

Public Notice

The Planning Commission of Chesterfield County, on Tuesday, April 20, 2021 beginning at 6:00 p.m., in the Public Meeting Room at 10001 Iron Bridge Road, Chesterfield, Virginia, will consider the following requests. If all items cannot be completed on Tuesday, April 20, 2021, the meeting will be recessed to Thursday, April 22, 2021 at 6:00 p.m.

NOTICE: Due to the COVID-19 coronavirus health emergency, the meeting will proceed under modified procedures. The public is encouraged to submit comments through electronic means, email, by the internet, through the mail or by telephone. Citizens are encouraged to use the online comment form at www.chesterfield.gov/cpccomments (to be activated on April 13, 2021) or email at planning@chesterfield.gov or by calling 804-748-1125. Citizens are encouraged to submit comments no later than 5:00 p.m. on April 19, 2021 to ensure that the comments are provided to the Planning Commission prior to the meeting for their consideration.

Access by the public to the Public Meeting Room may be severely restricted or even eliminated, depending on the prevailing circumstances on the day of the meeting. The meeting may also take place at a different location or entirely by electronic and remote means without Planning Commissioners, applicants, staff and/or citizens physically present in the same room. These revised procedures are subject to change depending on the advice of health officials. For the most current information, contact the Planning Department at 748-1050 or visit www.chesterfield.gov/plan on April 19, 2021 PRIOR to the meeting.

20SN0608: In Matoaca Mag Dist Oasis Park LLC reqs rezon from A dist to R-TH dist & C-2 cond use to permit a communications tower & to allow sale of alcohol for on-premise consumption within 500' of certain public schools & plus cond use planned development to permit exceptions to Ord requirements & development standards & amdt of zon dist map on 59.8 acs front 1700' on E line of Fox Club Pkwy front 1500' on N line of Cosby Rd & front 2250' on S line of Millwood School Ln. Density controlled by conds or Ord. Comp Plan suggests Med-High Density Res use min 4.0 to 8.0 dwelling/ac.

21SN0538: In Bermuda Mag Dist Rachel Massey requests rezon of cond use Case 16SN0682 to permit a home day care & amdt of zon dist map in an A dist on 5.9 acs known as 11400 Chester Rd. Density will be controlled by zon conds or ordinance standards. Comprehensive Plan suggests property is appropriate for Res use 2.5 dwellings/ac.

21SN0577: In Midlothian Mag Dist Hong Tuyen Nguyen reqs cond use to permit a cosmetic tattoo business permanent make up & amdt of a zon dist map in a C-3 dist on 2.3 acs known as 1229 Mall Dr. Density will be controlled by zon cond or ordinance standards. Comp Plan suggests Regional Mixed Use uses.

21SN0587: In Matoaca Mag Dist Chesterfield County Board of Supervisors reqs rezon from A to R-12 plus cond use planned development for exception to development standards on 5.02 acs known as 3901 Dupuy Rd. Density controlled by conds or Ord. Comp Plan suggests Suburban Res II use 2.0 to 4.0 dwellings/ac.

21SN0599: In Bermuda Mag Dist Chesterfield County Planning Commission reqs amdt of zon approval Case 17SN0598 rel to development standards building material in a R-12 dist on 42.16 acs on multiple lots in Meadowville Landing Subdivision. Density controlled by conds or Ord. Comp Plan suggests Low Density Res 1 dwelling unit/ac use.

21SN0601: In Midlothian Mag Dist DeShonda Jennings reqs cond use to operate a family day care from home that will provide care for up to 12 children in a R-7 dist on 0.25 ac known as 6911 Able Rd. Density controlled by conds or Ord. Comp Plan suggests Suburban Res II use 2.0 to 4.0 dwellings/ac.

21SN0523 Deferred from 03/16/2021: In Clover Hill Mag Dist Lifestyle Builders & Developers Inc. req rezon from A to R-12 & a cond use planned development to permit exceptions to Ord requirements & development standards rel to lot size setbacks lot coverage lot width & design work & amdt of zon dist map on 20.0 acs located at W terminus of Wytnebrooke Dr & E terminus of Lyndale Dr. Density controlled by conds or Ord. Comp Plan suggests Suburban Res II use 2.0 to 4.0 dwellings/ac & Res max 4.0 dwellings/ac.

