



REZ2020-00005

Westminster Canterbury Corp.

Staff Report for Board of Supervisors Public Hearing
Prepared January 30, 2020

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:	January 9, 2020	Recommended for Approval
Board of Supervisors:	February 11, 2020	Pending

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Request:	R-6C General Residence District (Conditional)
Existing Zoning:	O-3 Office District, B-2 Business District, and B-3 Business District
Acreage:	10.61 acres
Proposed Use:	Life Care Facility
Location:	The southeast line of Interstate 95 and the south line of Dumbarton Road approximately 900' west of its intersection with Brook Road.
Magisterial District:	Fairfield
2026 Comprehensive Plan Recommendation:	Urban Mixed-Use
Parcel No:	784-743-7079
Zoning of Surrounding Property:	North: C-1 Conservation District South: R-6C General Residence District (Conditional) and B-2 Business District East: B-2 Business District and B-3 Business District West: R-6C General Residence District (Conditional)

III. SUMMARY OF STAFF REPORT:

This is a request to conditionally rezone 10.61 acres from O-3 Office District, B-2 Business District, and B-3 Business District to R-6C General Residence District (Conditional) for the expansion of an existing life care facility, Westminster Canterbury. The operation of a life care facility requires the approval of a Provisional Use Permit (PUP), and the applicant has filed companion case PUP2020-00003 to satisfy this requirement. The rezoning request and PUP would allow for the development of 125 additional independent living units.

The subject property is located along the south line of Dumbarton Road and Interstate 95 approximately 900' west of its intersection with Brook Road. The 2026 Comprehensive Plan recommends Urban Mixed-Use (UMU). This request is not consistent with this designation; however, the proposal could be appropriate given the expansion of the existing lifecare facility and the provision of a variety of housing types for the elderly.

This rezoning request is similar to a previous rezoning case approved by the Board of Supervisors in 2002 (C-5C-02) to allow for the master planning of the Westminster Canterbury site. The proffers would limit the use of the property to a life care facility, nursing home, convalescent home, homes for the aged, and adult or child daycare centers. Staff notes the companion PUP conditions would further regulate the use of this site that would assure quality development standards. This application would enhance the quality of an existing life care facility and its future expansion. Staff supports this request.

The Planning Commission, at their January 9, 2020 public hearing, recommended approval of this request.

IV. LAND USE ANALYSIS AND IMPLICATIONS:

Westminster Canterbury is an existing life care facility consisting of approximately 40 acres zoned R-6 and R-6C. The R-6C portion was rezoned in 2002 via C-5C-02 to allow for expansion and master planning of the facility. The facility currently provides a total of 820 residential units. Of this total, 498 are independent living units, 164 are assisted living units, and 158 are nursing home units. Interstate 95 is located along the north and northwest boundary of the property. The southern portion fronts Westbrook Avenue in the City of Richmond. The Henrico County line is approximately 220' north of Westbrook Avenue. Adjacent property to the east is the site of the former Azalea Square Shopping Center, demolished in 1999.

The 10.61-acre site subject to this rezoning request was split from the shopping center and sold to Westminster Canterbury Corporation in 2018. The applicant proposes to develop the parcel as an expansion of the life care facility.

This application contains two proffers that are similar to those proffers accepted with C-5C-02, which rezoned 20.34 acres to R-6C to allow for the expansion of Westminster Canterbury in 2002. The proffers would limit the use of the property to a nursing home, assisted living, convalescent home, homes for the aged, hospice, home health agency, and adult or child day care. In addition, the property may also be used as a life care facility in accordance with an approved provisional use permit for such a life care facility.

A life care facility is a provisional use in the R-6 district; therefore, the applicant has also filed companion case, PUP2020-00003. The provisional use permit is requested for the entirety of Westminster Canterbury and would therefore regulate the existing development as well as the proposed expansion.

