January 20, 2004 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04PR0227

Robert P. Jones
(Railey Hill Offices)

Midlothian Magisterial District
East Line of North Woolridge Road

REQUEST: On November 21, 2003, administrative approval was granted to C & G Associates for the Railey Hill Offices site plan Case 03PR0323. Subsequent to this approval, an appeal was filed by Robert P. Jones. Specifically, the appeal addresses ten (10) architectural and landscape design items that includes a request to reverse the design of the structure to have a two (2) story building in the center with one (1) story wing sections. The appeal items also include concerns with the use of a low roof pitch, the choice of materials used for columns, railings and roofing shingles, the lack of chimneys and dormers and the orientation of masonry jack arches that should be vertical and not horizontal. The concern with the landscape design is that insufficient evergreen plantings have been included to anchor the building facing Woolridge Road.

RECOMMENDATION

Staff recommends denial of the appeal request as follows:

A. Design items (Request items 1, 2, 4, 7 and 8 of appellant's letter).

By designing the building as three (3) sections with the two (2) larger end sections, the combined mass of the two (2) story portion is broken in half. The addition of columns, porches and entrance style doors in the center of each two (2) story section provides detail and interest and helps to break up the long facade. The center section is long with a low pitch roof that is not appropriate for dormers.

While chimneys could be added, they are not a requirement. Walgreens does not include chimneys.

As to the masonry jack arches, the brick is designed to be vertical over the windows, thus no change is needed.

B. Material items (Appeal request items 5, 6, 9 and 10).

The material to be used for the columns, railings and balustrade are not specified on the elevations. In order to provide durable architectural features, suitable materials need to be used. For some of these features, natural material may not be the best choice for either durability or appearance. Although wood is acceptable to staff, other products that may include resins or plastic, such as PVC, may be a better choice. Use of these materials is compatible with materials used at Walgreens and Amoco (now BP), as required by Proffered Condition 12 of zoning Case 99SN0224.

As to the use of metal or wood railings in place of the masonry wall, staff believes that either solution is acceptable architecturally. The roof will be dimensional shingles, as required, in order to match Walgreens, thus no change is needed.

C. Landscape item (Appeal request item 3).

Regarding the landscaping, the primary shrubs are either evergreen or semi-evergreen, thus will provide an appropriate landscape all year. It should also be noted that the Zoning Ordinance does not require evergreen planting for the planting under discussion.

GENERAL INFORMATION

Associated Public Hearing Cases:

00SN0204 - C & G Associates
99SN0224 - C & G Associates

Developer:

C & G Associates

Design consultants:

Architectural - Keith Hunter
Landscape and site engineering - Balzer and Associates

Location:

East line of North Woolridge Road, also fronting the north line of Walton Park Road. Tax IDs 732-706-2668 and 3399 (Sheet 6).

Existing Zoning and Land Use:

O-2 and C-2 with Conditional Use Planned Development; Commercial

Size:

2.9 acres

Adjacent Zoning and Land Use:

North - C-2 and C-3; Commercial or vacant
South - O-2 and R-9; Commercial or vacant
East - O-2 and A; Residential, public/semi-public or vacant
West - O-2 and C-2 with Conditional Use Planned Development; Commercial or vacant

