

**Chesterfield County
Planning Department
Results for Planning Commission Hearing: 3/15/2022
Conditions Modified at Hearing: Yes**

Case Number: **21SN0667**
Result: **Recommend Approval**
Deferred To: **N/A**
Conditions: **No**
Proffered Conditions: **Yes**
Includes Cash Proffer: **Yes**
Approved Time Limit (Years): **N/A**
Complies With Plan: **Yes**

21SN0667 (DEFERRED): In Midlothian Magisterial District, Otterdale Park Associates, LLC (project commonly known as The Lodge at Wylderose) requests amendment of zoning approval (Case 20SN0594) relative to the master plan, density, road cash proffer, age restriction, and development standards and amendment of zoning district map in the Multifamily Residential (R-MF) District on 4.11 acres known as 260 Wylderose Drive. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Regional Mixed Use. Tax ID 721-711-1145.

Case Number: **21SN0675**
Result: **Deferred by CPC**
Deferred To: **04/19/2022**
Conditions: **N/A**
Proffered Conditions: **N/A**
Includes Cash Proffer: **N/A**
Approved Time Limit (Years): **N/A**
Complies With Plan: **N/A**

21SN0675 (DEFERRED): In Matoaca Magisterial District, Chesterfield County Board of Supervisors (project commonly known as Upper Magnolia Green East) requests rezoning from Residential (R-9) and Agricultural (A) to Residential (R-15) and amendment of zoning district map approximately 700.00 acres fronting in three (3) places for approximately 3,900 feet on the north line of Duval Road, approximately 3,300 feet west of Otterdale Road and approximately 600 feet on the south line of Duval Road, approximately 9,800 feet west of Otterdale Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential I (Maximum of 2 dwellings per acre) and Regional Mixed Uses. Tax IDs 694-675-Part of 7241; 695-671-Part of 5448; 697-680-Part of 2507; 703-684-Part of 8129; 703-685-Part of 4335.

Case Number: **21SN0689**
Result: **Withdrawn**
Deferred To: **N/A**
Conditions: **N/A**
Proffered Conditions: **N/A**
Includes Cash Proffer: **N/A**
Approved Time Limit (Years): **N/A**
Complies With Plan: **N/A**

21SN0689 (DEFERRED): In Dale Magisterial District, Liberty Farm Partners LLC requests conditional use to permit a second dwelling and amendment of zoning district map in an Agricultural (A) District on 5.28 acres known as 5418 Newbys Bridge Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax ID 758-681-2847.

Case Number: **21SN0605**
Result: **Recommend Approval**
Deferred To: **N/A**
Conditions: **No**
Proffered Conditions: **Yes**
Includes Cash Proffer: **Yes**
Approved Time Limit (Years): **N/A**
Complies With Plan: **Yes**

21SN0605: In Bermuda Magisterial District, Keith Lester, Jr. requests amendment of zoning approval (Case 03SN0174) relative to cash proffers and amendment of zoning district map in a Residential (R-15) District on 1.06 acres fronting 150 feet on the west line of Walthall Crest Lane, 100 feet north of Walthall Crest Court. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2.0 to 4.0 dwellings per acre). Tax ID 811-645-9741.

Case Number: **21SN0636**
Result: **Recommend Approval**
Deferred To: **N/A**
Conditions: **Yes**
Proffered Conditions: **No**
Includes Cash Proffer: **No**
Approved Time Limit (Years): **N/A**
Complies With Plan: **Yes**

21SN0636: In Matoaca Magisterial District, Jim Andelin (project commonly known as Metro Richmond Zoo) requests conditional use to permit indoor/outdoor recreation facilities for a public zoo plus conditional use planned development to permit exceptions to ordinance requirements and development standards and amendment of zoning district map in an Agricultural (A) District on 38.94 acres fronting approximately 230 feet on the south line of Beaver Bridge Road, 450 feet south of Hull Street Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Rural Residential/Agricultural use. Tax ID 696-664-3270.

Case Number: **21SN0685**
Result: **Recommend Approval**
Deferred To: **N/A**
Conditions: **No**
Proffered Conditions: **Yes**
Includes Cash Proffer: **No**
Approved Time Limit (Years): **N/A**
Complies With Plan: **Yes**

21SN0685: In Matoaca Magisterial District, Alan Michael requests rezoning from Residential (R-12) to Agricultural (A) with a conditional use planned development to permit exceptions to ordinance requirements and/or development standards and amendment of zoning district map on 9.51 acres known as 8300 Spring Run Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Suburban Residential II use (2 to 4 dwellings per acre). Tax IDs 726-667-5732 and 8727.

