



Chesterfield County Planning Department Chesterfield, VA 23832

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planning@chesterfield.gov (Email)

www.chesterfield.gov/plan (Web)

REZONING AND CONDITIONAL USE APPLICATION

Applicants and Agents

APPLICANTS:

(Assignee per contrac)

Business Name: Oasis Park LLC
First Name:
Middle Name:
Last Name:
Address: P.O. Box 461
City, State, ZIP: MIDLOTHIAN, VI 23113
Phone: 804-423-0340 **EXT.**
Alternate Phone: **EXT.**
FAX:
Email: kkeatley@gomsh.com

AGENTS:

First Name: Vernon
Middle Name:
Last Name: McClure
Business Name:
Address: P.O. Box 461
City, State, ZIP: MIDLOTHIAN, VA 23113
Phone: 804-423-0325 **EXT.**
Alternate Phone: **EXT.**
FAX:
Email: vmcclure@gomsh.com

First Name: Andrew
Middle Name: M
Last Name: Condlin
Business Name: Roth Jackson Gibbons Condlin PLC
Address: 11 South 12th Street, Suite 500
City, State, ZIP: RICHMOND, VA 23219
Phone: 804-977-3373 **EXT.**
Alternate Phone: **EXT.**
FAX: 804-441-8438
Email: acondlin@rothjackson.com

First Name: Kristen
Middle Name:
Last Name: Keatley
Business Name: Main Street Homes Inc.
Address: 15871 City View Drive
City, State, ZIP: MIDLOTHIAN, VA 23113
Phone: 804-423-0340 **EXT.**
Alternate Phone: **EXT.**
FAX: 804-794-3124
Email: kkeatley@gomsh.com

Application Type

Rezoning, Conditional Use, Conditional Use Planned Development

Parcel and Owner Information

Parcel ID	Property Address	Property Owner of Record	Current Owner?	Current Property Owner if Different	Current Property Owner Address	Deed Book #	Deed Book Page #
715-671-6427	15420 COSBY RD	SANFORD FINANCIAL PARTNERS LLC	Y				
716-671-1195	15300 COSBY RD	OASIS SPORTS COMPLEX LLC	Y				
716-671-7058	15210 COSBY RD	BELCHER CALVIN C ET AL TRUSTEE	Y				
716-671-9458	15200 COSBY RD	BELCHER CALVIN C ET AL TRUSTEE	Y				
716-672-0380	15041 VILLAGE SQUARE PKWY	SANFORD KEVIN	N	MILLWOOD SCHOOL	15100 MILLWOOD SCHOOL LANE	12986	108
716-672-9111	15230 COSBY RD	OASIS SPORTS COMPLEX LLC	Y				
717-673-2340	15100 MILLWOOD SCHOOL LN	MILLWOOD SCHOOL	Y				

TOTAL NUMBER OF PARCELS: 7

Existing Zoning District(s)

A

Total Parcel Acreage

Magisterial District	Parcel ID	Property Address	Parcel Acreage	Revised Acreage	Reason for Revising Acreage
Matoaca	715-671-6427	15420 COSBY RD	2.3	0.0	
Matoaca	716-671-1195	15300 COSBY RD	27.7	0.0	
Matoaca	716-671-7058	15210 COSBY RD	1.0	0.0	
Matoaca	716-671-9458	15200 COSBY RD	4.0	0.0	
Matoaca	716-672-0380	15041 VILLAGE SQUARE PKWY	0.8	0.0	
Matoaca	716-672-9111	15230 COSBY RD	19.9	0.0	
Matoaca	717-673-2340	15100 MILLWOOD SCHOOL LN	52.9	0.0	

TOTAL NUMBER OF PARCELS: 7

TOTAL PARCEL ACREAGE 108.6

Partial Parcel Acreage

Parcel ID	Property Address	Total Parcel Acreage	Partial Parcel ?	Partial Acreage Included
715-671-6427	15420 COSBY RD	2.3	N	0.0
716-671-1195	15300 COSBY RD	27.7	N	0.0
716-671-7058	15210 COSBY RD	1.0	N	0.0
716-671-9458	15200 COSBY RD	4.0	N	0.0
716-672-0380	15041 VILLAGE SQUARE PKWY	0.8	N	0.0
716-672-9111	15230 COSBY RD	19.9	N	0.0