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A. Code Amendment Relative to Resource Protection Area Designations for Family Subdivisions (21PJ0110)

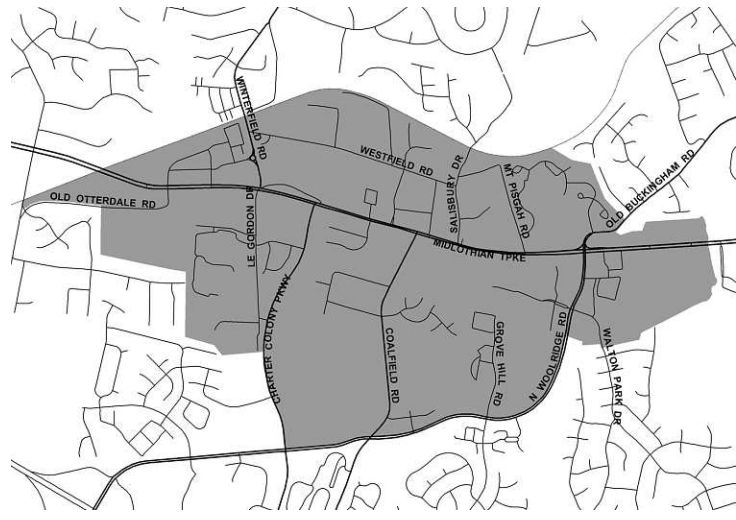
An ordinance to amend the Code of the County of Chesterfield, 1997, as amended, by amending and reenacting Section 17-56 of the subdivision ordinance and Section 19.1-523 of the zoning ordinance relating to Resource Protection Area ("RPA") designations for family subdivisions. An RPA is a vegetated buffer established along streams and water bodies to enhance water quality. For a single real property division where the newly created parcel is conveyed to a family member, the amendments would, among other things, allow a RPA determination for the parent parcel to be deferred from the time of plat review until the time of building permit or further land division. A notice advising of this action would also need to be recorded on the plat.

B. Code Amendment Relative to Route 1 Residential Overlay Area Boundary (21PJ0112)

An ordinance to amend the Code of the County of Chesterfield, 1997, as amended, by amending and reenacting Section 19.1-53 of the zoning ordinance relating to the Route 1 Residential Overlay Area. The residential overlay permits certain commercial properties fronting Jefferson Davis Highway to include multiple-family or townhouse unit development. The amendment would adjust the current southern boundary of the overlay from north of Osborne Road to north of Route 288, and the amendment would provide that properties meeting current provisions which are located between Osborne Road and Route 288 to be eligible for development under the overlay provisions provided a valid site plan applied for prior to the amendment adoption has been filed and maintained.