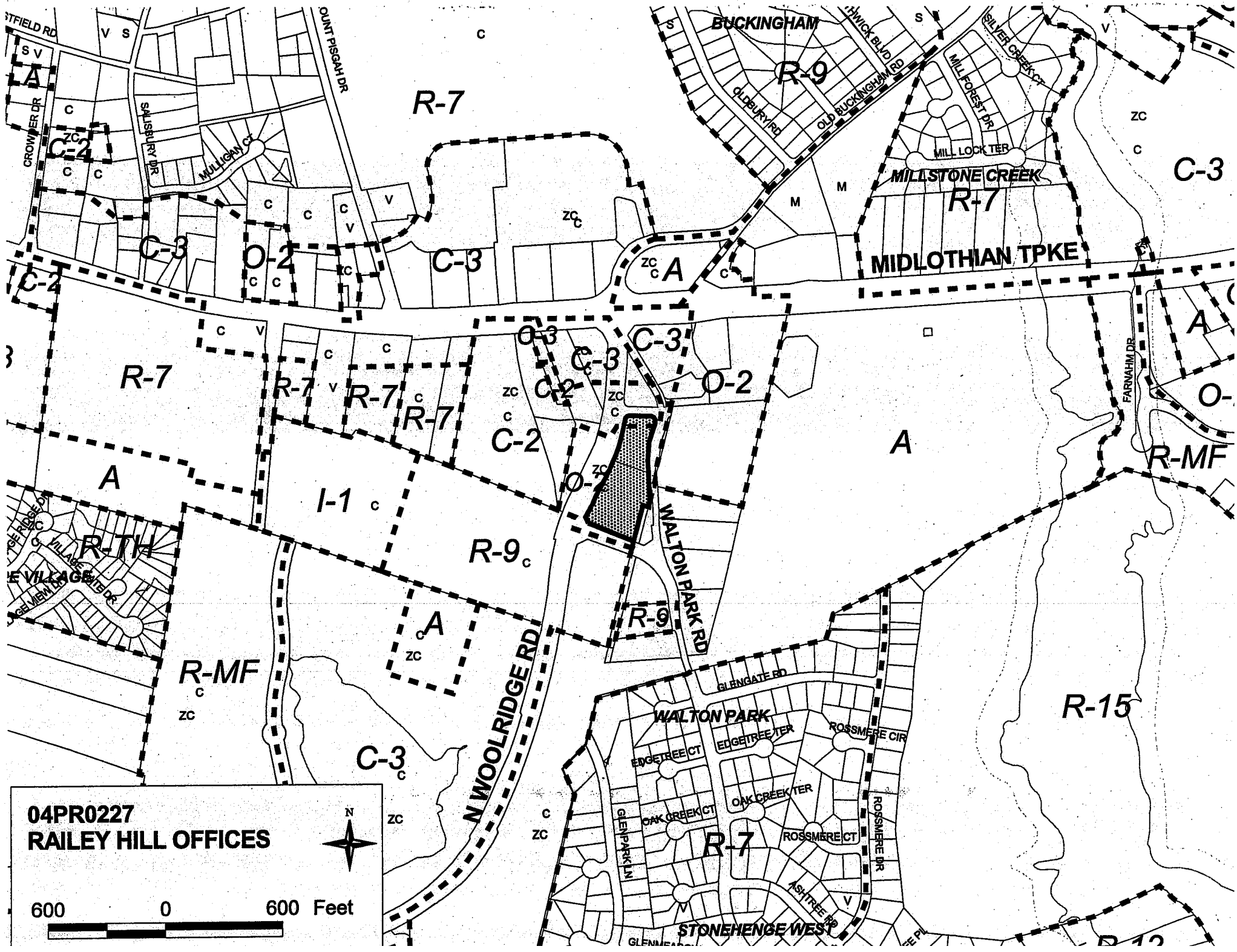
BACKGROUND

The architectural requirements for the Railey Hill Offices include the following proffered condition from zoning Case 99SN0224:

12. The architectural style, materials and colors of buildings shall be compatible with that which exists in the development located on 734-707-5241 and 7346 (Walgreens and Amoco).

CONCLUSIONS

The style, materials and colors of the Railey Hill Office building meet the requirements of the zoning case noted above. Staff recommends denial of the appeal request.


