Staff Contact: Steve Adams (804) 748-1037 adamsSt@chesterfield.gov

**FIRE AND EMERGENCY MEDICAL SERVICES**

Staff Contact: Anthony Batten (717-6167) battena@chesterfield.gov

**SCHOOLS**

Staff Contact: Atonja Allen (804-318-8740) atonja\_allen@ccpsnet.net

**PARKS AND RECREATION**

Staff Contact: Janit Llewellyn (804-751-4482) llewellynja@chesterfield.gov

**LIBRARIES**

Staff Contact: Jennifer Stevens (804-751-4998) stevensj@chesterfield.gov

**VIRGINIA DEPARTMENT OF TRANSPORTATION**

Staff Contact: Willie Gordon (804) 674-2907 willie.gordon@vdot.virginia.gov

**HEALTH**

Staff Contact: Richard Michniak (804-748-1695) richard.michniak@vdh.virginia.gov

This request will not impact these facilities.

## CASE HISTORY

<b>Applicant Submittals</b>	
<b>10/10/19</b>	Application submitted
<b>12/12/19, 3/9 &amp; 4/9/20</b>	Application amended
<b>10/10 &amp; 12/12/19, 1/7, 2/3, 3/9, 3/11, 4/6, 4/9, 4/10 &amp; 4/21/20</b>	Proffered Conditions, Textual Statement and exhibits submitted

<b>Planning Commission Meeting</b>	
<b>4/21/20</b>	<p>Citizen Comments: No one spoke to this request</p> <p>Commission Discussion: There was no discussion</p> <p><b>Recommendation – APPROVAL WITH THE PROFFERED CONDITIONS</b></p> <p><b>Motion:</b> Hylton    <b>Second:</b> Owens <b>AYES:</b> Freye, Sloan, Hylton, Owens, Petroski</p>
<p><b>The Board of Supervisors on Wednesday, May 27, 2020 beginning at 6:30 p.m., will consider this request.</b></p>	

**PROFFERED CONDITIONS**

April 21, 2020

**Note:**

Both the Planning Commission and staff recommend acceptance of the following proffered conditions, as offered by the applicant.

1. **Master Plan.** The Textual Statement last revised on April 10, 2020 shall be considered as the Master Plan. (P)
2. **Water & Wastewater.** The development shall be served by County water and wastewater. (U)
3. **Drainage.** Proffer 14 of Case 93SN0180 shall be deleted in its entirety and replaced with the following:

Drainage. For the portions of the property that will drain toward the Frederick Farms subdivision, the maximum post-development discharge rate for the 100-year storm shall be based on the maximum capacity of the existing facilities downstream, and shall not increase the recorded and/or established 100-year backwater and/or floodplain. On-site detention of the post-development 100-year discharge rate to below the pre-development 100-year discharge rate may be provided to satisfy this requirement. (P)

