



REZ2020-00026

Amy Learn Tucker

Staff Report for Board of Supervisors Public Hearing
Prepared August 18, 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 land use matter.

I. PUBLIC HEARINGS:

Planning Commission: August 13, 2020 Recommended for Approval
Board of Supervisors: September 8, 2020 Pending

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Requested Zoning: B-2C Business District (Conditional)
Existing Zoning: O-2 Office District
Total Acreage: .554 acres
Proposed Use: A hospital or clinic for small animals
Location: North line of Wilkinson road at its intersection with Ridge Road
Magisterial District: Fairfield
Comprehensive Plan Recommendations: Commercial Concentration
Parcel No.: 788-754-9960
Zoning of Surrounding Properties:
North: R-2 One-Family Residence District
South: R-2A One-Family Residence District
East: B-2C Business District (Conditional)
West: R-2 One-Family Residence District

III. SUMMARY OF STAFF REPORT:

This is a request to conditionally rezone .554 acres from O-2 Office District to B-2C Business District (Conditional) to allow a hospital or clinic for small animals. The property is located at the northeast intersection of Wilkinson Road and Ridge Road and was originally recorded with the Chamberlayne Farms subdivision.

The 2026 Comprehensive Plan designates the subject property as Commercial Concentration. The proposed use is consistent with this designation. Additionally, proffers would ensure a level of development consistent with the character and intensity of use of the surrounding area. For these reasons staff supports this request.

The Planning Commission recommended approval of this request at its August 13, 2020 meeting.

IV. LAND USE ANALYSIS AND IMPLICATIONS:

The subject site is a .554-acre parcel located at the northeast intersection of Wilkinson and Ridge Roads. The site was originally recorded with Chamberlayne Farms subdivision, but is now improved with a 3,005 square foot, one-story office currently used as a dentist office. Based on the lot layout and orientation, the front yard is located along Ridge Road, side yards run along Dirk Road and Wilkinson Road, and the rear yard is located along the eastern property line shared with the adjacent shopping center. The property has been granted two variances (A-36-86 and A-100-00), allowing building additions to be constructed in the rear yard setbacks. No new additions are proposed. Mature landscaping sits along the southern, western, and northern property lines. A masonry wall screens the parking lot from the residences to the north, across Dirk Drive.

Properties to the north, and west are part of the Chamberlayne Farms subdivision and are zoned R-2 Single-Family Residence District. Chamberlayne Farms Baptist Church is located to the south across Wilkinson Road, followed by single-family residential, both zoned R-2A. The Chamberlayne Farms Shopping Center on the adjacent property to the east is zoned B-2C Business District (Conditional). The subject property shares parking and an access point with the shopping center. The nearest residence is located across Dirk Drive to the north, approximately 120 feet from the rear of the building on the subject property.

The applicant is requesting to rezone the subject property from O-2 Office District to B-2C to allow a hospital or clinic for small animals. The B-2 district would prohibit any uses accessory to the primary use of the clinic to be conducted outdoors on the property. Proffers restrict use of the property to those allowed in the O-2 district, minus funeral home, and the B-2 uses of hospital or clinic for small animals, and pet shop, dog beauty parlor and obedience school. Additional proffers address the prohibition of overnight kenneling, landscaping and screening, lighting, and signage, and limit hours of operation to 7 a.m. to 7 p.m. The Zoning Code states the requested use, and those B-2 uses outlined above, shall be within a completely enclosed, soundproof building and the applicant has indicated no aspect of their work with animals will be conducted outside.

The 2026 Comprehensive Plan designates the subject property as Commercial Concentration. The surrounding area is designated Suburban Residential 1 to the north and west, Semi-Public to the south, and Commercial Concentration to the east. The proposed use would be consistent with the Commercial Concentration designation, including its call for screening between commercial and residential uses, and service establishments with shared parking and points of

access to a roadway. The change in use of the property from office to an animal clinic is not expected to negatively impact the surrounding residential area. Additionally, submitted proffers would mitigate potential negative impacts on the neighboring properties. For these reasons, staff supports this request.

This request was recommended for approval by the Planning Commission at their August 13, 2020 public hearing.

V. COMPREHENSIVE PLAN ANALYSIS:

Land Use Plan Recommendation:

The 2026 Comprehensive Plan recommends Commercial Concentration. This request is consistent with this designation.

Vision, Goal, Objectives, and Policies:

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

- Economy Objective 5: The County will promote reinvestment in older neighborhoods to meet the needs for retail services and employment in local areas.
- 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.

