



REZ2019-00027

Ridge Homes, LLC

Staff Report for Board of Supervisors Public Hearing
Prepared September 25, 2019

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:	September 12, 2019	Recommended for Approval
Board of Supervisors:	October 8, 2019	Pending

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Requested Zoning:	R-3C One-Family Residence District (Conditional)
Existing Zoning:	O-1 Office District
Total Acreage:	.695 acres
Proposed Use:	One-family residences
Location:	Southeast intersection of Horsepen Road and Roxbury Road
Magisterial District:	Tuckahoe
Comprehensive Plan Recommendations:	Suburban Residential 2 (no more than 3.4 units per acre)
Parcel No.:	766-741-8137
Zoning of Surrounding Properties:	North: R-5 General Residence District, R-5C General Residence District (Conditional) South: R-3 One-Family Residence District (Westhaven subdivision) East: R-3 One-Family Residence District (Westhaven subdivision) West: R-3 One-Family Residence District (Westhaven subdivision)

III. SUMMARY OF STAFF REPORT:

This is a request to conditionally rezone .695-acres from O-1 Office District to R-3C One-Family Residence District (Conditional) to allow two single-family residences. The property is located at the intersection of Horsepen and Roxbury Roads.

The 2026 Comprehensive Plan designates the subject property as Suburban Residential 2, with a recommended density of no more than 3.4 units per acre. The applicant has submitted proffers dated September 9, 2019 which restrict the placement of a driveway to the west side of the easternmost lot. The proposed use is consistent with both the properties in the area and the Comprehensive Plan designation. For these reasons, staff supports this request.

This request was recommended for approval by the Planning Commission at their September 12, 2019 public hearing.

IV. LAND USE ANALYSIS AND IMPLICATIONS:

The applicant is requesting to rezone the .695-acre subject property from O-1 to R-3C. The property is located at the southeast intersection of Horsepen Road and Roxbury Road and was originally recorded as three single-family lots with the Westhaven subdivision. If rezoned, the property would be combined or reconfigured to two residential lots.

Adjacent properties to the west, south and east are zoned R-3 and consist of single-family residences in the Westhaven subdivision. Across Horsepen Road to the north are multi-family developments The Village at Horsepen and The Estates at Horsepen, zoned R-5 General Residence District and R-5C General Residence District (Conditional), respectively.

The applicant has submitted proffers dated September 9, 2019 which set finished floor area at no less than 1,500 square feet; require crawl space foundations, except for garages and basements; identify placement of the easternmost lot's driveway along the western property boundary; limit cantilevered features; limit driveway paving materials; and set a minimum 40' front yard setback. An unproffered plat was submitted showing two lots oriented towards Horsepen Road.

The 2026 Comprehensive Plan recommends Suburban Residential for the subject property with a recommended density of no more than 3.4 units per acre. The majority of the adjacent properties to the south of Horsepen Road are also designated Suburban Residential 2, with those to the north across Horsepen Road designated Urban Residential. Overall, the requested uses would be appropriate and consistent with both the surrounding properties and the Comprehensive Plan. For these reasons, staff supports this request.

The Planning Commission recommended approval of this request at their September 12, 2019 public hearing.

V. COMPREHENSIVE PLAN ANALYSIS:

Land Use Plan Recommendation:

The 2026 Comprehensive Plan recommends Suburban Residential 2. The use is generally consistent with the Suburban Residential 2 designation, which has a recommended density not to exceed 3.4 units per acre.

Vision, Goal, Objectives, and Policies:

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

- 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.
- Land Use and Community Character Objective 3: The county will encourage new growth and development that takes into account location and availability of infrastructure and services.
- Infrastructure/Service Provision & 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.

VI. PUBLIC SERVICE AND SITE CONSIDERATIONS:

Major Thoroughfare and Transportation:

Traffic Engineering has no objections to this request but would prefer the corner lot to have driveway access to Roxbury Road only.

Drainage:

Land disturbance greater than 2500 SQFT will require a Comprehensive Grading Plan and an Agreement in Lieu of an Erosion and Sediment Control Plan.