04PR0227
RAILEY HILL OFFICES
N
600 0 600 Feet
MIDLOTHIAN TPKE
WALTON PARK RD
N WOOLRIDGE RD
BUCKINGHAM
MILLSTONE CREEK
WALTON PARK
STONEHENGE WEST
R-7
R-9
C-3
C-2
O-2
O-3
A
I-1
R-TH
R-MF
R-15
SALISBURY DR
MULLIGAN CT
OLDBURY RD
OLD BUCKINGHAM RD
MILL LOCK TER
MILL FOREST DR
SILVER CREEK CT
FARNAHM DR
GLENGATE RD
EDGETREE CT
EDGETREE TER
ROSSMERE CIR
OAK CREEK CT
OAK CREEK TER
ROSSMERE CT
ROSSMERE DR
GLENPARK LN
ASHTREE RD
VILLAGE VIEW DR
CROWDER DR

KEITH HUNTER

ARCHITECT
804.233.8008

KATHERMAN & COMPANY INC

804.794.1100 804.794.1194 FAX

Railey Hill Office Condos

RECEIVED
OCT 30 2003
DIRECTOR
PLANNING DEPARTMENT

PLANNING DEPT
APPROVED ARCHITECTURAL ELEVATIONS
REFER TO: 03PRO323
CHESTERFIELD COUNTY PLANNING DEPT.
DATE: 11/21/03 BY: [illegible]
ANY CHANGES MUST BE APPROVED BY CHESTERFIELD COUNTY PLANNING DEPT.

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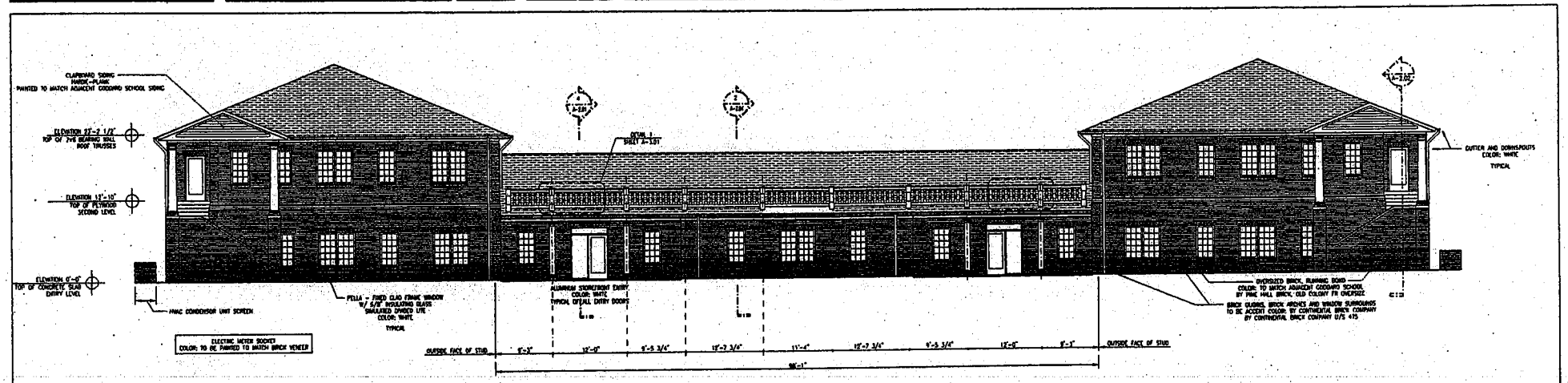
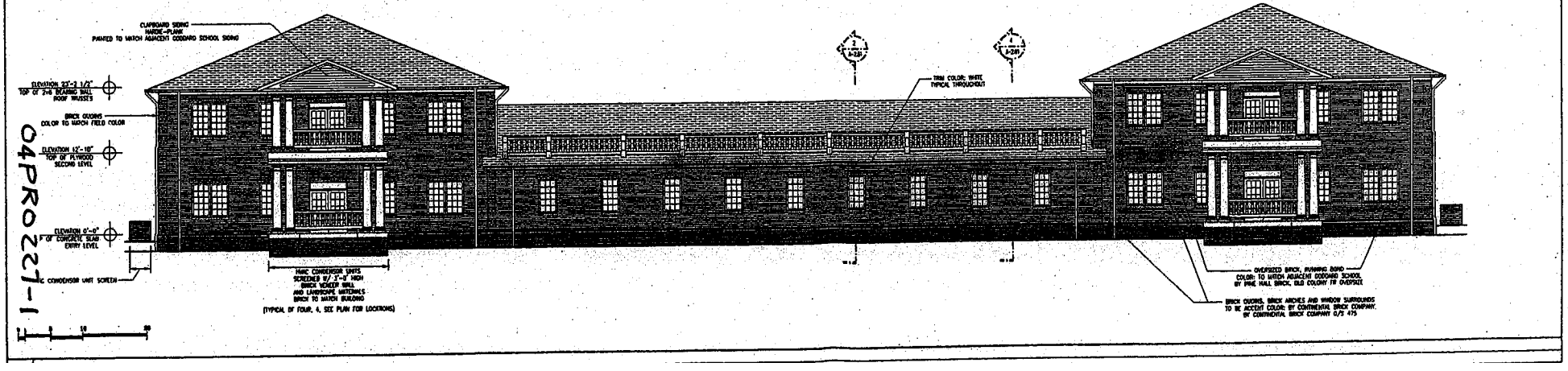
DATE 10.13.2003
REVISED PER COUNTY PLANNING DEPT. COMMENTS
FINAL REVIEW