VI. PUBLIC SERVICE AND SITE CONSIDERATIONS:

Major Thoroughfare and Transportation:

A sidewalk will need to be installed along the public streets adjacent to the parcel. Any proposed fencing shall not block sight distances at intersections. The surrounding roadway network can accommodate the traffic generated by this request.

Drainage:

All proposed improvements must comply with all applicable Public Works plan of development requirements. The site is located within 50/10 detention area and must comply with applicable regulations if land disturbance will be greater than 2500 sq. ft. The site must comply with applicable stormwater quality and quantity requirements if land disturbance will be greater than 2,500 sq. ft. Traffic Engineering will determine if any right-of-way dedication or road improvements are required.

Public Utilities:

Existing dental office is served with County water and sewer.

Department of Community Revitalization:

Department of Community Revitalization has no comments.

Schools:

REZ2020-00026 does not involve the addition of any residential housing thus it does not have any educational impacts.

Division of Fire:

No comments

Division of Police:

If a Plan of Development will be required, the applicant is encouraged to contact and work with the Community Services Unit with the Police Division for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts as a plan of development (POD) is drafted for submission to the county for review.

Recreation and Parks:

No park or recreation facilities, historical, or archaeological impact.

Libraries:

No comments

Topography and Land Characteristics Adaptability:

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



Proffers for Conditional Rezoning

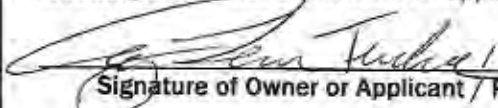
County of Henrico, Virginia

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. 20-00026 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:

 Amy Learn Tucker
Signature of Owner or Applicant / Print Name Date July 28, 2020

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

1. Landscaping & Screening. The Applicant agrees to provide the following landscaping and screening improvements:
 - a. The existing natural and/or landscaped buffer areas around the perimeter of the Property shall be maintained in good, healthy state by the owner of the Property. Fallen, diseased, and dead plant growth shall be removed and replaced with comparable (at maturity) healthy plant materials.
 - b. This buffer may include additional plantings, signage, and/or fencing, as otherwise permitted under the County's Zoning Ordinance.
 - c. Dumpsters and trash cans, not including convenience containers, shall be screened from public view at ground level at the perimeter of the Property.
 - d. All heating and air conditioning and mechanical equipment shall be screened from public view at ground level at the perimeter of the Property.
2. Lighting. All lighting standards on the Property shall be no more than twenty (20) feet in height measured from the grade at the base of the lighting standard. Any parking lot lighting shall be directed in a way to minimize glare on public roads and adjacent structures. Lighting shall be reduced to the minimum security levels after business hours.
3. Signage. Any new detached signs shall be ground-mounted monument style signs and shall not exceed eight (8) feet in height above grade.
4. Outdoor Speakers. There shall be no outside speakers which may be heard beyond the boundaries of the Property.
5. Hours of Operation. The business hours of any commercial use on the property during which it is open to the public shall be restricted to 7:00 am – 7:00 pm daily.
6. Outdoor Enclosures. There shall be no outdoor pens, kennels, or similar enclosures for animals permitted on the property in association with its use as a hospital or clinic for small animals, dogs, cats, birds, and the like.
7. Overnight Kenneling. There shall be no overnight kenneling of animals permitted on the property in association with its use as a hospital or clinic for small animals, dogs, cats, birds, and the like.



Proffers for Conditional Rezoning (Supplemental)

County of Henrico, Virginia

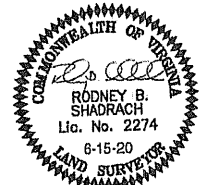
4301 E. Parham Road, Henrico, Virginia 23228

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Mailing Address: Planning Department, P.O. Box 90775, Henrico, VA 23273-0775 Phone (804) 501-4602 Facsimile (804) 501-4379

8. Permitted Uses. Use of the property shall be limited to the following uses:
- a. All uses permitted in the O-2 District except:
 - i. Funeral home or undertaking establishments.
 - b. The following uses permitted in the B-2 District:
 - i. Hospital or clinic for small animals, dogs, cats, birds and the like; and
 - ii. Pet shop, dog beauty parlor and obedience school.
9. Severance. The unenforceability, elimination, revision, or amendment of any proffer set forth herein, in whole or in part, shall not affect the validity of enforceability of the other proffers or the unaffected part of any such proffer.

I hereby certify that this boundary survey, to the best of my professional knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects.

