

The existing land use pattern in this area is dominated by Industrial Development to the north of Old Statenville Road and Rural Residential Development to the south of Old Statenville Road (and outside the City Limits). Most of these nearby industrial properties are part of the applicant's "Bassford Business Park" Development which includes both the existing Steeda and Letica Industrial facilities in addition to the large GAF site which is under construction. The applicant formally acquired the subject property this past summer. This is the last of the remaining residential properties along the north side of Old Statenville Road which were planned to be absorbed as part of the Bassford Business Park. According to the VLCDA Master Plan, all street access to the Industrial Park will be from Clay Road and the area along Old Statenville Road will be retained as buffering and open space.

**Staff Recommendation:** Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval to the City Council.

**PLANNING COMMISSION ACTION:** The Planning Commission reviewed this at their November 25, 2024 Regular Meeting, found it consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommended approval (8-0 vote).