EXTERIOR ELEVATIONS
SCALE 1/16" = 1'-0"

A-2.00



1 FRONT ELEVATION
SCALE 1/16" = 1'-0"



04PRO227-1

KEITH HUNTER

ARCHITECT
804.833.9386

KATHERMAN & COMPANY INC

Railey Hill Office Condos

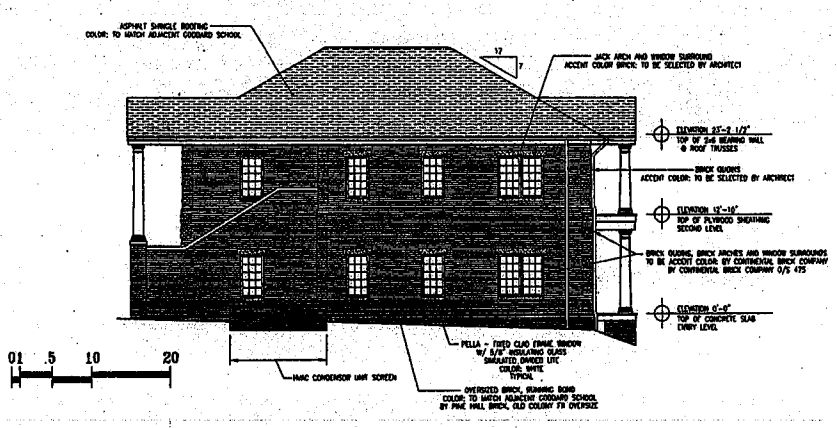
RECEIVED
OCT 30 2003
DIRECTOR
PLANNING DEPARTMENT

APPROVED
REFER TO:
CHESTERFIELD COUNTY PLANNING DEPT.
DATE: 11/21/03 BY:
ANY CHANGES MUST BE APPROVED BY
CHESTERFIELD COUNTY PLANNING DEPT.
SHEET 2.

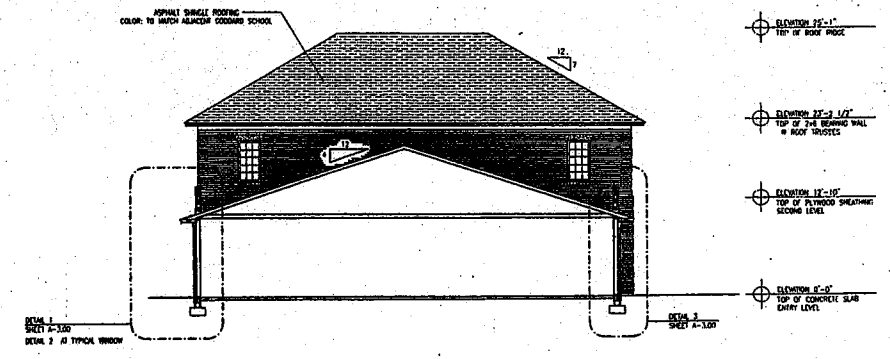
DATE 10.13.2003
REVISION PER COUNTY PLANNING DEPT. COMMENTS

ELEVATIONS AND BUILDING SECTIONS
SCALE 1/16" = 1'-0"