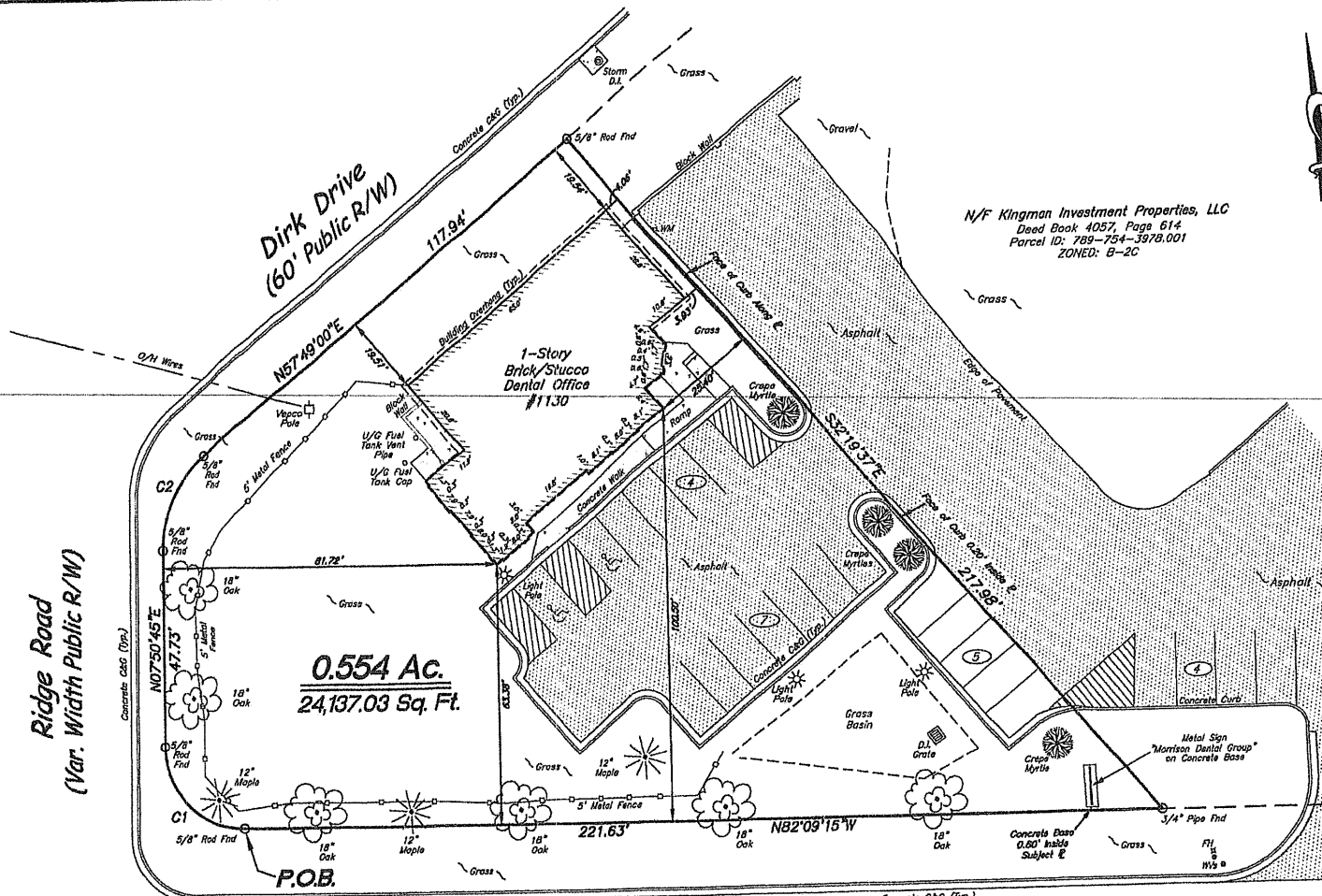


N/F Kingman Investment Properties, LLC
Deed Book 4057, Page 614
Parcel ID: 789-754-397B.001
ZONED: B-2C

CURVE DATA

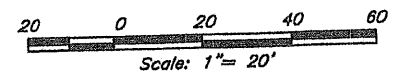
C1: R=20.00'
Δ=90°00'00"
L=31.42'
T=20.00'
CHD=N37°09'15"W
@ 28.28'

C2: R=30.00'
Δ=49°58'15"
L=26.16'
T=13.98'
CHD=N32°49'52"E
@ 25.34'



Wilkinson Road
(80' Public R/W)

BOUNDARY SURVEY
SHOWING EXISTING IMPROVEMENTS
TO #1130 WILKINSON ROAD
FAIRFIELD DIST., HENRICO CO., VIRGINIA
DATE: JUNE 15, 2020