Public Utilities:

County water and sewer are both adjacent to the northern property line, in Horsepen Road. Also, County sewer is adjacent to the western property line, in Roxbury Road.

Department of Community Revitalization:

Department of Community Revitalization has no comments.

Schools:

The plan allocates 2 single family units. The subdivision will be in the following attendance zones:

School Level	School Name	2018 Membership	Functional Capacity	Single Family Student Yield Ratios Per 100 units	Total Student Yields*
Elementary	Tuckahoe E.	646	758	29.8	.59
Middle	Tuckahoe M.	1,120	1,356	16.6	.33
High	Freeman	1,766	1,760	21.7	.43

**Note. At development build out. This development will add an additional student to Henrico County Public Schools. The impact from this case is negligible.*

Student yield information is created using student yield data for similar developments. Tuckahoe 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, Tuckahoe Elementary is currently at 85.2% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional .59 elementary students. Over the next five

years, membership/capacity ratios for Tuckahoe Elementary are expected to stay under 90% capacity. Tuckahoe Middle is currently at 82.5% capacity. The analyses shown above indicates the proposed development would potentially yield .33 additional middle school students. Over the next five years, membership/capacity ratios for Tuckahoe Middle are expected to stay under 90%. Freeman High is currently at 100.3% of capacity. The analyses shown above indicates the proposed development would potentially yield an additional .43 high school students. Over the next five years, membership/capacity ratios for Freeman High are expected to exceed 100%. Trailers, redistricting, and/or other capacity relief options will be needed in the future at the high school level.

Division of Fire:

Division of Fire has no comments.

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 Libbie Mill Library that was part of the 2005 bond referendum. This facility, opened in October 2015, offers expanded meeting, study, and conference room space; digital media lab; enhanced children's and teens' space plus a drive-up pickup/drop off services. In addition, this facility is designed to be expandable from its present 40,000 sq. ft. to 60,000 sq. ft. to meet increased service demands.

Topography and Land Characteristics Adaptability:

There are no known topographic reasons why the property could not be developed as proposed.



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, P.O. Box 90775, Henrico, VA 23273-0775 Phone (804) 501-4602 Facsimile (804) 501-4379

Original Amended Rezoning Case No. REZ2019-00027 Magisterial District Tuckahoe

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:

Eric Walker

/ Eric Walker

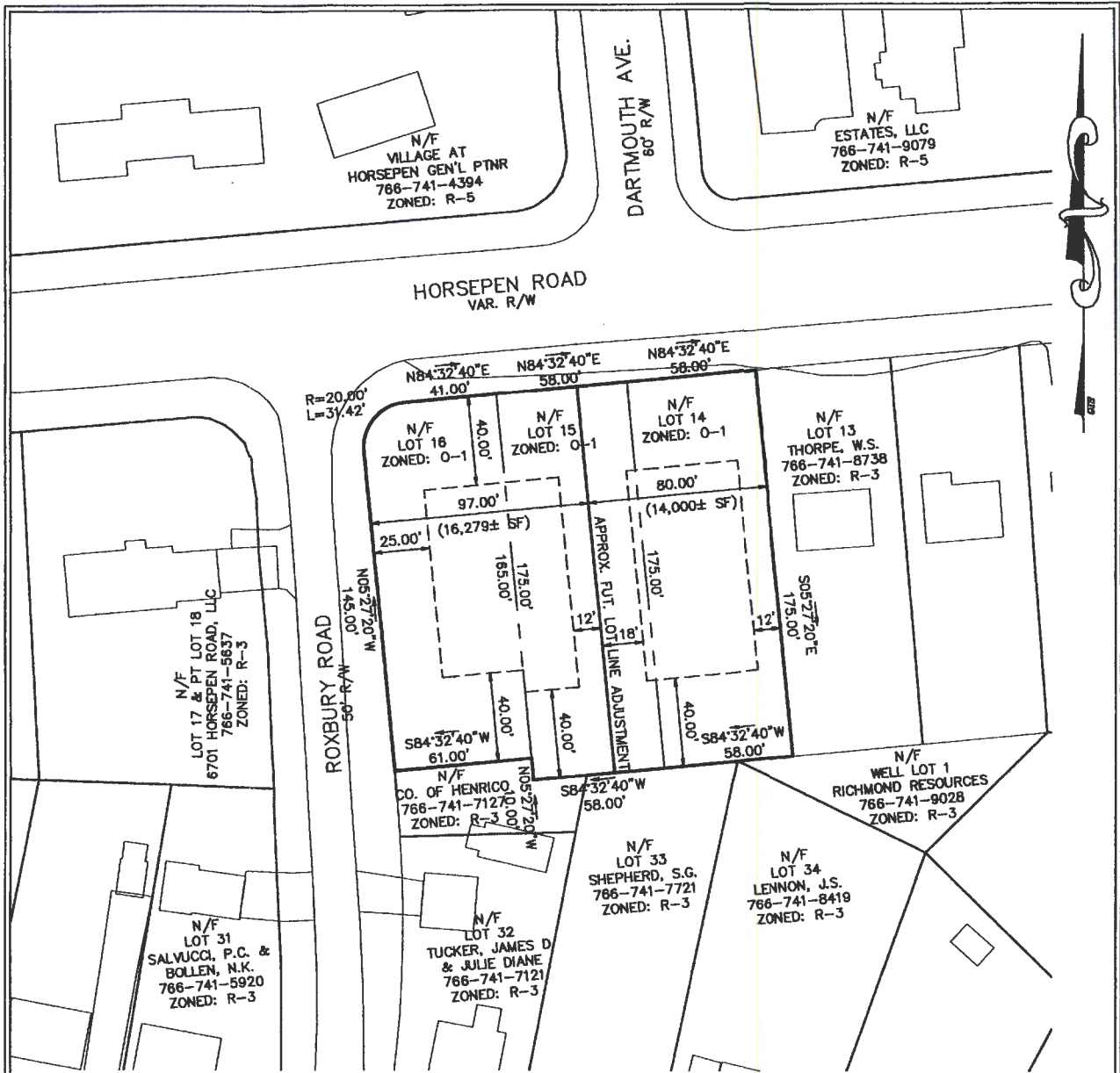
Signature of Owner or Applicant / Print Name

9/9/19

Date

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

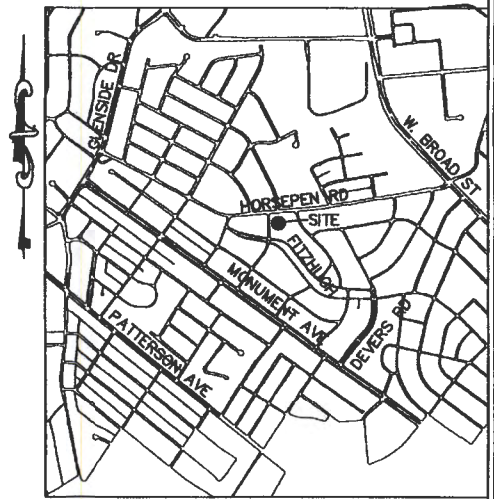
1. Minimum Finished Area. All homes shall be a minimum of 1,500 square feet.
2. Foundations. Foundations and front porch piers shall be finished with brick on all four sides. Each house shall be on crawl-space foundations, except for garages and basements.
3. Cantilevering. No home shall have cantilevered treatments except for bay windows.
4. Driveways. All driveways shall be paved with asphalt, concrete, pre-cast pavers or other similar materials approved by the Director of Planning. The interior lot's driveway shall be installed on the west side of the lot.
5. The front yard setback shall be a minimum Forty (40) feet.
6. Severance. The unenforceability, elimination, revision or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity or enforceability of the other proffers or the unaffected part of any such proffer.