Case Number: **21SN0697**
Result: **Recommend Approval**
Deferred To: **N/A**
Conditions: **No**
Proffered Conditions: **Yes**
Includes Cash Proffer: **Yes**
Approved Time Limit (Years): **N/A**
Complies With Plan: **Yes**

21SN0697: In Midlothian Magisterial District, Chesterfield County Economic Development Authority requests rezoning from General Business (C-3) to Regional Business (C-4) with conditional uses for an arena; public address system, outdoors; dwelling, multiple-family; dwelling, townhouse; and vendors plus conditional use planned development for exceptions to ordinance requirements, development standards and uses and amendment of zoning district map on 41.9 acres known as 7100 Midlothian Turnpike. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Regional Mixed Use. Tax IDs 764-707-0446; 764-708-5319.

THE FOLLOWING PROFFERED CONDITIONS & TS ITEMS WERE MODIFIED AT THE CPC HEARING (IN ADDITION TO THE CHANGES IN THE ADDENDUM – PLEASE CONTACT MARIANNE FOR CLARIFICATION):

Proffered Conditions

4. Transportation Density. The maximum density of this development shall be 300,000 square feet of general office, 215 hotel rooms, 125,000 square feet of shopping center/retail, 125,000 square feet of sports and entertainment facility, 10,000 square feet of community/public use, 1,100 multiple family dwelling units, and 125 condominium or townhouse units, or equivalent density as approved by the Transportation Department.
6. Phasing. No more than 300 final certificates of occupancy for multi-family dwelling units may be issued until developer has constructed (a) a road connection from the Property to Beaufont Springs Drive (private), for use by the public, as approved by the Transportation Department, (b) Celebration Street (as defined in proffer 8(c)), and (c) a minimum of 100,000 square feet of commercial and office space (but not including commercial parking uses). Any building containing such multi-family dwelling units must front Celebration Street until the completion of items (a), (b) and (c) above. No townhome building may be constructed prior to the completion items (a), (b) and (c) above.

Textual Statement Item 3.b.iv.6

6. Any building containing multifamily dwelling units shall contain a minimum of 12,000 square feet of commercial or office space on the ground floor of the building and such commercial and office space shall front a private street internal to the Property. Any portion of such building fronting on Celebration Street shall contain only commercial and office uses on the ground floor of the building fronting Celebration Street, excluding as required for handicap accessible units. If any such building has street frontage on 3 or more streets, at least one-third of each such street frontage on at least 3 sides shall be used for commercial and office uses on the ground floor. If any such building is located on an entire block, then such building shall contain a minimum of 24,000 square feet of commercial or office space.

Case Number: **21SN0703**
Result: **Recommend Approval**
Deferred To: **N/A**
Conditions: **Yes**
Proffered Conditions: **No**
Includes Cash Proffer: **No**
Approved Time Limit (Years): **N/A**
Complies With Plan: **Yes**

21SN0703: In Clover Hill Magisterial District, Holiday Signs requests conditional use to permit a computer controlled, variable message, electronic sign (EMC) on a fuel canopy and amendment of zoning district map in a Regional Business (C-4) District on 14.38 acres known as 12201 Bridgewood Crossing Drive. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Regional Mixed Use. Tax ID 738-680-5951.

Case Number: **21SN0704**
Result: **Recommend Approval**
Deferred To: **N/A**
Conditions: **No**
Proffered Conditions: **Yes**
Includes Cash Proffer: **No**
Approved Time Limit (Years): **N/A**
Complies With Plan: **Yes**

21SN0704: In Matoaca Magisterial District, Richard Smith requests conditional use and conditional use planned development to permit special events center and equestrian events center plus exceptions to ordinance requirements and/or development standards and amendment of zoning district map in Agricultural (A) District on 52.56 acres known as 17901 River Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Rural Residential/Agricultural use. Tax IDs 703-642-4250, 703-642-Part of 6005; and 704-640-4686.

Case Number: **21SN0707**
Result: **Recommend Approval**
Deferred To: **N/A**
Conditions: **Yes**
Proffered Conditions: **No**
Includes Cash Proffer: **No**
Approved Time Limit (Years): **5**
Complies With Plan: **Yes**

21SN0707: In Matoaca Magisterial District, Joey Patterson requests conditional use to permit an outdoor vendor (farmers market) use plus conditional use planned development to permit exceptions to development standards and amendment of zoning district map in General Business (C-5) District on 0.38 acre fronting approximately 230 feet on the north line of Hull Street Road, 300 east of Magnolia Green Parkway. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Corporate Office/Research & Development/Light Industrial use. Tax ID 706-667-9250.

Case Number: **22SN0001**
Result: **Recommend Approval**
Deferred To: **N/A**
Conditions: **Yes**
Proffered Conditions: **No**
Includes Cash Proffer: **No**
Approved Time Limit (Years): **N/A**
Complies With Plan: **Yes**

22SN0001: In Midlothian Magisterial District, Jeff and Kellyn Hubley request conditional use to permit a second dwelling and amendment of zoning district map in an Agricultural (A) District on 8.43 acres known as 2221 Huguenot Springs Road. Density will be controlled by zoning conditions or ordinance standards. The Comprehensive Plan suggests the property is appropriate for Low Density Residential use (Maximum of 1.0 dwelling per acre). Tax ID 714-716-6785.