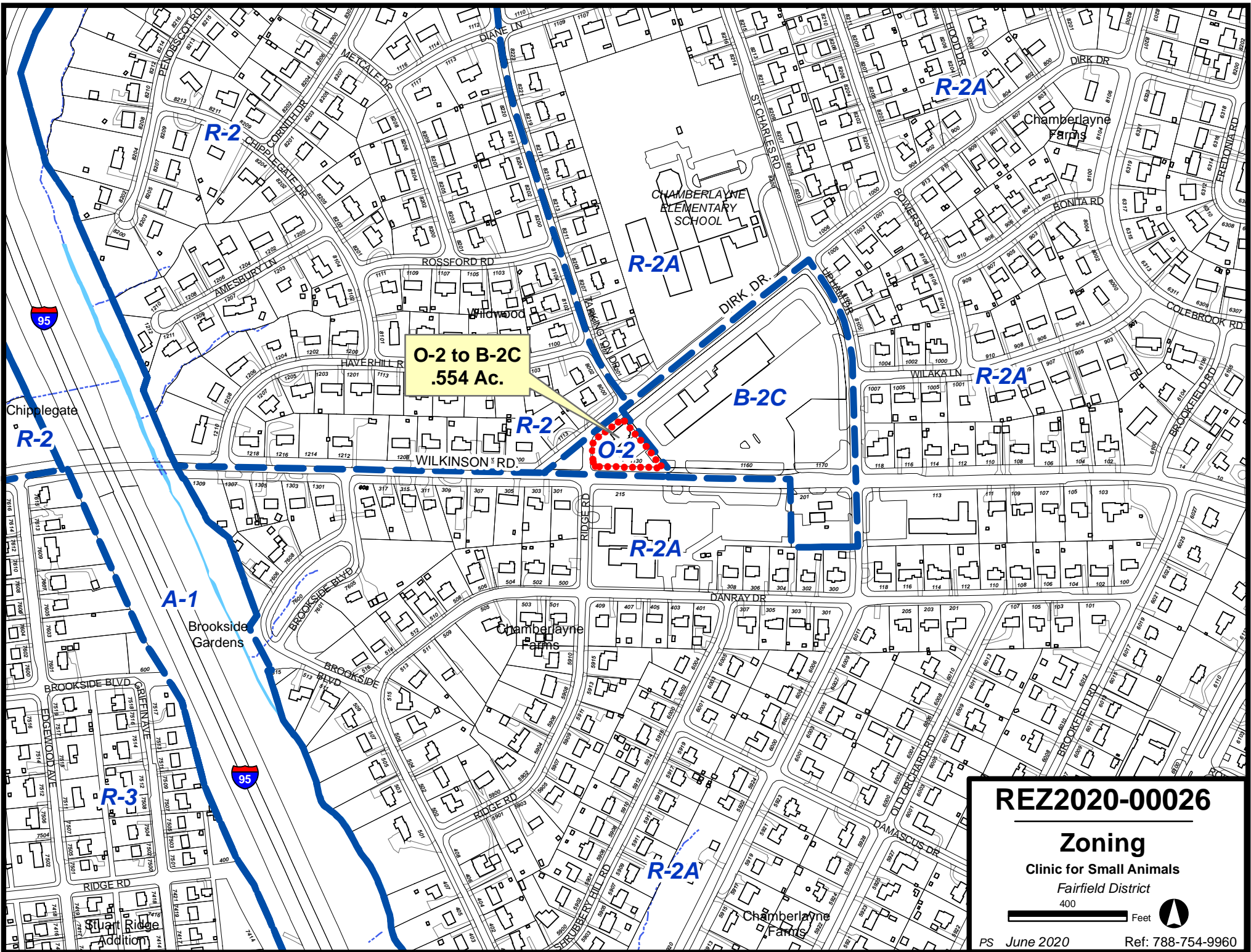


Shadrach & Associates LLC
LAND SURVEYING
430 Southlake Blvd., Suite 10-B • Richmond, Virginia 23235
Phone: (804)378-9300 • Email: rod@shadrachsurvey.com

- Notes:**
1. The subject property appears not to be located within the limits of the 100 Year Flood Plain Boundary as defined by the Federal Insurance Administration Community-Panel #510870-0085-C, effective date: December 18, 2007 (Zone X).
 2. This survey plat represents a current and accurate field transit survey of the premises shown hereon.
Date of last physical survey: April 21, 2020.
 3. This survey was made without the benefit of a Title Report and therefore there may be encumbrances not reflected hereon.

Subject Property
Ronald J. Jessup
Deed Book 3058, Page 1700
Parcel ID: 788-754-9960
#1130 Wilkinson Road
ZONED: O-2

REZ2020-00026



REZ2020-00026

Zoning

Clinic for Small Animals
Fairfield District

400

0 400 Feet

PS June 2020 Ref: 788-754-9960

