This report is prepared by the Henrico County Planning Staff to provide information to the Planning Commission and the Board of Supervisors to assist them in making a decision on this application. It may also be useful to others interested in this zoning matter.

I. PUBLIC HEARINGS:

Planning Commission: June 9, 2016 Recommended for Approval

Board of Supervisors: July 12, 2016 Pending

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Requested Zoning: B-3C Business District (Conditional)

Existing Zoning: R-3 One-Family Residence District

Acreage: 1.225 acres

Proposed Use: Car wash

Location of Property: South line of Nine Mile Road (State Route 33) at its intersection with Meadowspring Road

Magisterial District: Fairfield

Comprehensive Plan Recommendation: Commercial Concentration
Nine Mile Road Corridor Revitalization/ Reinvestment Opportunity Area and Enterprise Zone

Parcel No.: 809-722-9173

Zoning of Surrounding Property:
North: R-4 One-Family Residence District; R-6C General Residence District (Conditional)
South: R-3 One-Family Residential District
East: B-2 Business District
West: B-3C Business District (Conditional)
III. SUMMARY OF STAFF REPORT COMMENTS:

This is a request to conditionally rezone 1.225 acres from R-3 One-Family Residence District to B-3C Business District (Conditional) to allow for a car wash. The applicant proposes to construct an express tunnel carwash. The property is located on the south line of Nine Mile Road (State Route 33) at its intersection with Meadowspring Road.

The site is located in the Enterprise Zone and is part of the Nine Mile Road Corridor Revitalization/Reinvestment Opportunity Area. The site is also designated Commercial Concentration on the 2026 Comprehensive Plan. This request is consistent with this designation. Staff supports this request.

The Planning Commission recommended approval of this request during their June 9, 2016 hearing.

V. LAND USE ANALYSIS AND IMPLICATIONS:

The subject property is located on the south line of Nine Mile Road at its intersection with Meadowspring Road. It is zoned R-3 One-Family Residence District and is predominantly wooded.

Surrounding properties to the west and east are retail uses and include an auto service center and a retail shopping center, zoned B-3C Business District and B-2 Business District, respectively. To the north, across Nine Mile Road, is a proposed assisted living facility zoned R-6C General Residence District (Conditional) and two residential lots zoned R-4 One-Family Residence District. Adjacent property to the south is the Hechler Village subdivision zoned R-3 One-Family Residence District.

With this request the applicant proposes a 4,160 square foot single tunnel carwash and has submitted a concept plan depicting the proposed layout. The carwash would be located along the western property line perpendicular to Nine Mile Road. Two access points would be provided into the site off of Meadowspring Road with no access provided off of Nine Mile Road. The northern most access point would provide access into the carwash tunnel. After exiting the carwash tunnel, the customer could leave the site via the second access point onto Meadowspring Road or enter the vacuum section of the site where 23 vacuums are provided. The applicant has also submitted elevations and proffers that reference buffers, screening, lighting, signage, exterior materials, prohibited uses, and hours of operation.

The site is designated Commercial Concentration on the 2026 Comprehensive Plan. Areas designated Commercial Concentration are intended for retail and service uses. The proposed use is consistent with this designation. The site is also located in the County’s Enterprise Zone and Nine Mile Road Corridor Special Strategy Area.

The applicant held a community meeting on May 11th. The citizens who attended were the homeowners who live in the adjacent parcel to the south. They expressed concern of a possible decrease in property values and an overall increase in noise, traffic, and crime. The proffered concept plan shows a 35’ transitional buffer along the southern property line against the single-family residence to the south. This buffer is required by Code and will help minimize potential impacts. In addition, the applicant has proffered a six-foot wall matching the building along the southern property line.

The 2026 Comprehensive Plan’s designation for the subject site is Commercial Concentration. This request is consistent with this designation. Staff supports this request.

The Planning Commission recommended approval of this request during their June 9, 2016 hearing.
V. COMPREHENSIVE PLAN ANALYSIS:

Future Land Use Plan Recommendation:
The 2026 Comprehensive Plan recommends Commercial Concentration. This request is consistent with this designation. This site is also located in the County's Enterprise Zone and the 2026 Plan's Nine Mile Road Corridor Special Focus Area. The request is generally consistent with the goals of the Enterprise Zone and the strategies of the Special Focus Area.

Goals, Objectives, and Policies:
This request is most consistent with the following Goals, Objectives and Policies of the 2026 Comprehensive Plan:

- General Development Policy 6: Encourage compatible infill, redevelopment and development in proximity to existing development and services when appropriate to avoid "leap frog" growth patterns which may result in higher service costs.
- Infrastructure/Service Provision & Growth Coordination Objective 6: Encourage the sensitive infill development of vacant or underutilized parcels in more developed areas of the county to more efficiently utilize existing public facilities.
- Land Use and Community Character Objective 8: Encourage diverse mixtures and forms of development to support the economic tax base of the county.
- Land Use and Community Character Objective 11: Identify Planning & Economic Focus Areas of the county that offer unique economic opportunities, including areas for new development and opportunities for redevelopment or reinvestment.

