



21SN0675 – Chesterfield County Board of Supervisors (Upper Magnolia Green – East)

Magisterial District – Matoaca

Agent – Andrew Gillies, AICP (804-748-1050)

CPC Public Hearing – March 15, 2022

Time Remaining
100 Days

Case Manager
Stephen L. Donohoe, AICP
(804-768-7287)

Request

Rezoning

To rezone +/-700 acres from Residential (R-9) and Agricultural (A) to Residential (R-15) to allow the development of public facilities and single family detached residential development not to exceed 600 lots.

Staff Recommendation

Deferral

The Property

Multiple Parcels

*See parcel table (Table A)

Site Size

+/-700 Acres

Comprehensive Plan – Land Use Designation

Suburban Residential I

Plan Area

County Wide Plan

Figure 1: Aerial of Request Area – Click Image for Link to GIS

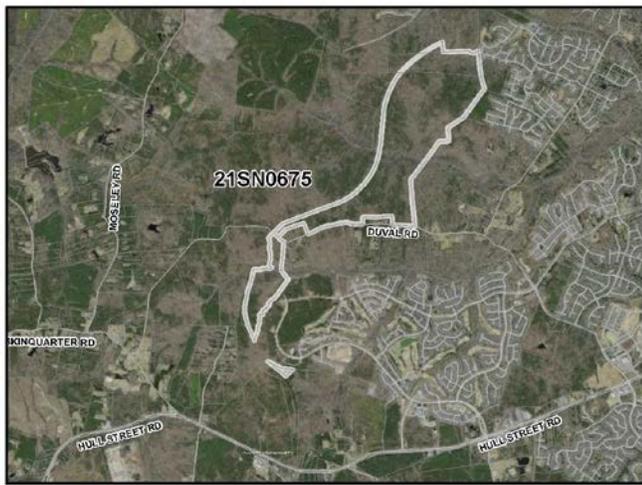
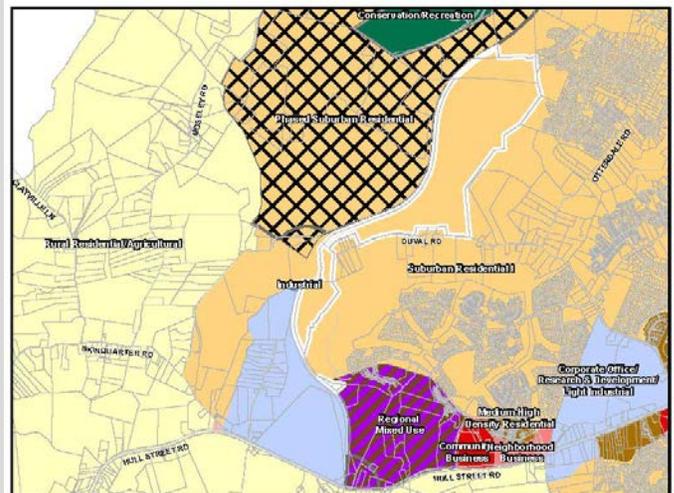


Figure 2: Area Map of Request & Land Use Plan Map



Summary of Proposal

The applicant is proposing to rezone +/-700 acres from Residential (R-9) and Agricultural (A) to Residential (R-15) to allow the development of public facilities and single family detached residential development not to exceed 600 lots. Approximately 150 acres of the property will be reserved for the development of public facilities, inclusive of a middle school, potential elementary school, and library. The remaining 550 acres may be developed in accordance with the R-15 development standards and as generally provided for in the Conceptual Plan.

Deferral:

The District Commissioner recommends deferral of this case to the Commission’s regularly scheduled April 19, 2022 public hearing to allow the County additional time for further review and analysis of the environmental features of the property. The review of the project is nearing completion with mitigation measures identified and the staff analysis nearly completed. However, at this time, Staff offers no official recommendation other than to request the Planning Commission recommend deferral. If deferred, the staff report for Upper Magnolia Green – East (21SN0675) will be updated to provide the complete review and analysis from all reviewing County departments.