The applicant has submitted a concept plan depicting the entire Westminster Canterbury site and the proposed expansions. The subject property to be rezoned is located in the northeastern corner of the plan. A total of five independent living apartment buildings would be developed around a linear greenspace. Two of the buildings would be located to the east of the greenspace and would contain 18 units each for a total of 36 units. Three of the buildings would be located to the west of the greenspace and would contain 19 units each for a total of 57 units. All of the 93 units in the five apartment buildings would be categorized as Independent Living (IL) units. A maintenance yard is also proposed to be located to the north of the buildings with a controlled access point which would connect to the existing traffic light at Dumbarton Road via an access easement through the adjacent parcel. A clubhouse would also be constructed to the southwest of the apartment buildings.

Elevations of the five independent living apartment buildings and floorplans have also been submitted and are consistent with existing structures throughout Westminster Canterbury. The apartments would range in size from 1,150 square feet for one-bedroom units up to 1,750 square feet for two-bedroom units. All units would have kitchens. The buildings would be three and four stories in height with mansard roofs. The exterior materials would consist of fiberglass roofing shingles, brick veneer, composite siding and trim, and hardcoat stucco for infill panels consistent with the brick color. Structured parking would be provided on the first level.

Even though the concept plan and elevations are not proffered, staff can recommend conditions with the provisional use permit to regulate the use and development of the site. These conditions would require development to substantially conform to the concept plan and require architectural designs similar to the submitted building elevations.

The 2026 Comprehensive Plan recommends Urban Mixed-Use (UMU). This request is not consistent with this designation; however, the proposed use could be an appropriate expansion of the existing life care facility and provide for a variety of housing types for the elderly. In addition, the proposed development is not expected to deter future UMU development of the remaining site of the former Azalea Square Shopping Center. The proffers would limit use of the property to a life care facility, nursing home, convalescent home, homes for the aged, and adult or child daycare centers. The companion PUP conditions would further regulate the use of this site that would assure quality development standards. For these reasons, staff supports this request.

The Planning Commission, at their January 9, 2020 public hearing, recommended approval of this request.

V. COMPREHENSIVE PLAN ANALYSIS:

2026 Comprehensive Plan Recommendation:

The 2026 Comprehensive Plan recommends Urban Mixed-Use for this site. The request is not consistent with this designation but could be an appropriate expansion of the existing life care facility and provide varied housing types for the elderly.

Goals, Objectives and Policies:

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

- Land Use and Community Character Objective 3: Encourage new growth and development that takes into account location and availability of infrastructure and services.
- Land Use and Community Character Objective 9: Promote diverse housing types that meet the needs of a demographically diverse population.

- Land Use and Community Character Objective 10: Use development design guidelines and standards to enhance, promote and protect a high-quality community identity and aesthetic.
- Land Use and Community Character Objective 23: Encourage residential growth in areas where the physical conditions are conducive to development, i.e. soils, drainage, topography.
- Residential Keystone Policy 7: Promote development at densities which can be supported by the natural site conditions, availability of public facilities and the transportation network.

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 if disturbance is greater than 2,500 square feet. The site must comply with applicable stormwater quality and quantity requirements. The site is located within 50/10 detention area and must comply with applicable regulations. There may be restrictions within existing non-County utility easements.

Public Utilities Services:

Sewer is located on the existing Westminster Canterbury site. The County purchases water from the City at a meter located on the north side of Westbrook Avenue that is connected to a city-owned 12" main located in Westbrook Avenue. The existing water lines located on the Azalea Mall site are County owned. These mains date to the original mall construction and would not be satisfactory to serve the proposed development. The developer will need to abandon these mains and install new mains designed to current requirements.

Schools:

This case does not have any educational impacts.

Division of Police:

No comments.

Fire:

Fire code requirements will be addressed during POD, in reference to hose lay and fire apparatus access.

Libraries:

These requests fall 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. As these types of developments continue to be built and the population in the area continues to grow, Libbie Mill Library can meet the increased service demands.

Recreation and Parks:

No park or recreation facilities, historical, archeological or battlefield impact.

Topography and Land Characteristics Adaptability:

There are no known topographical constraints affecting this request.