C. Midlothian Special Design District (MSDD) and Parking for Certain Office and Commercial Uses Countywide (20PJ0121)

An ordinance to amend the Code of the County of Chesterfield, 1997, as amended, by amending and reenacting Sections 19.1-53, 19.1-61, 19.1-66, 19.1-71, 19.1-76, 19.1-81, 19.1-86, 19.1-92, 19.1-97, 19.1-111, 19.1-112, 19.1-121, 19.1-127, 19.1-129, 19.1-131, 19.1-133, 19.1-235, 19.1-236, 19.1-237, 19.1-238, 19.1-251, 19.1-263, 19.1-373, 19.1-374, 19.1-375, 19.1-376 and 19.1-570 of the zoning ordinance relative to the Midlothian Special Design District (MSDD) and Parking for Certain Office and Commercial Uses Countywide. Among other things, this amendment would amend the purpose and intent of the MSDD to meet the Midlothian Community Special Area Plan and to protect and enhance the county's attractiveness to residents, tourists, and other visitors; to enhance economic opportunity; to preserve and increase property values; and to support and stimulate complementary development and future growth that promotes important design elements provided within the plan and properties of historic, architectural and cultural significance provided within this key gateway to, and destination within, the county, expand the geography as shown on map subject to MSDD requirements for Office (O) and Commercial (C) property and provide that Industrial (I) property within the MSDD geography be subject to Emerging Growth Design Districts (Secs. 19.1-340-342). The various numerical regulations addressed below may be increased, or decreased, by the Planning Commission after the public hearing. For O and C property in the MSDD it would among other things require along all roads, other than limited access, street trees, street lights, and sidewalks; require street trees within hardscaped areas have grated tree wells; require onsite vehicular circulation and reciprocal access between properties; require deck parking have commercial or office uses on ground floor or located behind building on lot and if detached be compatible with principal buildings in project; prohibit drive-in/drive-thru facilities and gasoline pumps between building and road and minimize views of lanes or pumps; prohibit use of unadorned or unpainted concrete block, unfinished corrugated metal or unfinished sheet metal on building facades visible from road or having an entrance; require building architecturally to front and have main entrances face road; require building first floor facing road or common area/plaza incorporate storefront windows and have pedestrian entrances connect to sidewalks; provide that building lengths exceeding 250 feet, have breezeway or similar design element to accommodate pedestrian access to parking behind building; require that 75% of first two stories of building facades fronting a road, visible from road or containing an entrance be faced with brick, stone, or other masonry materials similar in appearance to brick or stone and that on upper floors (beyond 2 stories) high quality materials should be employed and account for 50% of façade; provide that among other things the architecture, design, materials and construction of buildings are compatible with, and reflective of the character of the district, architectural style and resource emulated and that in review of building design the director of planning shall consider the compliance of the proposal with requirements of the chapter and compatibility with styles recommended and recognized as being of high historic, cultural and architectural value within the Midlothian Community Special Area Plan that promote the vernacular architecture of the region; establish maximum building height of the lesser of 3 stories or 45 feet provided that buildings in designated Residential Mixed Use and Community Mixed Use areas of Land Use Plan be a minimum of 2 stories; require that any second story extend full frontage of first floor façade and have minimum of 50% of the gross floor area (gfa) of first floor; require that buildings fronting Midlothian Turnpike and exceeding 2 stories or 28 feet in height, provide a step back at either second or third floor that is a minimum of 10 feet behind the façade wall at the ground floor fronting Midlothian Turnpike; permit buildings at corner of two arterial roads or a collector and an arterial road to have bell or clock tower or other vertical element at corner to exceed maximum building height by no more than 10 feet provided no portion of tower or feature is an additional story or half story above permitted number of stories; require sidewalk and pedestrian connection from parking, adjacent projects and sidewalks along roads with recorded easement to permit public use; permit hardscaped pedestrian area within required setback between building and road; require road and private pavement be developed in conjunction with projects intended to serve, be arranged in an interconnected pattern of walkable blocks, with pedestrian short cuts at mid-block locations between parallel roads, and designed to potentially serve and connect to adjacent development; road and private pavement arrangement shall accommodate amenities to include sidewalks, bikeways, street trees, pedestrian street lighting, pedestrian crosswalks, and on-street parking; require roads and private pavement have curb and gutter; if on-street parking provided require pavement narrow at intersections minimum necessary to accommodate travel lanes and narrowed portion include tangent length sufficient for width of crosswalk perpendicular to curb line; require bikeways to connect uses, open spaces, common areas within project, and adjacent to bikeway required by comprehensive plan, provide connection from such bikeway to adjacent property, public facilities and adjacent projects; require for office parks, commercial parks, mixed-use communities and shopping centers, a minimum of 10 percent of the