Staff supports this deferral.

Background

County Purchase of Land

At their regular meeting on December 16, 2020, the Board of Supervisors voted unanimously to provide funding to the Chesterfield County Economic Development Authority (EDA) for the pursuit of future economic development opportunities. With the funding provided by the Board, the EDA went forward with the purchase of property in western Chesterfield County known as Upper Magnolia Green.

At the time of purchase of the land, the County issued the following statement regarding the intent and purpose of the purchase:

This purchase is a long-term investment for the land use planning of this important area of the county. The property includes a large section of the right of way needed for the extension of the Powhite Parkway to Hull Street and several important intersections. This is a key parcel in determining how this area of Chesterfield will look in 10 to 20 years. The purchase allows the county control so it can:

- Manage growth and development of the property in ways that are an improvement over the current permissible zoning
- Allow for public dialog on the most appropriate uses
- Focus development on the opportunity to create jobs and commercial investment closer to where people live, and not just residential homes
- Allows for more effective and efficient planning and development of roads, utilities, and public facilities, including multiple school sites
- Allows for more effective environmental stewardship of the Swift Creek watershed
- Control the routing of Powhite extension

Board Initiated Rezoning

In September 2021, the Board of Supervisors initiated rezoning of +/-1,850 acres of Residential (R-9) zoned property in the western portion of County for the property known as Upper Magnolia Green. In October 2021, the Board added another +/-578 acres of abutting Agricultural (A) zoned property to the Upper Magnolia Green rezoning project. The rezoning project area, consisting of +/-2,428 acres, was organized into two companion rezoning requests that were split by the existing right-of-way for the future Powhite Parkway and proposed zoning districts.

Upper Magnolia Green - West (Case #21SN0676): The West application, which is not scheduled for public hearing as of the date of this report, is a proposal to rezone +/-1,728 acres from Residential (R-9) & Agricultural (A) to General Industrial (I-2) to allow the development of a technology village consisting of employment generating uses such as advanced manufacturing, research & development, office/commercial uses, and public facilities.

Upper Magnolia Green - East (Case #21SN0675): The East application, the subject rezoning, is a proposal to rezone +/-700 acres from Residential (R-9) & Agricultural (A) to Residential (R-15) to allow for the development of multiple public facilities, inclusive of multiple school sites, and single family detached residential development not to exceed 600 lots.

Zoning History

89SN0343: Approved (12/1991)

Rezoning of 3,892 acres from Agricultural (A) and General Business (B-3) to Residential (R-9) with Conditional Use Planned Development to permit use and bulk exceptions. A mixed use development with single family residential, multi-family residential, commercial and recreational uses is planned.

Although the two projects, Upper Magnolia East and West, include roughly 1,850 acres of land subject to the original zoning case (89SN0343), the remaining portion of the allowable residential units that can be constructed is 1,400. The West rezoning contains no residential development and the subject East rezoning is capped at a maximum of 600 units. This results in a significant decrease in the potential development buildout for the property. In effect, the proposed rezoning will decrease the overall residential buildout approved in 1991 for the Magnolia Green rezoning by 800 residential units.

Comprehensive Plan – Land Use Plan Designation

The Comprehensive Plan designates the Property for Suburban Residential I, which suggests the Property is appropriate for residential development at a maximum density of 2.0 dwellings per acre. Approximately 150 acres will be reserved for public facilities, leaving approximately 550 acres for R-15, Residential development. Given the proffered cap of 600 single family dwelling units, the gross residential density is 1.09 dwelling units per acre (du/ac.).

Proposal

The proposed development includes a maximum of 600 single family dwelling units and the reservation of 150 acres for the development of public facilities, inclusive of a middle school, potential elementary school, and library site. Development of the Upper Magnolia Green – East site will generally conform to the proposed Conceptual Plan (attached). All residential lots on the property shall have a minimum lot size of 15,000 square feet. Approval of the rezoning by the Board of Supervisors shall except the public facilities from the requirement of a substantial accord determination.