Proffers for Conditional Rezoning

County of Henrico, Virginia

4301 E. Parham Road, Henrico, Virginia 23228

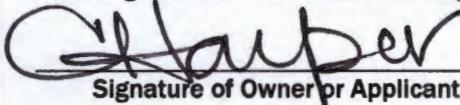
Henrico Planning Web Site: <http://www.henrico.us/planning>

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. _____ 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:

 Charlene Harper
Signature of Owner or Applicant / Print Name

11.14.19

Date

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

1. The only principal uses of the property shall be a nursing home, assisted living, convalescent home, homes for the aged, hospice, home health agency or child care center, to include all customary and incidental accessory uses and, specifically, may include adult day care.
2. The property also may be used as a life care facility in accordance with an approved provisional use permit for such a life care facility.

HG
design studio
57/59 Grove Avenue, Didsbury, M20 4JL
0161 427 3150 www.hg.net
Land planning | civil engineering
Highways, drainage, structures

WESTMINSTER
CANTERBURY

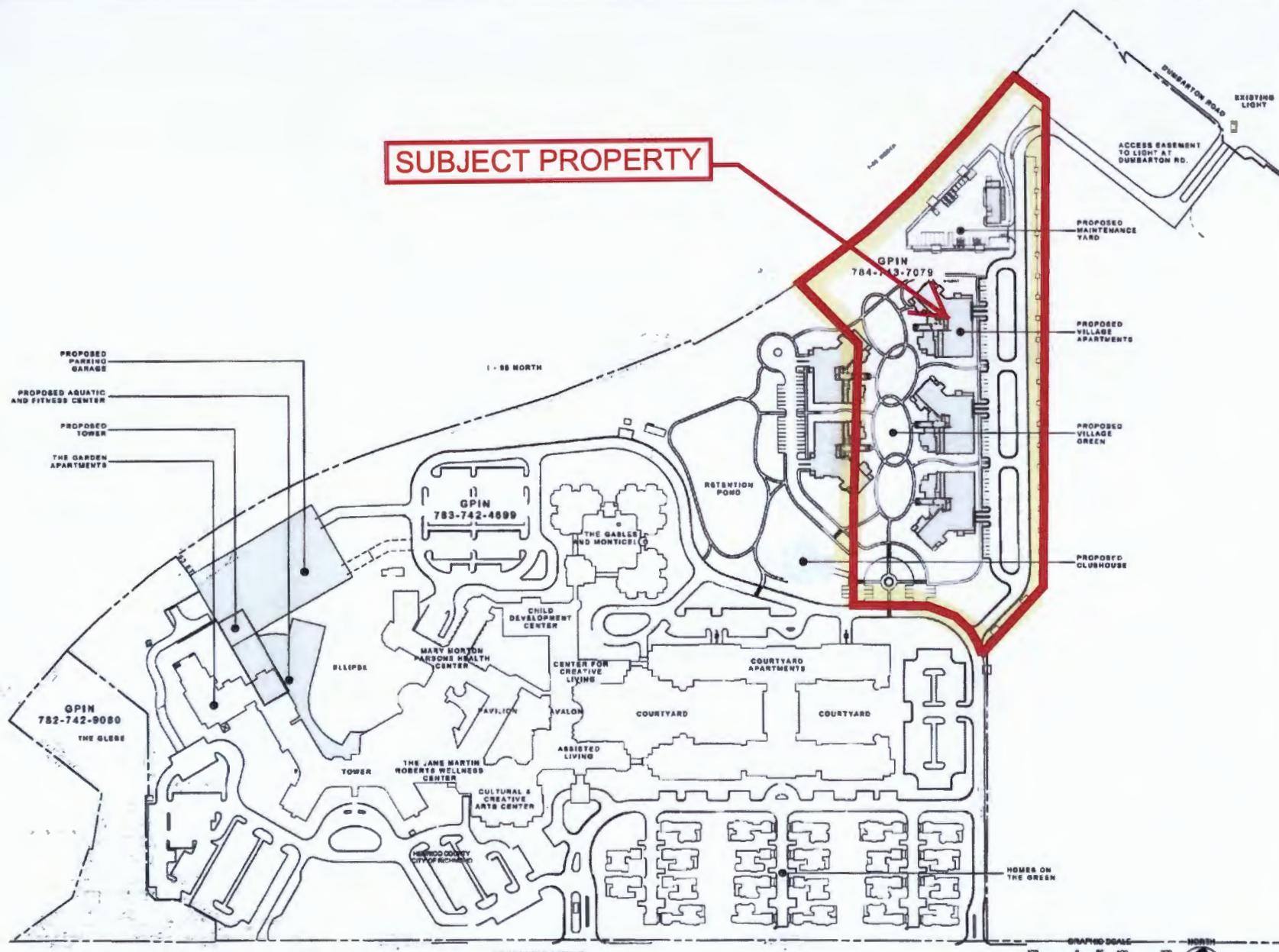
HENRICO COUNTY

REVISIONS

No.	Description	Date
PUP SITE PLAN EXHIBIT		
Designed By:		WHW
Drawn By:		WHW
Checked By:		DCG
QA/QC By:		DCG
Date:	NOVEMBER 14, 2018	
Project Number:	M98093	
Sheet Number:		

C0.01

SUBJECT PROPERTY

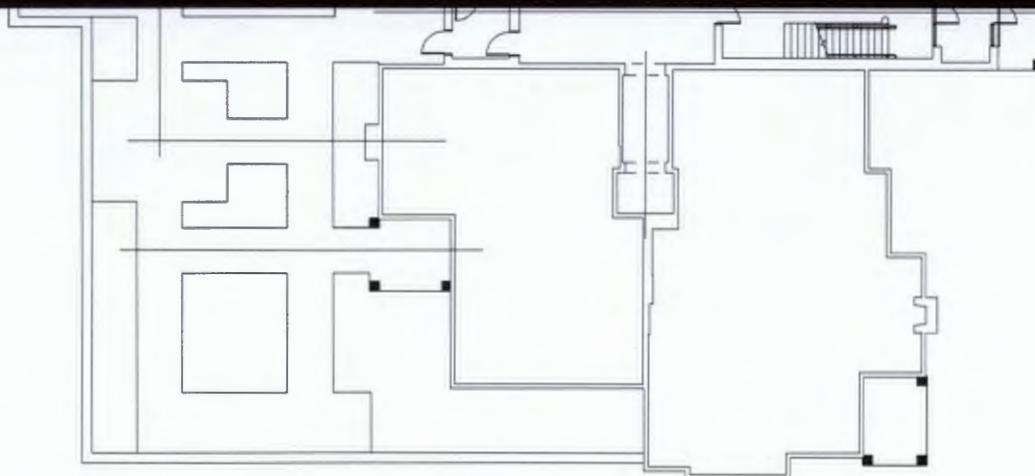


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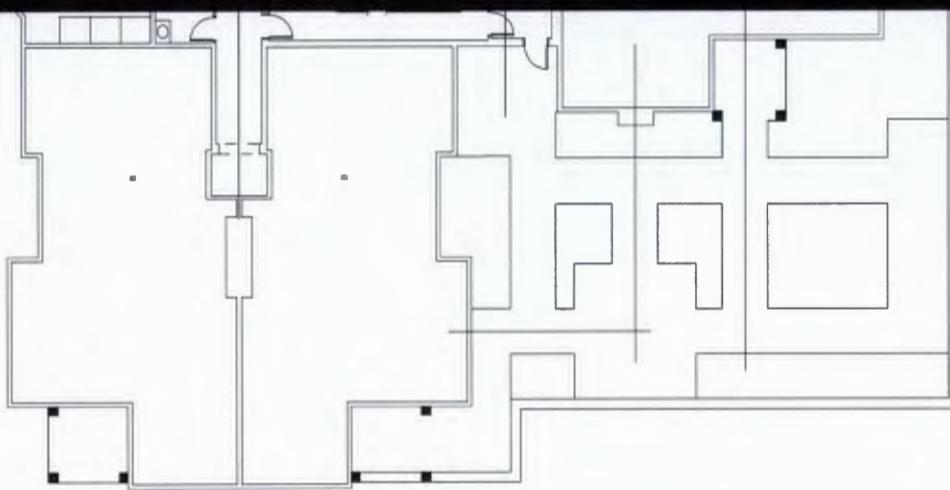
REZ2020-00005

0 4 8 12 16 20
SCALE: 1/8" = 1'-0"

