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 land use matter.

I. PUBLIC HEARINGS:

Planning Commission: February 14, 2019  Recommended for Approval
Board of Supervisors  March 12, 2019  Pending

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Requested Zoning: R-2AC One-Family Residence District (Conditional)
Existing Zoning: O-2 Office District
Note: The subject parcel is in the Enterprise Zone
Total Acreage: .65 acres
Proposed Use: One-family residences
Location: Southeast intersection of Nine Mile Road (State Route 33) and Taft Street
Magisterial District: Varina
Comprehensive Plan Recommendations: Suburban Residential 2 (no more than 3.4 units per acre), Nine Mile Road Corridor Revitalization/Reinvestment Opportunity Area, and Airport Safety Overlay District
Parcel No.: 817-726-0726
Zoning of Surrounding Properties:

North: R-3 One-Family Residence District
South: R-2A One-Family Residence District (E.S. Read subdivision)
East: R-2A One-Family Residence District (E.S. Read. subdivision)
West: R-2A One-Family Residence District (E.S. Read. subdivision)
III. SUMMARY OF STAFF REPORT:

This is a request to conditionally rezone .65 acres from O-2 Office District to R-2A One-Family Residence District (Conditional) to allow two single-family residences. The property is located at the southeast intersection of Nine Mile Road and Taft Street and is part of the E.S. Read subdivision.

The 2026 Comprehensive Plan designates the subject property as Suburban Residential 2, with a recommended density of up to 3.4 units per acre. The site is also located in the Nine Mile Road Corridor special focus area, the Enterprise Zone, and Airport Safety Overlay District. The requested use and density are consistent with the Comprehensive Plan and corridor study recommendation. The applicant has submitted proffers that address density, lot orientation, access to Nine Mile Road and right-of-way dedication for future sidewalks. For these reasons, staff supports this request.

The Planning Commission recommended approval of this request at their February 14, 2019 public hearing.

IV. LAND USE ANALYSIS AND IMPLICATIONS:

The subject property is zoned O-2 but has never developed for office use. The site consists of four small lots that are still part of the E.S. Read subdivision. If rezoned, the four lots would be combined or reconfigured to two lots. A single-family residence was removed from the eastern portion of the site in 2016, but its access to Nine Mile Road remains.

Adjacent properties to the east, south, and west are zoned R-2A and consist of the E.S. Read subdivision. To the north, across Nine Mile Road are large acreage single-family residences and the Bungalow City subdivision, both zoned R-3 One-Family Residence District.

The applicant proposes to conditionally rezone the property to R-2AC Single-Family Residence District (Conditional) and has submitted proffers limiting the number of lots to two (three lots could be possible under the exception lot standards).

The 2026 Comprehensive Plan recommends Suburban Residential 2 for the subject property with a recommended density not to exceed 3.4 units per acre. All of the properties in the immediate area are also designated Suburban Residential 2. The subject property is located in the Nine Mile Road Corridor special focus area. The corridor study recommends residential development for this portion of Nine Mile Road (Newbridge sub-area) and the design guidelines encourage any new residential uses to respect the existing development patterns in the immediate area. The guidelines also discourage direct access to Nine Mile Road but encourages homes to face Nine Mile Road or to have increased setbacks.

The applicant has submitted proffers dated February 14, 2019. These proffers state that there shall be no more than two single-family dwellings on the property all dwellings shall be oriented towards Nine Mile Road, access to Nine Mile Road shall be limited to one access point, and the property owner shall dedicate right-of-way to Henrico County for the construction of future sidewalks.

Overall, residential uses would be appropriate and consistent with the Comprehensive Plan. The applicant has also submitted proffers that allow future development to respect existing development patterns in the area. For these reasons, staff supports this request.
The Planning Commission recommended approval of this request at their February 14, 2019 public hearing.

V. COMPREHENSIVE PLAN ANALYSIS:

**Land Use Plan Recommendation:**
The 2026 Comprehensive Plan recommends Suburban Residential 2, density should not exceed 3.4 units per acre. The site is also located within the Nine Mile Road Corridor special focus area. This request is consistent with these designations in terms of use and density.

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

- Infrastructure/Service Provision and Growth Coordination Objective 6: The County will 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 Goal 6: The County will have portions of the county which are currently developed that offer opportunities for redevelopment, infill and intensification to take advantage of existing infrastructure, services, and utilities.
- 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.
- Nine Mile Road Corridor Special Strategy Area (Newbridge sub-area) Strategy 2: Encourage mainly residential development in the area compatible with the current development trend.

VI. PUBLIC SERVICE AND SITE CONSIDERATIONS:

**Major Thoroughfare and Transportation:**
Traffic Engineering has no objections to this request. VDOT may have comments on this request.

