



REZ-2024-100060

4801 Hermitage Associates, LLC

Staff Report for Board of Supervisors Public Hearing
Prepared March 25, 2024

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:	March 14, 2024	Recommended for Approval
Board of Supervisors	April 9, 2024	Pending

II. IDENTIFICATION AND LOCATIONAL INFORMATION:

Requested Zoning:	O-2 Office District
Existing Zoning:	R-4 One-Family Residence District
Acreage:	1.31 acres
Proposed Use:	Accessory parking lot
Location:	West line of Hermitage Road (State Route 161) approximately 290' south of its intersection with Park Street
Magisterial District:	Fairfield
2026 Comprehensive Plan Recommendation:	Office and Environmental Protection Area
Parcel Numbers:	782-743-5910
Zoning of Surrounding Properties:	North: R-6C General Residence District (Conditional) and R-4 One-Family Residence District, and Upham Brook South: Interstate 95 East: R-4 One-Family Residence District West: City of Richmond

III. SUMMARY OF STAFF REPORT COMMENTS:

This is a request to rezone 1.31 acres from R-4 One-Family Residence District to O-2 Office District to bring an existing parking lot into conformance with the zoning ordinance. The property is located on Hermitage Road (State Route 161), just north of I-95, and is split between Henrico County and the City of Richmond. The portion in the City of Richmond is developed with two office buildings adjacent to Hermitage Road. A portion of the existing parking lot is located to the rear of the overall property, in Henrico County.

The 2026 Comprehensive Plan designates the subject property Office and Environmental Protection Area. The existing use of a parking lot for two office buildings is consistent with the Office designation and is not anticipated to negatively impact the surrounding area. Future use of the property is limited due to the physical characteristics of the site and surrounding area. For these reasons, staff supports this request.

This request was recommended for approval by the Planning Commission at their March 14, 2024, public hearing.

IV. LAND USE ANALYSIS AND IMPLICATIONS:

The subject property consists of 1.31 acres located on the west line of Hermitage Road, just north of Interstate 95. The larger 3.38-acre property is split between Henrico County and the City of Richmond, with the city portion located along its Hermitage Road frontage and the county acreage to the rear. The subject property lacks direct street frontage or access to public right-of-way. Two office buildings are sited adjacent to Hermitage Road, in the city, while the county portion of the property is developed as an accessory surface parking lot. The applicant has indicated the existing offices and parking lots would not be altered as part of this request.

The subject property is bordered to the south and east by Interstate 95 and to the north by Upham Creek. Properties to the north across Upham Creek are zoned R-6C General Residence District (Conditional) and R-4 One-Family Residence District, and are the future location of the Fall Line Trail that will run through Henrico County and make connections between Ashland and Petersburg. To the west is the portion of the overall property located in the City of Richmond, which is zoned R-1 Single-Family Residential District.

The majority of the subject property is undeveloped due to the presence of a VEPCO easement along the southern property line, adjacent to Interstate 95; challenging topography; and floodplain associated with neighboring Upham Creek. The western area of the site contains a dumpster enclosure and approximately 19 parking spaces that are part of the larger parking lot serving the office buildings. A Special Use Permit (SUP) was approved by the City of Richmond to allow the two office buildings with parking on the portion located in the city.

The applicant is requesting to rezone the Henrico portion of the overall property from R-4 to O-2 to bring the existing parking lot use into conformance with the zoning ordinance. No changes to the use or layout of the subject property are proposed with this request.

Per the zoning ordinance, signage on the subject property would be limited to directional or building mounted. Because the zoning ordinance bases free-standing sign allowances on access points or street frontage, no free-standing sign would be allowed on the subject property.

The 2026 Comprehensive Plan recommends Office and Environmental Protection Area for the subject property. The existing use and proposed office zoning is consistent with this designation and the SUP that governs the office use on the portion of the property located in the City of Richmond. The existing topography and VEPCO easement would make future development of the property challenging. The continued use of an accessory parking lot is not anticipated to negatively impact the surrounding area. Additionally, potential expansion of the use of the property is limited due to the presence of floodplain along the northern boundary and Interstate 95 to the south. For these reasons, staff supports this request.

The Planning Commission recommended approval of this request at their March 14, 2024, public hearing.

V. COMPREHENSIVE PLAN ANALYSIS:

Comprehensive Plan Recommendation:

The 2026 Comprehensive Plan recommends Office for the subject site. The existing use and proposed zoning district are consistent with this designation.