VILLAGE HYBRID HOME - DESIGN 1
November 12, 2019

LEFT SIDE ELEVATION
Scale: 1/8"=1'-0"

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CANTERBURY
RESIDENTIAL
LIVE LIFE WELL™



SFCS
Landscape design by design

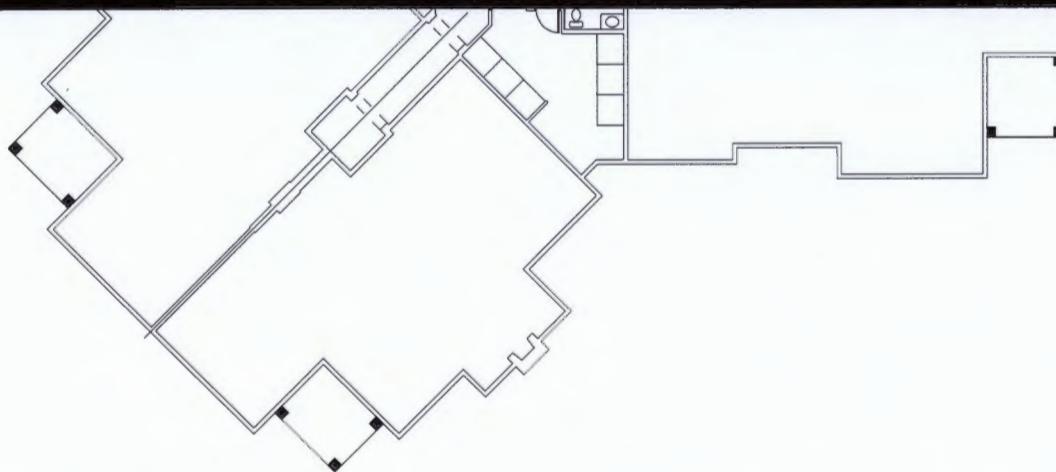
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0 4 8 16 32
Scale: 1/8" = 1'-0"

VILLAGE HYBRID HOME - DESIGN 1
November 12, 2019

REAR ELEVATION
Scale: 1/8" = 1'-0"

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CANTERBURY
LIVE WELL™



SFCS
Living life by design

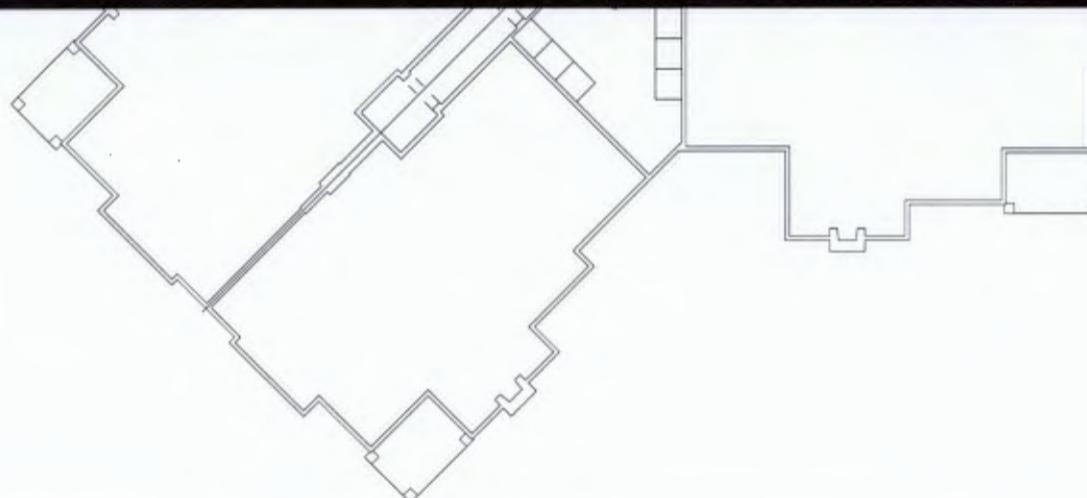
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SCALE: 1/8" = 1'-0"

VILLAGE HYBRID HOME - DESIGN 1
November 12, 2019

RIGHT SIDE ELEVATION
Scale: 1/8"=1'-0"