Design

High quality residential development addresses the Comprehensive Plan goals for strong and sustainable neighborhoods that are visually attractive, well-planned and well-maintained. Further, the purpose and intent of the zoning ordinance to promote the health, safety, convenience and general welfare of the public includes the creation of convenient, attractive and harmonious communities, protection against overcrowding of land, and protection of the natural environment. As such, developments that promote unique, viable and long-lasting places and enhance the community are encouraged.

Current Situation

Timeline: Community Meetings & Work Sessions

- September 21, 2021 → Community Meeting at Chesterfield Career and Technical Center – Hull Campus (CTC Hull) – Project initially introduced and infrastructure projects presented
- December 16, 2021 → Community Meeting at Public Meeting Room
- December 21, 2021 → Planning Commission Work Session #1
- January 6, 2022 → Community Meeting – Westerleigh & Summerlake communities
- January 13, 2022 → Community Meeting at CTC Hull – Moseley Road Residents
- January 18, 2022 → Planning Commission Work Session #2
- January 26, 2022 → Board of Supervisors Work Session
- February 3, 2022 → Community Meeting at Public Meeting Room
- February 15, 2022 → Planning Commission Work Session #3 – Planning Commission voted to set the public hearing for March 15, 2022

Environmental Engineering Review

Per Section 19.1-542 of the Zoning Ordinance, any applications for rezoning, conditional use, conditional use planned developed, or conditional zoning located in the Upper Swift Creek Watershed shall include a Natural Resource Inventory (NRI). This NRI must include a plan delineating the following components:

- Nontidal wetlands connected by surface flow and contiguous to tidal wetlands or water bodies with perennial flow;

- A 100-foot buffer area located adjacent to and landward of the components above, and along both sides of any water body with perennial flow;
- Nontidal wetlands not included in above;
- 100-year floodplains as designated in Sec. 19.1-502;
- Slopes 25 percent or greater;
- Hydrologic soil groups;
- Threatened and endangered species;
- Transaction screen;
- Greenways;
- Abandoned or existing mines or quarries;
- Historical, archeological, or cultural features;
- Any other sensitive environmental feature specific to the site; and
- Highly erodible soils.