717-673-2340	15100 MILLWOOD SCHOOL LN	52.9	Y	4.1
			TOTAL APPLICATION ACREAGE: 59.8	

Proposal Specifics

Proposed Zoning	Proposed Zoning District	Acreage
	R-TH	59.8
TOTAL REZONING ACREAGE		59.8
Conditional Use	Description	Acreage
	A conditional use to allow the existing cell tower to remain.	59.8
CUPD	Description	Acreage
	Requesting conditional use plan of development for the entire property for use exceptions on an maximum of 30% of the overall property . Allowable uses, use locations and development design standards to be outlined in proffered conditions and textual statement of the rezoning case.	59.8

Amend Prior Case

Amendment Description:

Proposal Explanation

Proposing a planned neighborhood of attached single family houses. The development will be controlled by the conditions set forth in this case and will be consistent with the Comprehensive Plan for the county. The design will incorporate lots of open space amenities that will encourage the use of them. The design of roads and sidewalks in this area will be designed in such a way to encourage walking and bike riding.

Proposal Impacts

This project is consistent with the County Comprehensive Plan for controlled growth and development along the Hull Street corridor. This project will provide infrastructure connections for nearby landowners, improve roadways and access and have the ability to provide a portion of the property for service uses in the area.

Utility Proposal(s)

WATER:	Public Water
WASTEWATER:	Public Wastewater

Virginia Department Of Transportation(VDOT)

COMPLIANCE WITH SECTION 15.2-222.1 OF THE CODE OF VIRGINIA AND CHAPTER 156 OF VIRGINIA ADMINISTRATIVE CODE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STATE 527 TRAFFIC IMPACT ANALYSIS (TIA)

Any rezoning proposal that: 1) generates more than 5,000 vehicles per day; OR 2) is a residential proposal projected to have a daily trip generation of more than 400 daily vehicle trips on a state highway AND the proposal's vehicle trips on the highway exceed the daily traffic volume such state highway presently carries requires a VDOT/State TIA, as defined in TIA Regulations 24 VAC 30-155.

A. This Proposal DOES NOT MEET any of the thresholds identified in the TIA Regulations Administrative Guidelines (24 VAC 30-155) that would require a VDOT/State 527 TIA to be submitted in conjunction with this application.

B. This Proposal MEETS at least one of the thresholds identified in the TIA Regulations Administrative Guidelines (24 VAC 30-155) that would require a VDOT/State 527 TIA to be submitted in conjunction with this application.

Please schedule my request for public hearing AFTER receiving final comments from VDOT on the attached TIA.

Please schedule my request for public hearing BEFORE receiving final comments from VDOT on the attached TIA.

Chesterfield Department of Transportation(CDOT)

COMPLIANCE WITH SECTION 19-666 OF THE CODE OF CHESTERFIELD COUNTY DEPARTMENT OF TRANSPORTATION TRAFFIC IMPACT ANALYSIS (TIA)

The Chesterfield County Transportation Department has confirmed that a County TIA IS NOT required with this application.

The Chesterfield County Transportation Department has confirmed that a County TIA IS required with this application. The County TIA, prepared in accordance with the county's guidelines, is attached. (NOTE: One copy of this TIA is required.)

I/WE HEREBY CERTIFY TO THE BEST OF MY/OUR KNOWLEDGE ALL THE ABOVE STATEMENTS AND STATEMENTS CONTAINED IN ANY EXHIBITS TRANSMITTED ARE TRUE.

Please be advised that Va. Code § 15.2-2303.4 prohibits the County from suggesting, requesting, requiring or accepting an “unreasonable proffer” (as defined in this statute) in any residential zoning case, including mixed-use developments that include a residential component. By submitting this application, you agree that (i) you will not knowingly submit a proffer that is unreasonable under this statute and (ii) you will submit only proffers that you have independently determined to be specifically attributable to your proposed development and reasonable as required under this statute.

(NOTE: The signature of only one (1) individual is required to complete this application. The signature must be from the Property Owner, an Applicant or an Agent. However, if the Property Owner does not sign the application, the Applicant or Agent must have limited Power of Attorney to act for the Property Owner. If the property has more than one (1) owner, all owners must sign this application unless one (1) of the owners, an Agent or an Applicant has limited Power of Attorney to act for the other owners.

SIGNATURE

PRINT NAME

DATE

SIGNATURE

PRINT NAME

DATE

SIGNATURE

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DATE