COMPILED PLAT OF
 LOTS 14-16, SECTION A
 WESTHAVEN

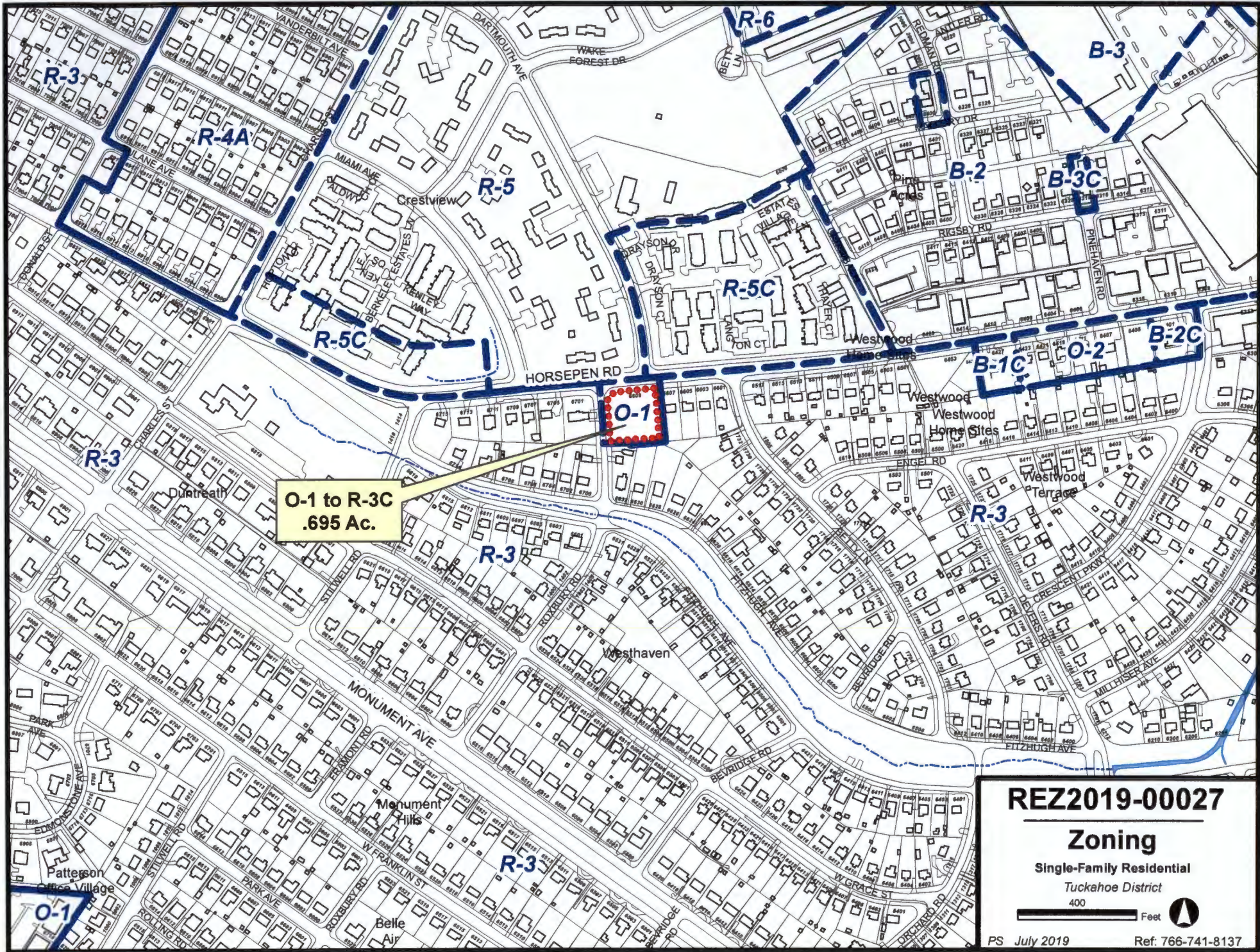
PARKER CONSULTING, LLC
 12511 HIDDEN OAKS COURT
 HENRICO, VIRGINIA 23233
 TEL (804) 308-0483 FAX (804) 308-2478
 parkerllo@comcast.net

REZ2019-00027



VICINITY MAP
 1" = 2000'

DISTRICT: TUCKAHOE
 COUNTY: HENRICO, VIRGINIA
 SCALE: 1" = 50' DATE: 07/16/19
 COMPUTED BY: FPP DRAWN BY: FPP
 CHECKED BY: _____ HORSEPEN



O-1 to R-3C
.695 Ac.