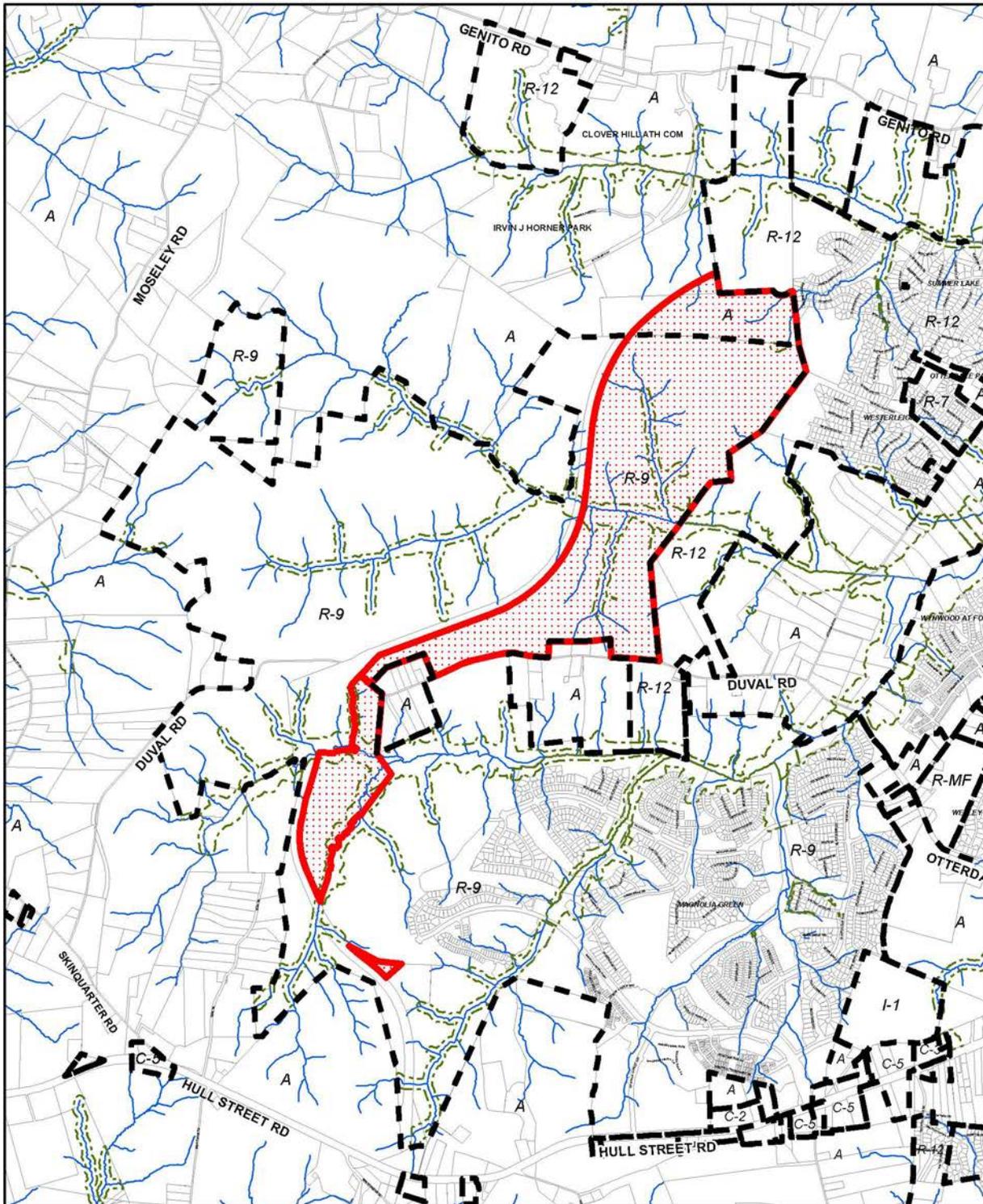
In addition, a narrative describing the location, density, plant species and condition of the vegetation on the site shall be provided with the NRI.

On February 15, 2022, an NRI was submitted to the Department of Environmental Engineering for review to satisfy this requirement. Additional information was requested from the environmental consultant in order for the Department to perform the required field assessments and confirmation. Pending the submittal of the requested information and weather permitting, it is anticipated the final NRI review will be completed in time for the Planning Commission's April meeting.

Recommendation

As of the date of this report, Staff is not offering a final recommendation due to the outstanding environmental engineering review. However, should the environmental analysis provided by the EDA be accepted by the County and deemed complete and accurate, the anticipated recommendation of Staff would be for approval of the rezoning request. Until such time, Staff offers no official recommendation other than to request the Planning Commission recommend deferral of the public hearing to the Commission's regularly scheduled April 19, 2022 public hearing. If deferred, the staff report for Upper Magnolia Green – East (21SN0675) will be updated to provide the complete review and analysis from all reviewing County departments.

Current Zoning Map



Map 1: Subject Property

Case #: 21SN0675
Acreage: 700
Address: SEE TABLE A
GPIN's: SEE TABLE A

3,000 1,500 0 3,000
Feet

 Resource Protection Area
 Streams

Parcels in Application (The Property – Table A)

GPIN	Address
703-685-4335	4355 Moseley Rd
703-684-8129	4361 Moseley Rd
697-680-2507	18100 Duval Rd
695-671-5448	18950 Hull Street Rd
694-675-7241	19801 Duval Rd

Proposed Conceptual Plan

