REQUEST ANALYSIS
AND
RECOMMENDATION

03AN0275

Faisal B. and Sabina C. Hosein

Dale Magisterial District
11220 and 11240 Nash Road

REQUEST: A Special Exception to operate a motor vehicle detailing business from the home.

## RECOMMENDATION

Recommend denial for the following reasons:

A. Special Exception may impair the character of the district.

B. This request is incompatible with the Plan of Chesterfield.

C. This use may reduce or impair the value of buildings or property in surrounding areas.

## GENERAL INFORMATION

Location:

Property is known as 11220 and 11240 Nash Road. Tax IDs 762-654-7329 and 9346 (Sheet 25).

Existing Zoning:

A

Size:

12.1 acres

Existing Land Use:

Residential

Adjacent Zoning and Land Use:

North - A; Vacant
South - R-25; Vacant and residential
East - A; Vacant
West - A; Residential

Utilities:

Public water and sewer

Transportation:

The Virginia Department of Transportation may require a commercial entrance to be constructed to serve this use.

General Plan:

(Southern and Western Area Plan) Residential (1 – 5 acre lots)

DISCUSSION

The applicants request a Special Exception to operate a motor vehicle detailing business from the home.

The applicants provide the following information relative to this request:

> This request is to operate an auto and bike detailing business for car and bike shows. This includes: buffing and polishing surface finishing of the vehicles – installing decorative lights, mirrors, seat covers, meters, gauges, etc., also to include wing kits on truck covers and moldings on doors, fenders, and front end vinyl graphics, signs, stripes and sun shade tints on glass, decorative wheels, hub caps, spinners and wheel nuts. Above is not for general public, only friends and family members. All work will be performed between the hours of 10:00 a.m. and 6:00 p.m.

On March 13, 2003, Planning Department staff visited the site in response to a complaint. Staff's inspection revealed that the applicants were in violation of the Zoning Ordinance by operating a motor vehicle detailing business from the home. This request is in response to staff's investigation.

Staff believes that the proposed use, because of noise, traffic and associated activity, will have an adverse effect on adjacent properties and the area in general. Staff also believes that this request may change the character of the existing neighborhood and will encourage increased traffic on Nash Road.

The Southern and Western Area Plan suggests the property is appropriate for residential use of 1 – 5 acre lots. Staff believes this type of use is too intense to be compatible with the Plan and the residential character of the adjacent properties. A use of this commercial intensity should be located in a commercial district designed to accommodate it. Staff does not believe that the imposition of development conditions will mitigate the negative impacts this use will have on the area. Therefore, staff cannot support this request.

However, if the Board feels that this request has merit, staff recommends that it be subject to the following conditions:

CONDITIONS

1. Special Exception shall be granted to and for Faisal B. and Sabina C. Hosein, exclusively, and shall not be transferable nor run with the land.

2. Special Exception shall be limited to the operation of a motor vehicle detailing business only. No employees, other than the applicants, shall be engaged in this operation.

3. Special Exception shall be granted for a period not to exceed three (3) years from date of approval and may be renewed upon satisfactory reapplication and demonstration that the operation has not proved a detriment to the adjacent property or the area in general.

4. Hours of operation shall be restricted to between 10:00 a.m. and 6:00 p.m., Monday through Friday. No Saturday or Sunday operation shall be permitted.