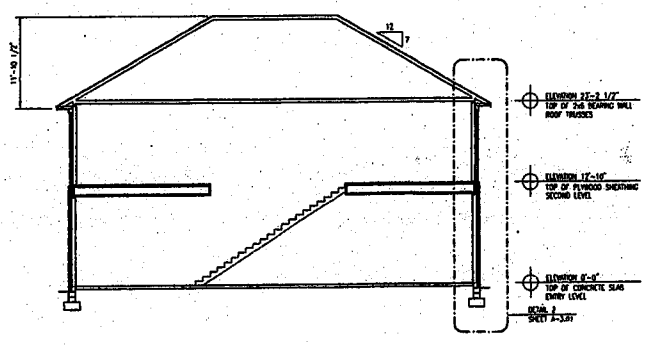
A-2.01



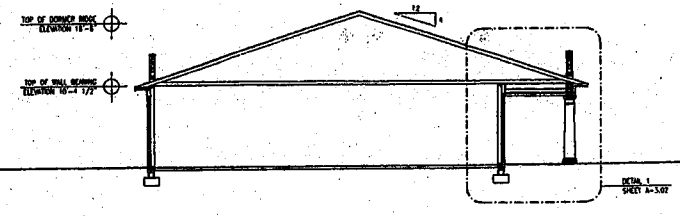
1 SIDE ELEVATION
SCALE 1/16" = 1'-0"