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CANTERBURY
LIVE WELL.SM



SFC
Living life by design

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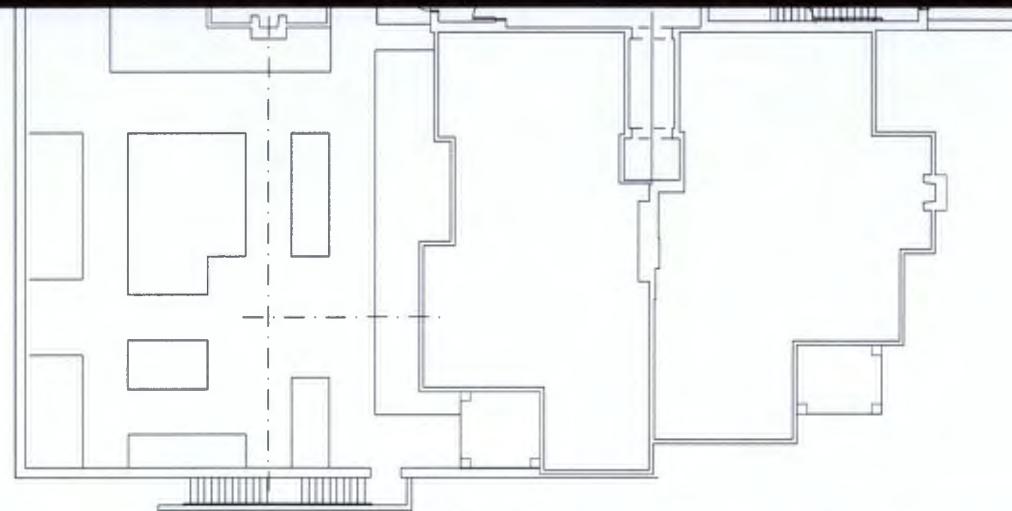
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SCALE: 1/8" = 1'-0"

VILLAGE HYBRID HOME - DESIGN 2
November 12, 2019

RIGHT SIDE ELEVATION
Scale: 1/8"=1'-0"

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CANTERBURY**
LIVE
LIFE
WELL





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Architecting *Life* by design
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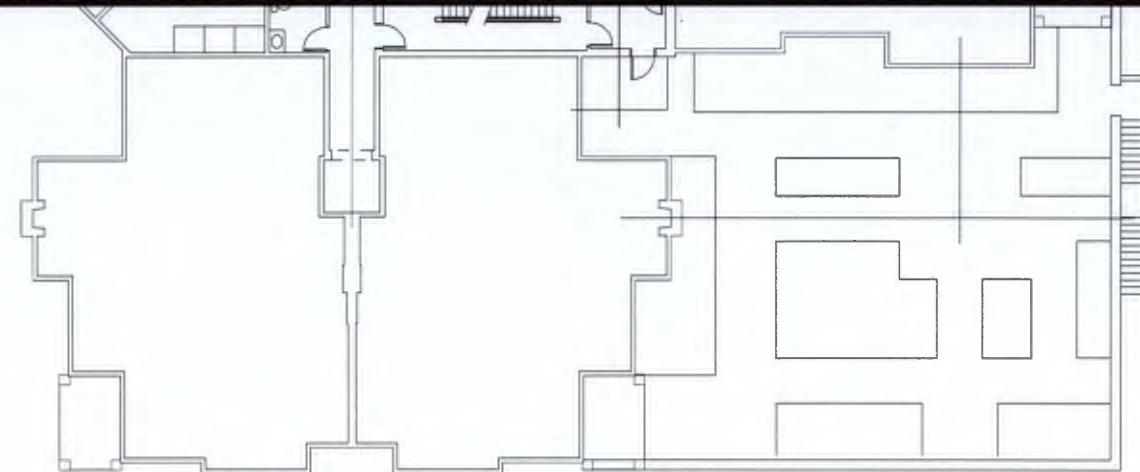
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0 4 8 12 16 20
SCALE: 1/16" = 1'-0"

VILLAGE HYBRID HOME - DESIGN 2
November 12, 2019

LEFT SIDE ELEVATION
Scale: 1/8"=1'-0"