**Drainage:**
All proposed improvements must comply with all applicable Public Works Environmental Compliance Plan requirements for a single-family residence. The site is located within 50/10 detention area and must comply with applicable regulations. The site must comply with applicable stormwater quality and quantity requirements. Traffic Engineering will determine if any right-of-way dedication or road improvements are required. Based on GIS, Waters of the U.S. and/or hydric soils are present (indicating possible wetlands). Corps of Engineers and DEQ permits may be required.

**Public Utilities:**
County water and sewer serving the former dwelling at 5715 Nine Mile Road are existing, capped at the property line and available for reconnection for a new dwelling. County water is located in Nine Mile Road. County sewer is located in Taft Street.

**Department of Community Revitalization:**
Department of Community Revitalization has no comments.
Schools:
The plan allocates 2 single family residences. The residences will be in the following attendance zones:

<table>
<thead>
<tr>
<th>School Level</th>
<th>School Name</th>
<th>2018 Membership</th>
<th>Functional Capacity</th>
<th>Single Family Student Yield Ratios Per 100 units</th>
<th>Total Student Yields*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elementary</td>
<td>Highland Sp.</td>
<td>547</td>
<td>558</td>
<td>29.8</td>
<td>1</td>
</tr>
<tr>
<td>Middle</td>
<td>Fairfield</td>
<td>1,072</td>
<td>1,348</td>
<td>16.6</td>
<td>1</td>
</tr>
<tr>
<td>High</td>
<td>Highland Sp.</td>
<td>1,833</td>
<td>1,788</td>
<td>21.7</td>
<td>1</td>
</tr>
</tbody>
</table>

*Note. At development build out.

Student yield information is created using student yield data for similar developments. Varina District, per 100 units, single family subdivisions yield 29.8 elementary students, 16.6 middle school students, and 21.7 high school students.

Based on September 30, 2018 membership and capacity figures shown above, Highland Springs Elementary is currently at 98% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional 1 elementary student. Over the next five years, membership/capacity ratios for Highland Springs Elementary are expected to grow to over 100% capacity. Trailers, redistricting, and/or other capacity relief options will be needed in the future at the elementary school level. Fairfield Middle is currently at 79.5% of capacity. Over the next five years, membership/capacity ratios for Fairfield Middle are expected to stay under 90%. Phase in of students from Wilder Middle from the 2016-2017 redistricting plan will potentially increase the membership capacity ratio; however, the middle school could accommodate students from the new development. The analyses shown above indicates the proposed development would potentially yield 1 additional middle school student. Over the next five years, membership/capacity ratios for Fairfield Middle are expected to stay under 75%. Highland Springs High is currently at 102.5% of capacity. The analyses shown above indicates the proposed development would potentially yield 1 additional high school student. Over the next five years, membership/capacity ratios for Highland High are expected exceed 100%. Trailers, redistricting, and/or other capacity relief options will be needed in the future at the high school level.

Division of Fire:
The Division of Fire has no comments regarding this request.

Division of Police:
Based on the information provided, the Police Division has no comments on this request.

Recreation and Parks:
No park or recreation facilities, historical, archeological or battlefield impact.
**Libraries:**
This request falls within the service area of the Fairfield Area Library that was part of the 2016 bond referendum. The new facility is scheduled to open in October 2019 and will offer expanded meeting, study, and conference room space; digital media lab; enhanced children's and teens' space plus a drive-up pickup/drop off services. The new facility is designed to be expandable to meet increased service demands and is projected to offer Sunday hours in the future.

**Topography and Land Characteristics Adaptability:**
There are no known topographic reasons why the property could not be developed as proposed.
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:

February 14, 2019

Date

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

1. No more than two single-family dwellings shall be constructed on the property.

2. All dwellings shall be oriented to Nine Mile Road.

3. Access to Nine Mile Road shall be limited to one access point. Access for the Easternmost lot will use the existing access to Nine Mile Road and the Westernmost lot shall be accessed via Taft Street.

4. The property owner shall dedicate to Henrico County the appropriate amount of property along Nine Mile Road, as determined at time of subdivision, for the construction of sidewalks and pedestrian improvements. If the County does not construct the improvements for the designated use by March 12, 2034 the dedicated area shall be returned to the developer.
REZ2019-00006

Plat of Property Situated on the Southeast Corner of Nine Mile Road and...
Parcels or Portions thereof identified on this sheet are within the Airport Safety Overlay District and are subject to Special Regulation.

2026 Land Use Plan
Single-Family Residential
Varina District

PS December 2018
Ref. 817-726-0726