2 BUILDING SECTION THROUGH ONE LEVEL PORTION OF THE STRUCTURE
SCALE 1/16" = 1'-0"

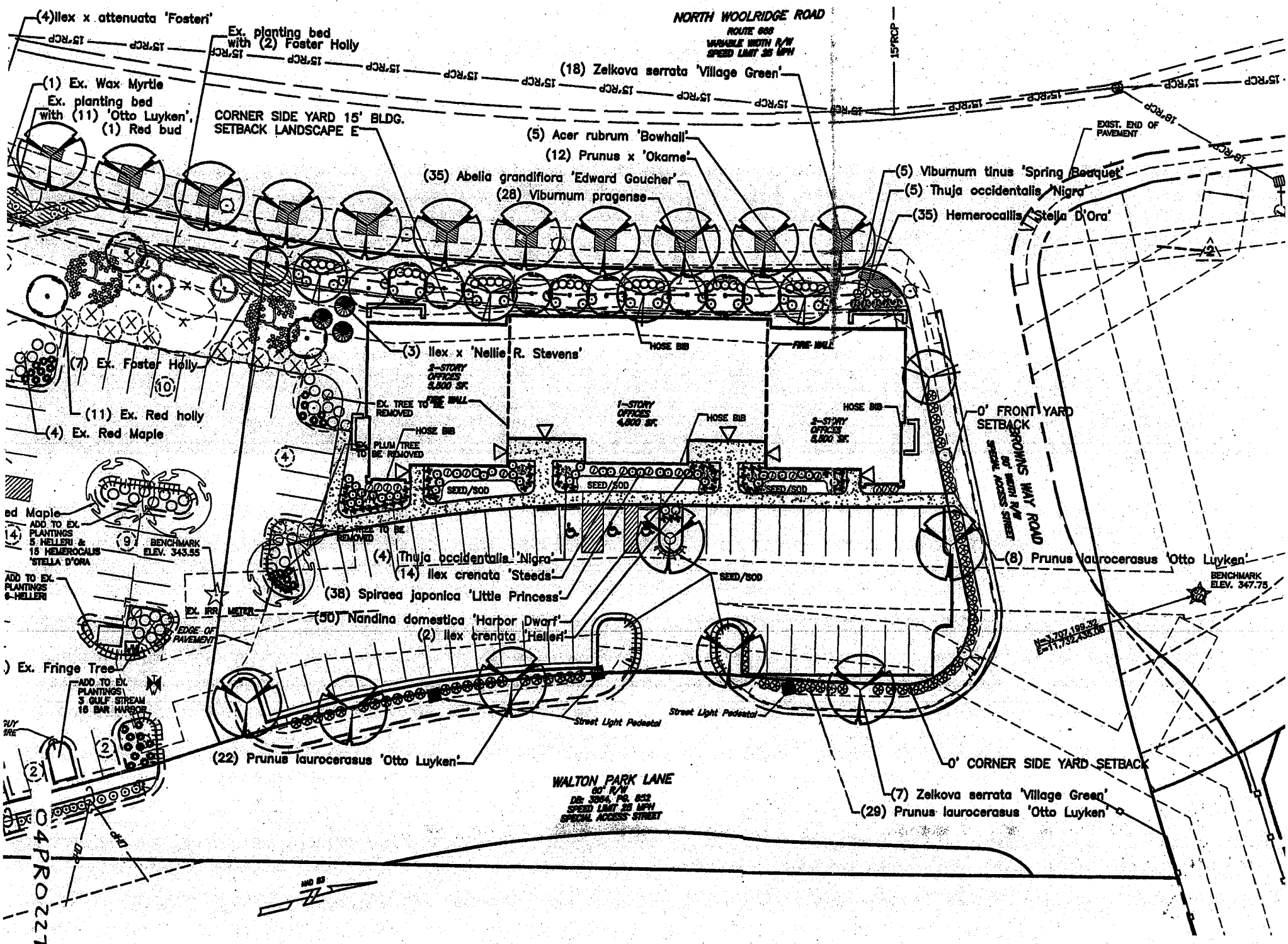


3 BUILDING SECTION THROUGH TWO (2) STOREY PORTION AT STAIR



4 BUILDING SECTION THROUGH ONE LEVEL PORTION OF THE STRUCTURE AT COVERED ENTRY
SCALE 1/16" = 1'-0"

04PR0227-2


NORTH WOOLRIDGE ROAD
ROUTE 668
VARIABLE WIDTH R/W
SPEED LIMIT 35 MPH
15"RCP
(4)Ilex x attenuata 'Fosteri'
Ex. planting bed with (2) Foster Holly
(1) Ex. Wax Myrtle
Ex. planting bed with (11) 'Otto Luyken', (1) Red bud
CORNER SIDE YARD 15' BLDG. SETBACK LANDSCAPE E
(18) Zelkova serrata 'Village Green'
(5) Acer rubrum 'Bowhall'
(12) Prunus x 'Okame'
(35) Abelia grandiflora 'Edward Goucher'
(28) Viburnum pragense
EXIST. END OF PAVEMENT
(5) Viburnum tinus 'Spring Bouquet'
(5) Thuja occidentalis 'Nigra'
(35) Hemerocallis 'Stella D'Ora'
(3) Ilex x 'Nellie R. Stevens'
HOSE BIB
FIRE WALL
2-STORY OFFICES 5,800 SF.
1-STORY OFFICES 4,800 SF.
2-STORY OFFICES 5,800 SF.
(7) Ex. Foster Holly
(11) Ex. Red holly
(4) Ex. Red Maple
EX. TREE TO BE REMOVED
EX. PLUM TREE TO BE REMOVED
SEED/SOD
0' FRONT YARD SETBACK
BROWNS WAY ROAD
60' WIDTH R/W
SPECIAL ACCESS STREET
ADD TO EX. PLANTINGS 5 HELLERI & 15 HEMEROCALIS 'STELLA D'ORA
BENCHMARK ELEV. 343.55
(4) Thuja occidentalis 'Nigra'
(14) Ilex crenata 'Steeds'
(38) Spiraea japonica 'Little Princess'
(50) Nandina domestica 'Harbor Dwarf'
(2) Ilex crenata 'Helleri'
(8) Prunus laurocerasus 'Otto Luyken'
BENCHMARK ELEV. 347.75
ADD TO EX. PLANTINGS 6-HELLERI
EX. IRR. METER
EDGE OF PAVEMENT
Ex. Fringe Tree
ADD TO EX. PLANTINGS 3 GULF STREAM 18 BAR HARBOR
Street Light Pedestal
(22) Prunus laurocerasus 'Otto Luyken'
0' CORNER SIDE YARD SETBACK
(7) Zelkova serrata 'Village Green'
(29) Prunus laurocerasus 'Otto Luyken'
WALTON PARK LANE
60' R/W
DB: 3984, PG. 832
SPEED LIMIT 25 MPH
SPECIAL ACCESS STREET
04PR0227-3