Vision, Goal, Objectives, and Policies:

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

- Infrastructure/Service Provision and Growth Coordination Goal 1: The county will have growth that occurs in coordination with the provision of public services and facilities.
- Infrastructure/Service Provision and 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 17: The county will encourage compatible land use adjoining other jurisdictional boundaries.

VI. PUBLIC SERVICE AND SITE CONSIDERATIONS:

Major Thoroughfare and Transportation:

Traffic Engineering has no objections to this request.

Drainage:

No comments on this request.

Public Utilities:

Property is served by City Water and Sewer.

Department of Community Revitalization:

No comments received on this request.

Schools:

This rezoning case does not propose any development of residential uses, and thus no educational impacts are projected.

Division of Fire:

No comments on this request.

Division of Police:

Based on the information provided, the Police Division has no comments on this case.

Recreation and Parks:

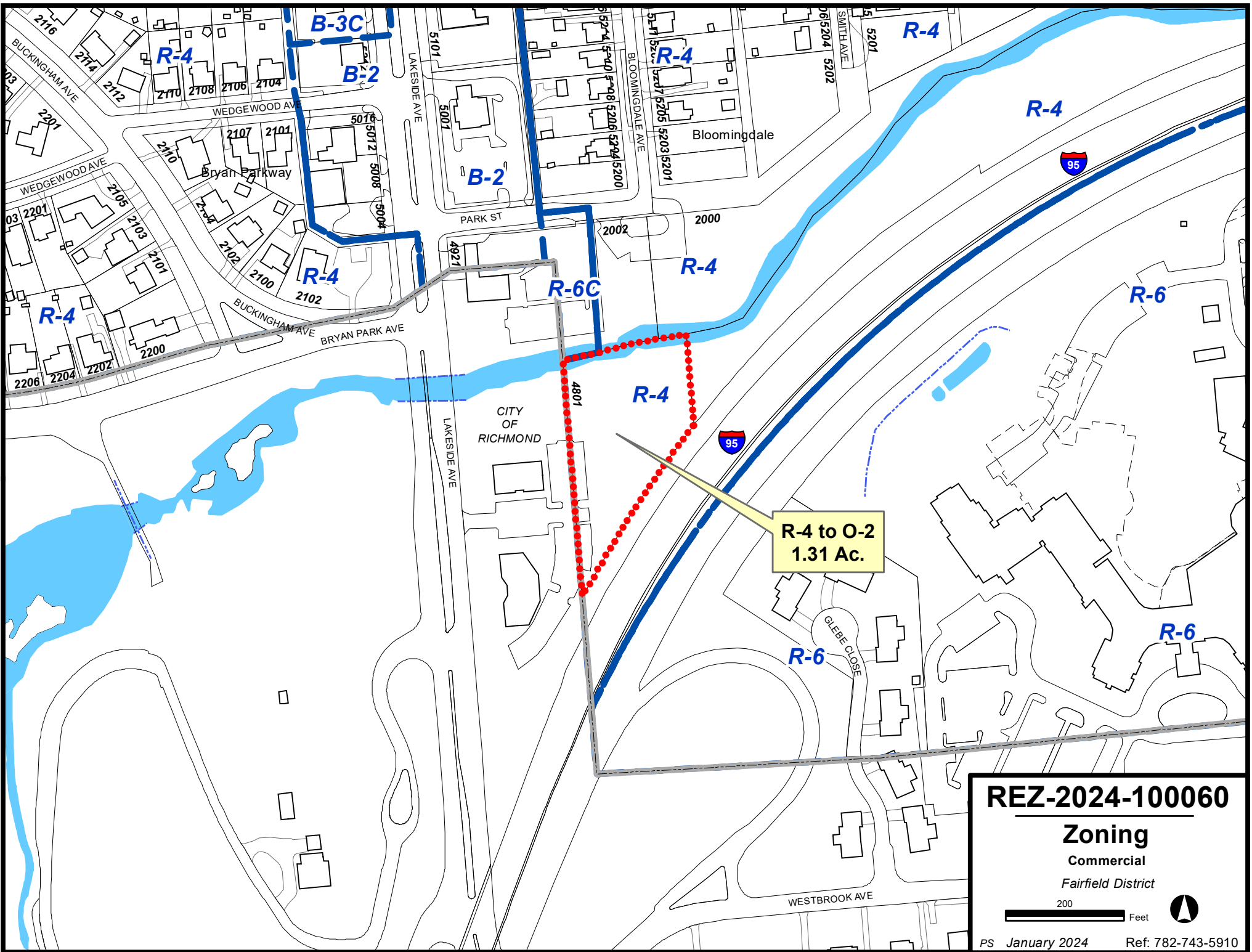
No park or recreation facilities, historical, archeological or battlefield impact.

