

III. SUMMARY OF STAFF REPORT:

This is a request to conditionally rezone a 1.005-acre site from A-1 Agricultural District to R-3AC One-Family Residence District (Conditional) to allow for the subdivision of the parcel for two residential lots. The property is located between the southern terminus of Springsberry Place and the northern line of Church Road. An existing home, a two-car detached garage and a detached shed are presently located on the property.

The 2026 Comprehensive Plan's designation for this site is SR2 Suburban Residential 2, where density should not exceed 3.4 units per acre. The conceptual plan reflects two lots, which would be consistent with the Plan's recommendation and be compatible with adjacent properties. The applicant has submitted proffers that reflect many of the same quality assurances for other similar recently approved infill rezoning requests, which should ensure the two lots and new dwelling would be compatible with adjacent properties.

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

IV. LAND USE ANALYSIS AND IMPLICATIONS:

The applicant is requesting to rezone the 1.005-acre subject property from A-1 to R-3AC. The property is located between the southern terminus of Springsberry Place and the northern line of Church Road. If rezoned, the property would be subdivided into two residential lots. The property currently includes a one-story home built in 1956 and accessed from Church Road on the south by a dirt and gravel drive. A two-car detached garage and a detached shed are also located towards the rear of the property, closer to the cul-de-sac on Springsberry Place.

The property is surrounded on the north and west by the Morgan Run neighborhood, zoned R-3AC and approved via conditional rezoning case C-12C-90. An A-1 zoned single-family residence, with R-3 zoning on either side, is located across Church Road to the south and east. The 2026 Comprehensive Plan designates the subject property for Suburban Residential 2 (SR2), with a recommended maximum density of 3.4 units per acre.

As shown on the proffered conceptual plan, the applicant proposes rezoning the site to R-3AC and subdividing it to create a new single-family lot fronting the Springsberry Place cul-de-sac. The existing building will remain on a lot fronting Church Road. The combined density of the two lots would be 1.99 units per acre.

Proffers submitted by the applicant provide assurances that the property will be developed generally consistent with the conceptual plan with a maximum of two one-family residences. These proffered commitments are comparable to those provided with similar recently approved infill requests and would be generally consistent with assurances previously approved for the adjacent Morgan Run subdivision.

Staff notes questions were raised by an adjacent resident during the Planning Commission public hearing regarding the possible inclusion of the new home in the Morgan Run homeowners' association. Subsequent research indicates only a portion of the adjacent subdivision is included in the adopted Morgan Run HOA's covenants, easements, and conditions. Additionally, a review of the covenants shows that the applicant's submitted proffers would provide architectural and building assurances in keeping with Morgan Run to ensure neighborhood compatibility.

If compatible with surrounding uses, infill development such as this is encouraged by the 2026 Comprehensive Plan to make more productive use of underutilized properties. Based on the proposed use, requested lot sizes, and proffered assurances, staff believes constructing one new one-family residence in this location would be compatible with the Morgan Run neighborhood and generally consistent with the site's Suburban Residential 2 designation.

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

V. COMPREHENSIVE PLAN ANALYSIS:

Land Use Plan Recommendation:

The 2026 Comprehensive Plan recommends Suburban Residential 2 (SR2), density should not exceed 3.4 units per acre. This request is consistent with this designation.

Goals, Objectives and Policies:

This request would be most consistent with the following Goals, Objectives, and Policies of the 2026 Comprehensive Plan. Specifically, the request would be in accordance with:

- Infrastructure/ Service Provision & 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 Goal 6: 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: Encourage new growth and development that takes into account location and availability of infrastructure and services.
- 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:

Traffic Engineering has requested access to the new lot be restricted to Springsberry Place, with no new access to Church Road. Church Road is designated as a Major Collector (50' – 80' ROW) as designated on the 2026 Major Thoroughfare Plan.

Public Utilities Services:

Water and sewer are available.

Public Works:

All proposed improvements must comply with all applicable Public Works plan of development requirements. Land disturbance greater than 2500 sq feet will require a Comprehensive Grading Plan and an Agreement in Lieu of an Erosion and Sediment Control Plan. There may be restrictions within existing non-County utility easements.

Department of Community Revitalization:

No comments received on this request.

Schools:

This rezoning case proposes the development of no more than two single family residences.

School Level	School Name	2023 Membership	Functional Capacity	Student Yields
Elementary	Short Pump	540	660	0.74
Middle	Pocahontas	826	986	0.48
High	Godwin	1,678	1,904	0.66
<i>*At Development Buildout</i>		Total Students:		1.88

Based on September 30, 2023, membership and capacity figures shown above, Short Pump Elementary is currently at 81.8% capacity. The analysis shown above indicates the proposed development would potentially yield an additional 0.74 elementary students once the development has reached complete build out. Short Pump Elementary is not currently in danger of being over capacity and is not projected to become over capacity in the next five years.

Pocahontas Middle is currently at 83.8% capacity. The analysis shown above indicates the proposed development would potentially yield 0.48 additional middle school students. Pocahontas Middle is not currently in danger of being over capacity and is not projected to become over capacity in the next five years.

Godwin High is currently at 88.1% capacity. The analysis shown above indicates the proposed development would potentially yield an additional 0.66 high school students. Godwin High is not currently in danger of being over capacity, although with other new developments in the Three Chopt and Tuckahoe magisterial districts, it may reach near 100% capacity in the next five years.

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 Department:

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

The ranch style home, built ca. 1956, is not historically or architecturally significant. The property is not associated with any historical person or significant regional event.