WOOLRIDGE ROAD SETBACK

CORNERYARD SETBACK REQUIREMENTS LANDSCAPE "E" 578 L.F. OF ROAD FRONTAGE ALONG WOOLRIDGE ROAD

LARGE TREES: 1 PER 50' REQUIRED = 12 TREES			PROVIDED = 12 TREES	
Large Trees	Quantity	Scientific Name	Common Name	Size
	8	Acer rubrum 'October Glory'	October Glory Maple	3.5" Cal.
	4	Acer rubrum 'Bowhall'	Bowhall Maple	3.5" Cal.
SMALL TREES: 1 PER 30' REQUIRED = 20 TREES			PROVIDED =20 TREES	
Small Trees	4	Magnolia virginiana	Sweetbay Magnolia	2.5" Cal.
	12	Prunus x 'Okame'	Okame Cherry	2.5" Cal.
	4	Acer palmatum	Green Japanese Maple	2.5" Cal.
EVERGREEN TREES: 1 PER 30' REQUIRED = 20 TREES		EXISTING=1	PROVIDED = 19 TREES	
Evergreen Trees	9	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	7' min. Ht.
	5	Thuja occidentalis 'Nigra'	Emerald Arborvitae	7' min. Ht.
	1	Cedrus deodara	Deodara Cedar	7' min. Ht.
	4	Ilex x attenuata 'Fosteri'	Foster Holly	7' min. Ht.
MEDIUM SHRUBS: 1 PER 5' REQUIRED = 116 SHRUBS			PROVIDED = 116	
Shrubs	40% = 48	Shrubs planted along Play Yard Fence		3 Gal. 24"
	35	Abelia grandiflora 'Edward Goucher'	Pink Abelia	3 Gal. 24"
	28	Viburnum pragense	Prague Viburnum	3 Gal. 24"
	5	Viburnum tinus 'Spring Bouquet'	Laurustinus	3 Gal. 24"

PARKING AREA

Landscape Parking Area Requirements:
Required: 20 Square Feet Per Parking Space (53 Parking Spaces)
Required: 1060 Square Feet of Landscape Area
Provided: 2004 Square Feet of Landscape Area
Required One Tree Per 200 Square Feet = 6 Trees Required
6 Trees Provided

04PR0227-4

WALTON PARK LANE SETBACK

SIDEYARD SETBACK REQUIREMENTS LANDSCAPE "B" – 290 L.F. OF FRONTAGE ALONG WALTON PARK LANE

LARGE TREES: REQUIRED = 6 TREES EXISTING=1			PROVIDED = 6 TREES	
Large Trees	Quantity	Scientific Name	Common Name	Size
	5	Cladrastis kentukea	American Yellowwood	2.5" Cal.
SMALL TREES: 1 PER 50' REQUIRED = 6 TREES			PROVIDED = 6 TREES	
Small Trees	6	Styrax japonica	Japanese Snowbell	2.5" Cal.
EVERGREEN TREES: 1 PER 30' REQUIRED = 10 TREES			PROVIDED = 10 TREES	
Evergreen Trees	10	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	7' Full T.F.
MEDIUM SHRUBS: 1 PER 15' REQUIRED = 20 SHRUBS			PROVIDED = 20*	
Shrubs	16% = 20	Shrubs planted along Play Yard Fence		3 Gal. 24"

*ADDITIONAL PLANTING INCLUDE LOW SHRUBS AND GROUND COVER. SEE PLANT SCHEDULE FOR COMPLETE LIST OF PLANTS

04PR0227-S