



AGENDA ITEM ANALYSIS

Project/Issue Name: 22-08 An Ordinance of the City Council Approving Amendment of the Zoning Code and Official Map by Changing the Classification of Approximately 10.20 Acres, Located at 7294 West Farm Road 144, from Agricultural (AG) to Heavy Industrial (M-2).

Submitted By: Karen Haynes, Assistant BUILDS Administrator

Date: February 22, 2022

Issue Statement

Springfield Rugby Football Club, Inc. has applied to change the Zoning Classification of approximately **10.20 acres** of property located at 7294 West Farm Road 144 from Agricultural (AG) to **Heavy Manufacturing/Industrial (M-2)**.

Discussion and/or Analysis

The property subject to this Rezoning Application is the site of the former Springfield Rugby Club, which is in the process of relocating to a new parcel in the City of Republic; the property contains a single structure utilized by the club and associated improvements.

The following paragraphs contain brief analyses of present site conditions as well as the proposal's relationship to **adopted plans of the City**.

Consistency with the Comprehensive Plan

The City's Comprehensive Plan generally encourages the expansion of commercial development through proactive Rezoning of land at appropriate locations. Appropriate locations are described generally throughout the Plan, with regard to the **relationship of land at particular locations to infrastructure capable of supporting various intensities and densities of uses**.

- **Section:** Coordinate with Infrastructure
 - **Goal 1:** Support new development that is well-connected to the existing community.
 - **Objective 1B:** Promote development aligning with current adopted plans of the City. The intensity of uses should match the capacity of infrastructure to serve.
 - **Goal 3:** Encourage the redevelopment and integration of the former Brookline area.
 - **Objective 3B:** Support the development of an industrial/commercial center where infrastructure and transportation exist.

The Rezoning of this parcel is consistent with City and regional planned improvements along the perimeters of the State Highway MM corridor.



The general trend of development in the vicinity of the subject property, along West Farm Road 144 and State Highway MM, is new construction and redevelopment of industrial, manufacturing, and commercial projects of high to middling intensity.

Compatibility with Surrounding Land Uses

The subject property is surrounded by Heavy Manufacturing (M-2) to the east, General Commercial (C-2) to the west, Greene County Agricultural (AG) to the north, and James River Expressway to the south.

The land uses permitted in the Heavy Manufacturing (M-2) Zoning District include industrial and manufacturing uses of high intensity, as well as uses listed under Local Commercial (C-1), General Commercial (C-2 and C-3), and Light Manufacturing (M-1).

Capacity to Serve Potential Development and Land Use

Convoy of Hope is in the process of acquiring the referenced property and intends to incorporate the property into their overall campus master plan.

Municipal Water and Sewer Service:

Development on the property will tie on to existing municipal water and sewer services located on the Convoy of Hope property directly adjacent to the east. A looped water main system, at the COH Warehouse, is available approximately (270) feet to the east and can provide sufficient water to the site.

The sanitary sewer will flow from the site to the Brookline North Lift Station, then to the Brookline South Lift Station, McElhane Lift Station, and Schuyler Creek Lift Station; it will then be pumped from the Schuyler Creek Lift Station to the Wastewater Treatment Facility. The water system, named Lift Stations, and Wastewater Treatment Facility currently have capacity to serve the intended use.

Transportation:

A Traffic Impact Study (TIS) was not required for the Rezoning Application, as the development of this property will be in conjunction with ongoing development of the Convoy of Hope World Headquarters site. The property currently has access to West Farm Road 144.

A Traffic Impact Study (TIS) may be required should the intended use change.

Floodplain: The subject parcel **does not** contain a Special Flood Hazard Area (SFHA/Floodplain).

Sinkholes: The subject property **does not** contain any identified sinkholes.

Recommended Action

Staff considers the **proposed Zoning Map Amendment (Rezoning)** to be generally consistent with the **goals and objectives of the Comprehensive Plan**, consistent with the **trend of development in the vicinity of the site, compatible with surrounding land uses**, and **able to be adequately served by municipal facilities**. Based upon this analysis (performed without the benefit of evidence and testimony of a public hearing), **Staff recommends the approval of this application.**