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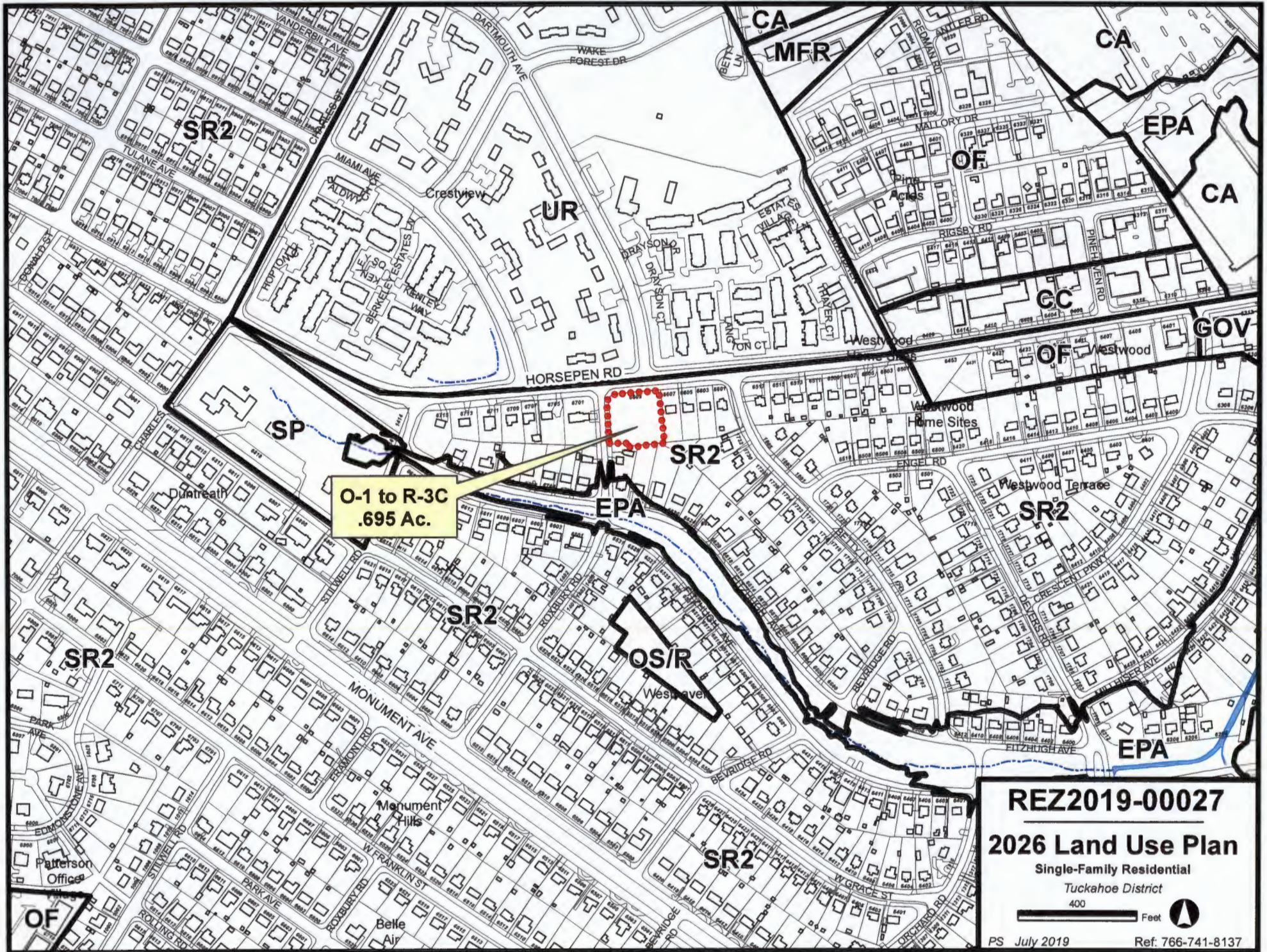
Zoning

Single-Family Residential

Tuckahoe District

400

PS July 2019 Ref. 766-741-8137



O-1 to R-3C
.695 Ac.

REZ2019-00027
2026 Land Use Plan
 Single-Family Residential
 Tuckahoe District
 400 Feet
 PS July 2019 Ref: 766-741-8137