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Landscape design by design
A Division of Landscaping Ontario

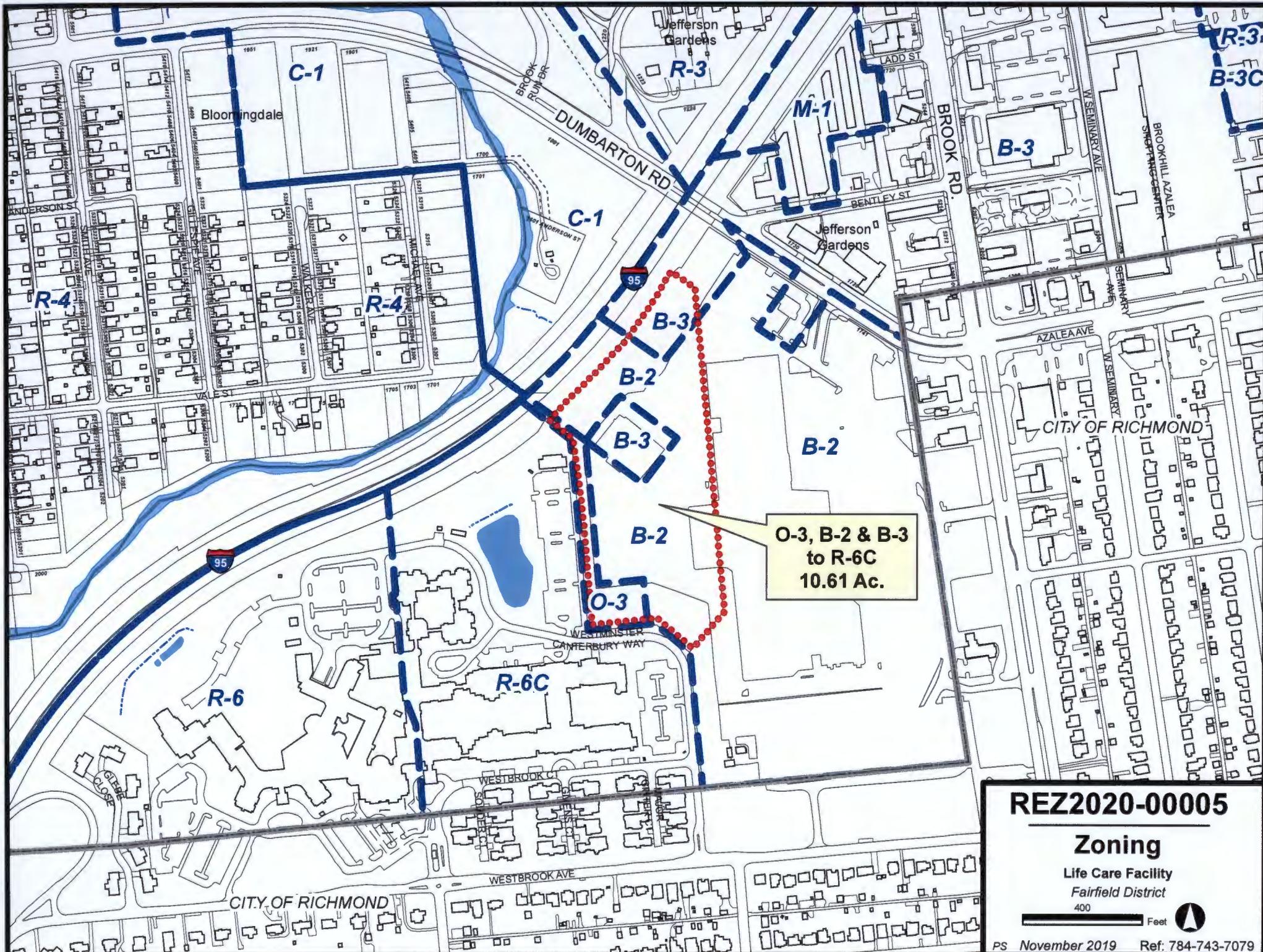
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SCALE: 1/8" = 1'-0"

VILLAGE HYBRID HOME - DESIGN 2
November 12, 2019

REAR ELEVATION
Scale: 1/8" = 1'-0"