5. No deliveries shall be permitted to or from this use by a tractor trailer truck.

6. No deliveries shall be permitted before 8 a.m. and after 6 p.m.

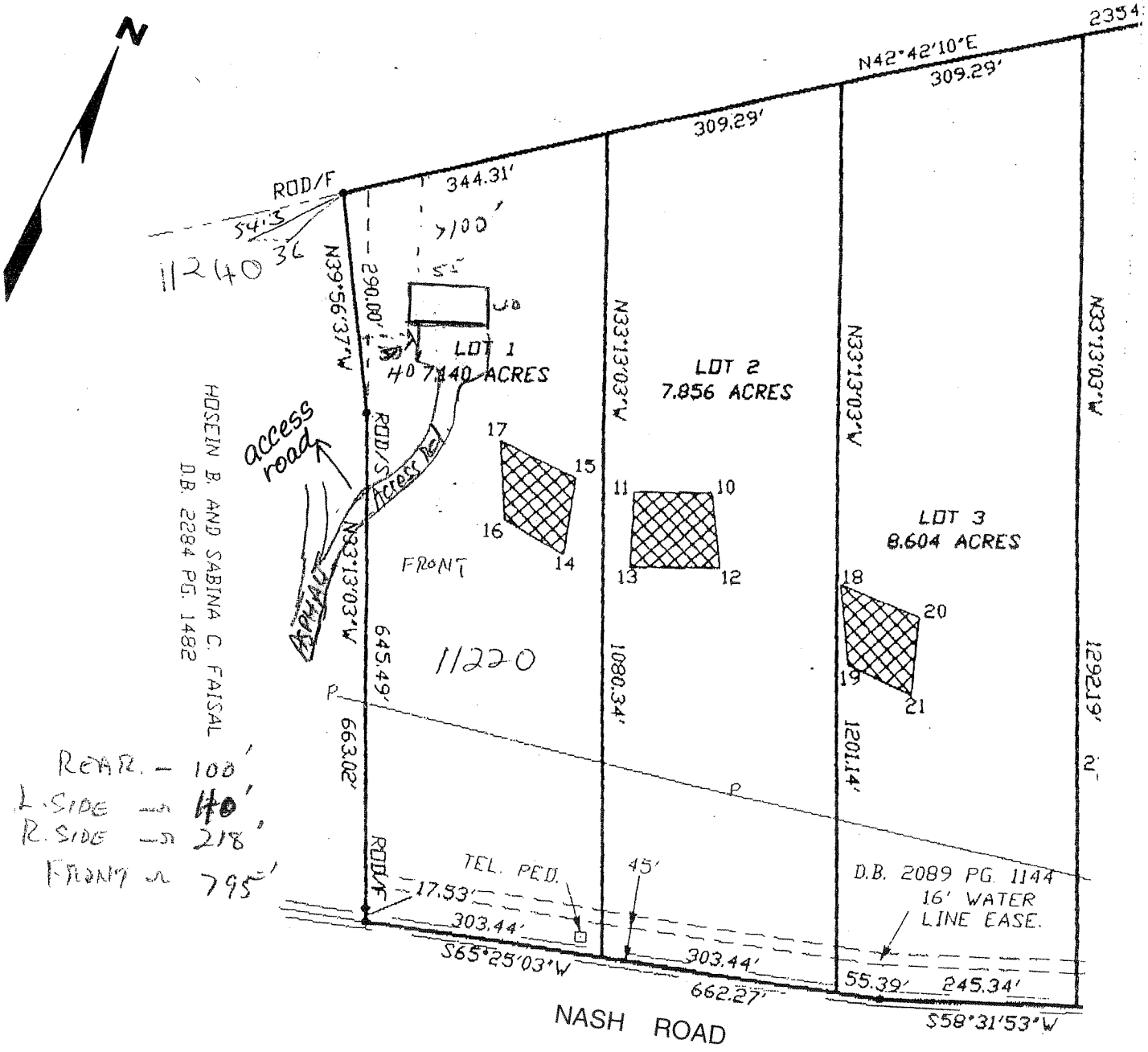
7. There shall be no outside public address system.

8. No signs shall be permitted for the business.

9. Preservation of existing trees larger than eight (8) inches in diameter shall be maximized to provide continuity and improved buffering. Trees determined to be a hazard to any structure, occupant, or guest, may be removed upon approval of the Planning Department.

R-15
R-15
A
A
A
A
R-15
R-15
R-25
R-25
NASH RD
NASH RD
MERGANSER TER
CANVASBACK CIR
WHISTLING SWAN RD
EASTFAIR DR
EASTFAIR WAY
EASTFAIR CT
COVINA LN
COVINA CT
LYLWOOD LN
LYLWOOD CT
M
M
C
C
ZC
03AN0275
SPECIAL EXCEPTION
SH 25
600 0 600 Feet
N

DENOTES DRAINFIELD




03AN0275-1