total project area be provided as hardscaped or landscaped common areas/plazas for public use exclusive of streets, parking areas, sidewalks along streets or walkways required to provide access between buildings; permit parking for MSDD uses to be located on other than the lot it serves, subject to planning approval and recorded leases, provided it is located within 1320 linear feet of the MSDD and parking serving a nonresidential use is not located in residential zoned areas. For O and C property amendment would establish building and parking setback along Woolridge Road of 40 feet with Perimeter landscaping C; establish building setback along Midlothian Turnpike as 20 feet with Perimeter landscaping J or G and along other roads, except, permit minimum setback of 15 feet with Perimeter landscaping J or G; require a maximum building setback of 35 feet along Midlothian Turnpike and 25 feet for all other roads, excluding limited access roads and Woolridge Road, for 60% of the building wall, provided that where a building wall is recessed in order to provide a public open space or plaza, there shall be no maximum building setback for such recessed building wall so long as recessed wall does not exceed 40% of the length of any building wall fronting a road; decrease building side and rear minimum setbacks; decrease side and rear parking minimum setbacks; amend parking setbacks along Midlothian Turnpike so that parking is no closer to the road than the rear wall of a building or if there is no building, the greater of either one-half the depth of the lot or no closer to the road than the rear façade of the nearest building facing the road; amend parking setbacks along all other roads, excluding limited access roads and Woolridge Road, so that parking no closer to the road than the front façade of the building with the least setback from the road or if there is no building on the property, parking shall be setback 15 feet from the road; unless modified by director of planning at time of plan review, require views of parking from roads either be minimized by a building, or three to four-foot high decorative walls or fences compatible with the building, evergreen hedges that are maintained at a height between 3 to 4 feet or a combination thereof and walls and hedges are set back from the road at the minimum building setback or between the parking and any hardscaped pedestrian area located between the road and the parking area; and prohibit vehicular drives between a building and a road. It would permit in the MSDD multiple-family use by conditional use on O-2, C-3, C-4 or C-5 zoned property recommended for Community or Residential Mixed Use in the comprehensive plan within projects containing commercial, office or other permitted nonresidential uses provided that: use and development complies with to the design and building standards of the MSDD; use is integrated and incorporated in master plans for development; prior to construction of residential units a minimum of 50 percent of the gross project area devoted to nonresidential use has begun; use is not located within 100 feet of Midlothian Turnpike unless within a building having commercial or office uses on ground floor; height of multifamily building does not exceed 3 stories or 45 feet within 100 feet of Midlothian Turnpike, property zoned for single family dwellings, or property occupied by a legal single-family dwelling and lesser of 4 stories or 55 feet elsewhere; buildings containing multiple family use exceeding 3 stories shall provide structured parking for a minimum of 20 percent of required parking and provide 100 square feet of common area for each unit located above third story; multiple-family use is exempt from R-MF provisions of Sec. 19.1-121 with the exception of the number of required accesses to a road; a maximum of 5 percent of the units within a multiple-family project shall have more than 2 bedrooms; any project having residential use shall be required to be under a central control and management authority, established for the life of project and project shall have restrictive covenants established, subject to county review, and recorded prior to release of any permits on tract or project as appropriate. It would within the MSDD eliminate required buffer between districts for O and C properties; permit fruit, vegetable and prepared food vendors within permitted hardscaped pedestrian areas and permit commercial parking lot in C zoned districts. It would for Special Design Districts: reduce base on-site parking space requirements for daycare, office uses less than 26,501 s/f, shopping center, appliance store, non-enumerated retail uses, personal service, restaurant, outside dining and non-enumerated indoor recreational uses from 4.4 spaces per 1000 s/f of gfa to 4 spaces per 1000 s/f of gfa; permit required parking for nonresidential uses in nonresidential or mixed use communities reduction of up to 5 percent for developments providing designated areas, and associated stacking spaces, to facilitate the use of ridesharing or paratransit; require 3 stacking spaces for any rideshare or paratransit pick-up drop-off area, define terms paratransit and ridesharing, and establish stacking lane size requirements for such uses. It would for R, R-TH, R-MF, MH and A districts remove reference to Midlothian Village Core and increase maximum height from lesser of 2- and one-half stories and 30 feet to lesser of 3 stories or 40 feet in height in the former core.



Subject to above modified procedures all persons favoring opposing or interested in above are invited to submit comments to Planning Commission as set forth above. Copies of above requests & additional information about requests can be found at www.chesterfield.gov/plan at Planning Department at 9800 Government Center Pkwy or by calling Planning Department at 748-1050. Andrew G. Gillies AICP Planning Director