Libraries:

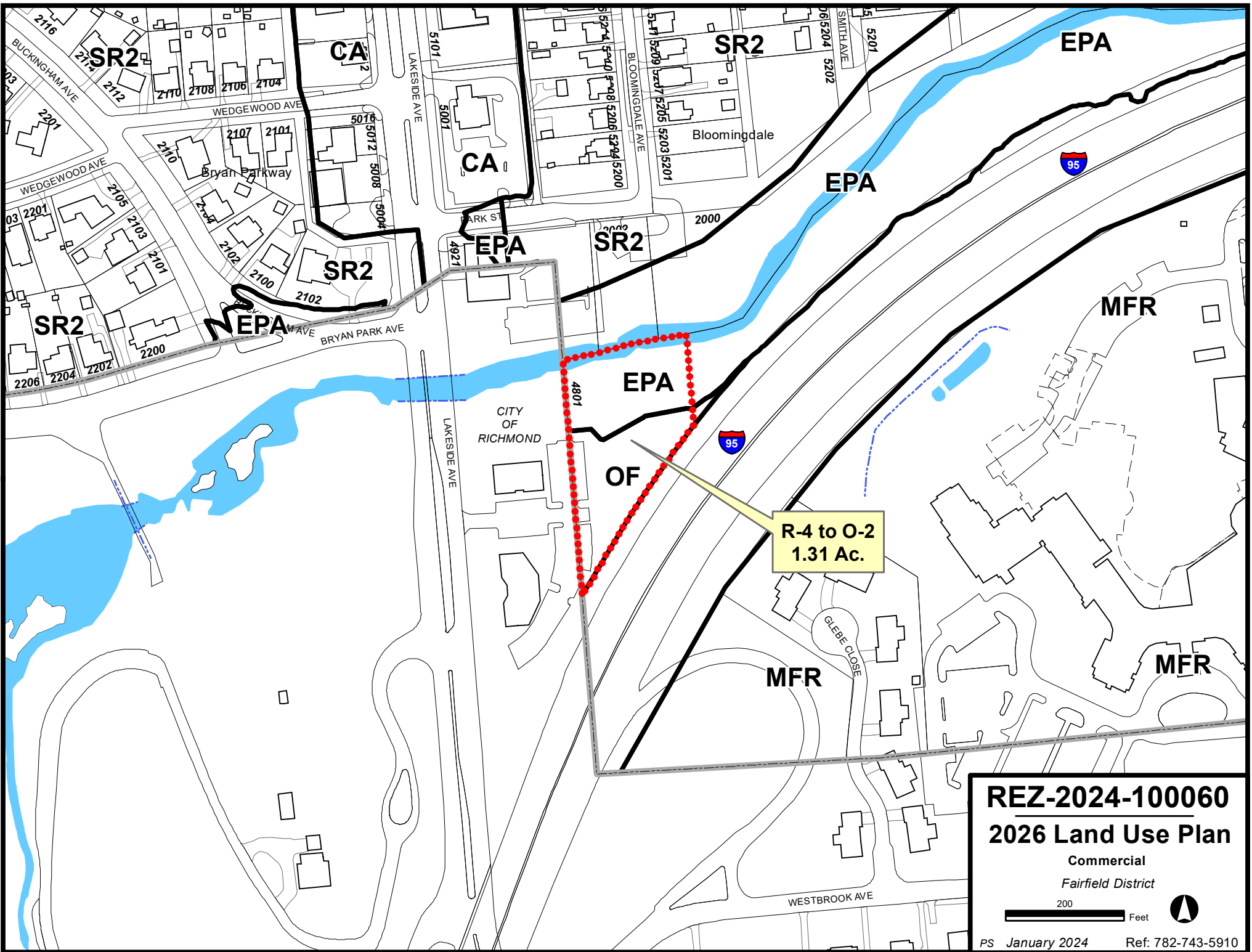
No comments

Topography and Land Characteristics Adaptability:

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



REZ-2024-100060
Zoning
Commercial
Fairfield District
200 Feet
PS January 2024 Ref: 782-743-5910



REZ-2024-100060
2026 Land Use Plan

Commercial
Fairfield District