**TEXTUAL STATEMENT**

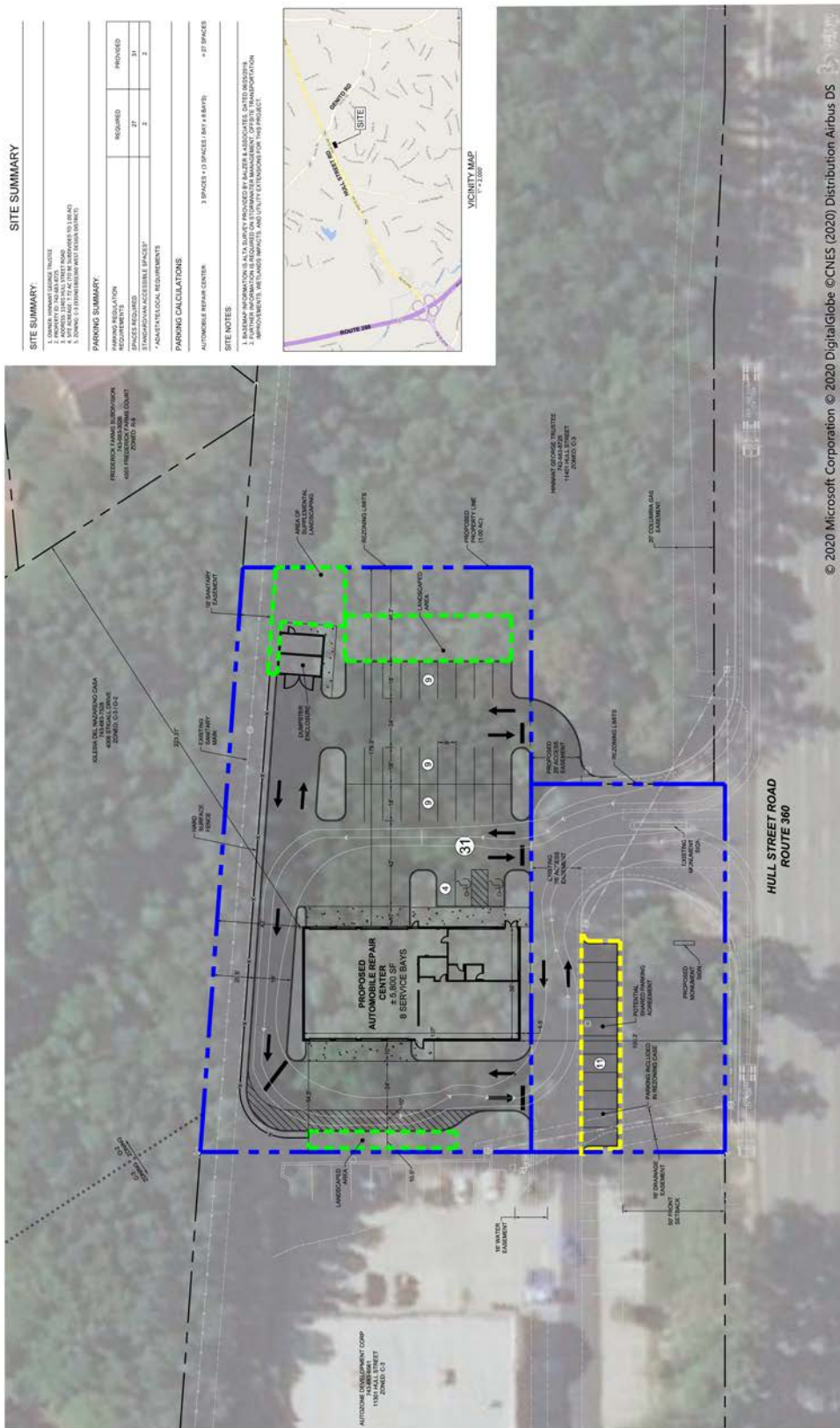
Last Revised April 10, 2020

Development of the Property shall comply with the Zoning Ordinance requirements except as outlined herein:

- 1. Automobile Repair Use and Operation.** Automobile Repair shall be permitted so long as the following standards are met:
  - a. The Property shall be developed as generally shown on that certain conceptual plan entitled "SP004 – FIRESTONE – 11401 HULL STREET, CONCEPTUAL SITE LAYOUT PLAN – April 10, 2020" and prepared by Timmons Group (the "Concept Plan").
  - b. The building shall have an exterior elevation generally consistent with those certain elevations entitled "EXTERIOR ELEVATIONS & DETAILS", dated April 9, 2020, and prepared by SGA Design Group P.C. (the "Elevations").
  - c. An 8 foot opaque fence shall be provided along the rear property line as shown on the Concept Plan. Such fence shall be constructed of a hard surface material, such as block, pre-cast or other material approved at the time of plans review.
  - d. No vehicles waiting for repair shall be parked in the area shown on the Concept Plan as outlined in yellow.  
(P)
- 2. Landscaping.** No landscaping shall be required along the rear property line so long as an 8' opaque fence shall be provided as shown on the Concept Plan, provided, however, landscaping shall be provided in the areas shown on the Concept Plan as "AREA OF SUPPLEMENTAL LANDSCAPING" as determined appropriate at the time of plans review to supplement existing vegetation and to add to any areas that are cleared. Any such supplemental planting shall be appropriate for the location and the existing sanitary sewer easement. (P)

EXHIBIT A – SITE PLANS AND ELEVATIONS

Last Revised April 10, 2020



**SP005 - FIRESTONE - 11401 HULL STREET**  
 CONCEPTUAL SITE LAYOUT PLAN - April 10, 2020

**TIMMONS GROUP**

SCALE 1"=20'

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