

CASE NUMBER: 21SN0518

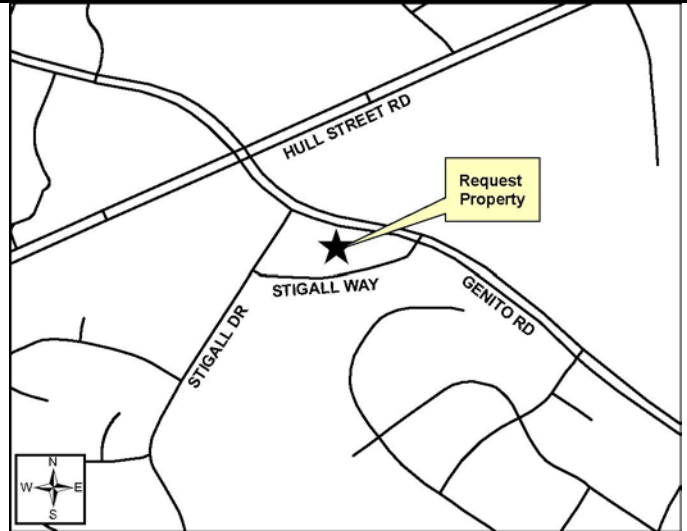
APPLICANT: Better Housing Coalition



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

Planning Commission (CPC) Public Hearing:
NOVEMBER 17, 2020
CPC Time Remaining:
100 DAYS

Applicant's Contact:
Andrew Scherzer (804-794-0571)
Planning Department Case Manager:
Harold Ellis (804-768-7592)



3.5 Acres – 3901 Stigall Dr
11041 Stigall Way

REQUEST

Rezoning from Neighborhood Business (C-2) to Multi-Family Residential District (R-MF) with Conditional Use Planned Development (CUPD) to permit multi-family uses plus exceptions to ordinance requirements.

Notes:

- A. Conditions may be imposed or the property owner may proffer conditions.
- B. Proffered conditions, Exhibits, and Textual Statement are located in Attachments 1 - 2

SUMMARY

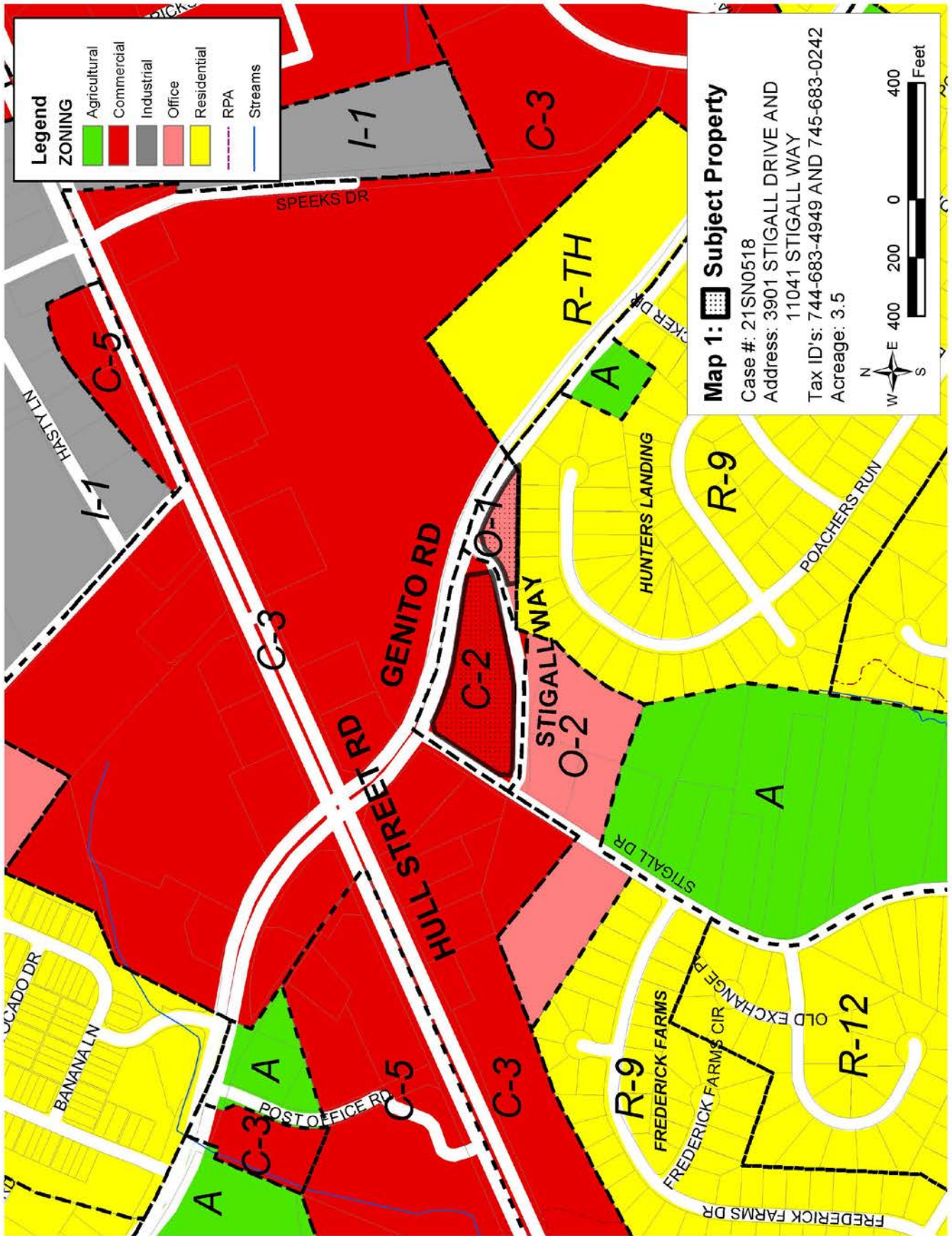
A multifamily residential development is proposed on property fronting Genito Road, and Stigall Drive, and Stigall Way. A total of 49 dwelling units are planned, yielding a density of approximately 14 dwelling units per acre. Exceptions to ordinance requirements are requested to provide for flexibility in overall development design.

Proffered conditions offered by the applicant with this case provide quality design and architectural standards that will complement the surrounding area.

DEFERRAL

The Clover Hill District Planning Commissioner requests deferral to the Commission's regularly scheduled December 15, 2020 meeting to allow time for the applicant to make a clarification on the application.

The deadline for the applicant to submit any new or revised information to the Commission's regularly scheduled December 2020 meeting is November 25, 2020. Staff supports the deferral request.



CASE HISTORY

Applicant Submittals

08/04/20	Site Plan, Textual Statement, Elevations
08/06/20	Proffered Conditions
08/18/20	Application
09/08/20	Site Plan
09/11/20	Revised Textual Statement, Proffered Conditions, Site Plan, and Elevation
10/23/20	Revised Textual Statement, Proffered Conditions, Site Plan, and Elevation
10/30/20	Revised Textual Statement, Proffered Conditions, Site Plan, and Elevation

Virtual Community Meeting

10/21/20	Issue Discussed: <ul style="list-style-type: none">• Height of proposed building and resulting potential impact to adjacent properties in terms of privacy
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