VI. PUBLIC SERVICE AND SITE CONSIDERATIONS:

Major Thoroughfare and Transportation:
Traffic Engineering has no objections to this request.

Drainage:
- All proposed improvements must comply with all applicable Public Works plan of development requirements.
- The site must comply with applicable water quality requirements.
- The site is located within 50/10 detention area and must comply with applicable regulations.
- Traffic will determine if any right-of-way dedication or road improvements are required.
- VDOT will determine if any road improvements are required along Nine Mile Road.

Public Utilities Services:
County water is located in Nine Mile Road and Meadowspring Road. County sewer is located in Meadowspring Road and in an easement along the southern property line.

Schools:
This case does not involve the addition of any housing thus it does not have any adverse educational impacts.

Community Revitalization:
No comments.

Fire:
No comments.
Police:
The applicant is encouraged to contact and work with the Community Services Unit within the Police Division for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts as a plan of development (POD) is drafted to be submitted for review.

Libraries:
No comments.

Recreation and Parks:
No park or recreation facilities, historical, or archeological impact.

The parcel is located on the Nine Mile road corridor and within the enterprise zone. A landscape buffer along Nine Mile road is recommended. The parcel falls within the battlefield study area for the Seven Pines battlefield (043-5081) as identified by the Virginia Department of Historic Resources.

Topography and Land Characteristics Adaptability:
There are no known topographic or other constraints that would prevent the proposed development.
Proffers for Conditional Rezoning
County of Henrico, Virginia
4301 E. Parham Road, Henrico, Virginia 23228
Henrico Planning Web Site: http://www.henrico.us/planning

Mailing Address: Planning Department, County of Henrico, Virginia, P.O. Box 90775 Phone (804) 501-4602 Facsimile (804) 501-4379

□ Original ☑ Amended
Rezoning Case No. REZ2016-00017 Magisterial District—Fairfield

Pursuant to Section 24-121. (b) of the County Code, the owner or duly authorized agent* hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

Ronald Taylor
Signature of Owner or Applicant / Print Name

June 9, 2016
Date

*If applicant is other than Owner, the Special Limited Power of Attorney must be submitted with this application

1. The buffer along Nine Mile Rd. shall be a landscaped area of thirty five (35) feet. Plantings on this buffer shall be equivalent to a Transitional Buffer 35. Utility easements, signage, and access drives shall be permitted within the aforesaid buffer. Any utility easement or roadway extended through the buffer area shall be extended generally perpendicular thereto, unless otherwise specifically permitted at the time of Plan of Development review and where permitted, areas disturbed for utility installations shall be restored to the condition existing immediately prior to the disturbance. Underbrush and fallen, diseased or dead plant growth may be removed from the buffer area and if so removed additional plantings shall be added.

2. Refuse containers shall be screened in masonry materials except for gates. Gates shall be of opaque materials. The screening materials shall be of brick or brick veneer matching the building. Dumpsters shall not be emptied prior to 9 a.m. on Saturday and Sunday.

3. Heating and air conditioning shall be screened from public view at ground level.

4. All lighting standards on the premises shall be no more than twenty (20) feet in height. Lighting in the bays shall be recessed, flush mounted, flat lens fixtures. Lighting shall be reduced to minimum security levels after hours.

5. Any detached sign shall be monument style and not exceed six (6) feet in height.

6. The building constructed shall be substantially similar to the elevations numbered 1-4, unless revisions to these elevations are specifically requested by the planning commission during the plan of development review and approval.

7. The property shall be developed substantially similar to the elevation #3 entitled “Nine Mile Road” unless revisions to these site plans are specifically requested by the Planning Commission during the Plan of Development review and approval.
8. The exterior portions of the building constructed on the property, exclusive of windows, doors and architectural treatments, shall be predominantly CMU and brick veneer unless specifically requested by the Planning Commission during the Plan of Development review and approval. In no event shall any untreated cinderblock be used.

9. The following uses shall not be permitted on the property:

   a. Bowling, skating, billiards, and similar indoor recreational establishments.
   b. Dancing establishments and dance halls.
   c. Drive-in theaters, golf driving ranges, baseball batting cages, miniature golf courses, pony rides and similar amusement establishments.
   d. Riding academies, amusement parks, and target ranges.
   e. Fortune tellers, palmists, astrologists, numerologist, clairvoyant, craniologist, phrenologist, a card reader, spiritual reader or advisor.
   f. Carnivals, fairs, and circuses.
   g. Adult businesses as defined in the Henrico County Zoning Ordinance.
   h. Establishments whose primary business is check cashing or making payday loans as defined and regulated by Sections 6.2-2100 et. seq. and 6.2-1800 et. seq. of the Code of Virginia. (this shall not preclude banks, savings and loans or similar institutions that are not regulated by the foregoing Virginia Code Sections)

10. Hours of operation shall be from 8:00am thru 8:00pm.

11. A six foot wall with materials that match the building will be provided on the southern property line.
Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulation.

REZ2016-00017
Zoning
Car Wash
Fairfield District

R-3 to B-3C
1.225 Ac.
Parcels or portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulation.

REZ2016-00017
2026 Land Use Plan
Car Wash
Fairfield District

Ref: 809-722-9173