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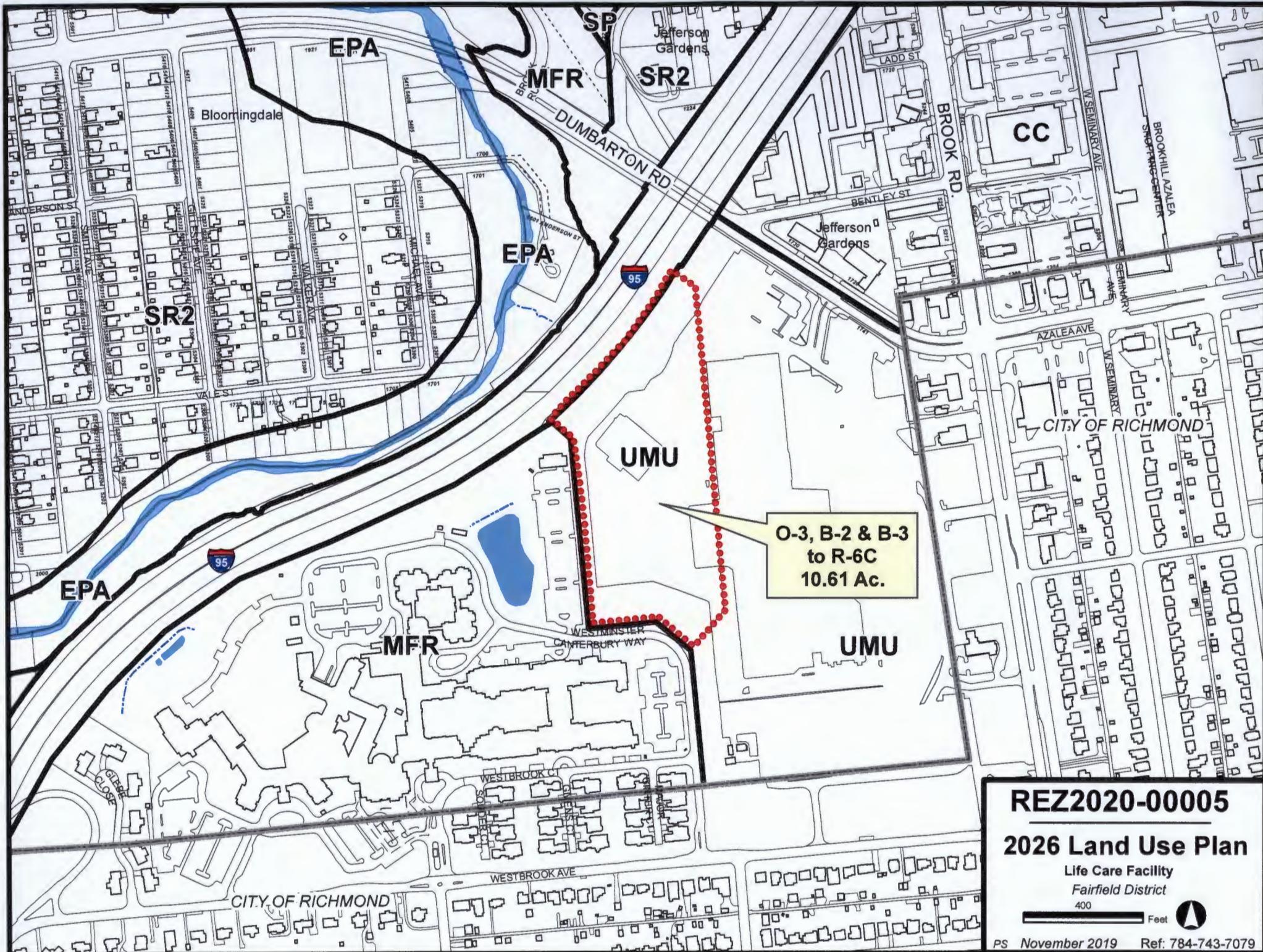


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Zoning

Life Care Facility
Fairfield District

400 Feet



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2026 Land Use Plan

Life Care Facility

Fairfield District

400