Libraries:

These requests fall within the service area of the Twin Hickory Area Library that was part of the 2000 bond referendum. Presently this 40,000 sq. ft. facility, opened in July 2007, 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, Twin Hickory Area Library can meet the increased service demands.

Topography and Land Characteristics Adaptability:

There are no known topographic reasons the site cannot be used 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. _____ Magisterial District _____

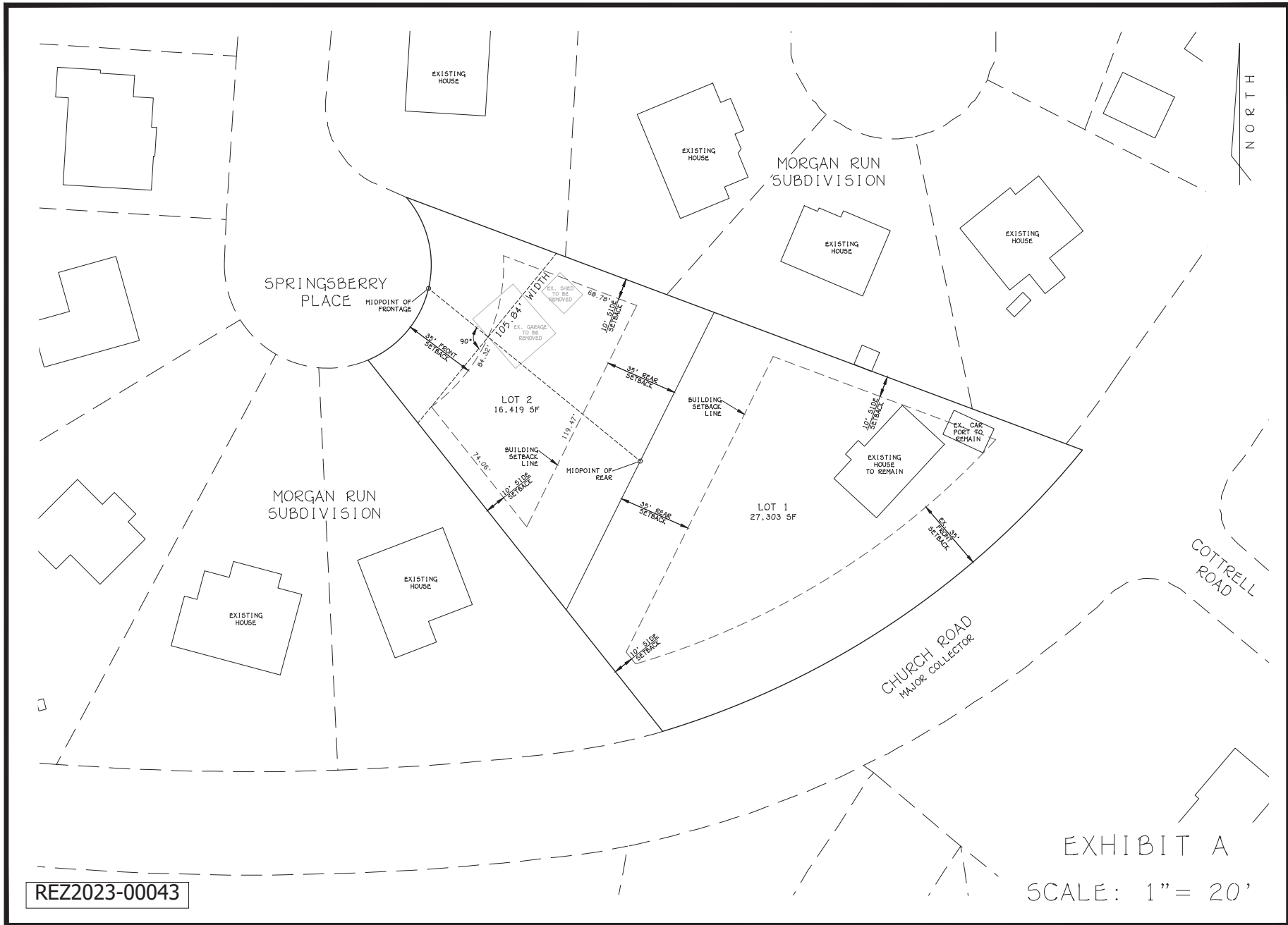
Pursuant to Section 24-2304 of the County Code, the owner or duly authorized agent* hereby voluntarily proffers the following conditions which shall be applicable to the property, if rezoned:

Josh Kaplan /

Signature of Owner or Applicant / Print Name

Date

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



REZ2023-00043

EXHIBIT A
SCALE: 1" = 20'

THIS DRAWING IS THE PROPERTY OF THE BAY COMPANIES, INC. AND IS NOT TO BE REPRODUCED OR USED FOR ANY PROJECT IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN PERMISSION.

FILED: 23080_Zoning Exhibit
DATE: January 24, 2024
REVISED: February 16, 2024
REVISED:
REVISED:



8500 BELL CREEK ROAD
MECHANICSVILLE, VA 23116
(804) 569-7000
FAX: (804) 569-7061

PROJECT:

3010 Church Rd
CPIN 745-756-7219
Three Choct District
Henrico County, Virginia

SHEET:

Concept Plan

SHEET NO:

C1

JOB NO. 23080

3010 Church Rd



NORTH

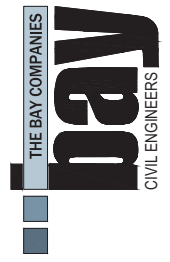
REZ2023-00043

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