

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
MAY 13, 2004**

5:00 P.M WORK SESSION IN THE COUNTY MANAGERS CONFERENCE ROOM

PLANNING COMMISSION TO DISCUSS:

- 1. LUP Amendment for an Urban Mixed Use area in Innsbrook. Set Public Hearing on LUP Amendment for June 10, 2004**
- 2. Matters relating to Planning Commission administrative practices and preferences.**
- 3. Review of recommended guidelines for placement and design of tot lots and common areas within single family subdivisions POD Meeting May 26, 2004**

6.15 P.M DINNER IN THE COUNTY MANAGERS CONFERENCE ROOM

BEGINNING AT 7:00 P.M.

CALL TO ORDER.

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0), (5)

REQUESTS FOR EXPEDITED ITEMS: (2)

CASES TO BE HEARD: (5)

SUBDIVISION (Deferred from the April 21, 2004, Meeting)

Hunton Meadows
(April 2004 Plan)

Foster & Miller, P.C. for WWJ, L.C., Hunton Associates, L.L.C , RMA Hunton, L.C. and Atack/Eagle Hunton Meadows, LC The 19 423-acre site proposed for a subdivision of 39 single-family homes is located on the northern line of Mountain Road, approximately 100 feet east of the intersection of Old Mountain Road and Mountain Road on parcels 763-772-8743 and 764-772-1731 The zoning is R-2AC, One-Family Residence (Conditional) and R-2, One-Family Residence District County water and sewer
(Brookland) 39 Lots

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The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for subdivisions served by public utilities and the following additional conditions

- 12 Each lot shall contain at least 13,500 square feet
- 13 Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works
- 14 The proffers approved as part of zoning case C-2C-04 shall be incorporated in this approval
- 15 Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat
- 16 Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works
- 17 Building permits for no more than 6 lots shall be issued prior to the construction of a second point of access
- 18 The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Mountain Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat
- 19 The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement adjacent to Interstate 295 shall be submitted to the Planning Office for review and approval prior to recordation of the plat
- 20 The applicant shall work with the Planning Staff to finalize the proposed location and size of the reserved parcel prior to final approval of the subdivision

(Staff Report by Michael Cooper and Presented by Dave O'Kelly) (Expedited agenda requested). APPROVED

FAIRFIELD:

C-20C-04 Eric L. Walker: Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), part of Parcel 807-733-6105, containing 17.827 acres, located along the west line of N Laburnum Avenue approximately 1,360 feet southeast of its intersection with Harvie Road. The maximum density allowed in the RTH District is nine (9) units per acre. The Land Use Plan recommends Office. The site is in the Airport Safety Overlay District. **Staff – Jean Moore DENIED**

C-21C-04 Eric L. Walker: Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), part of Parcel 807-733-

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6105, containing 18 563 acres, located at the southeast intersection of N Laburnum Avenue and Harvie Road The maximum density allowed in the RTH District is nine (9) units per acre The Land Use Plan recommends Office The site is in the Airport Safety Overlay District **Staff – Jean Moore DENIED**

THREE CHOPT:

Deferred from the March 11, 2004 Meeting:

C-18C-03 James W. Theobald for Commercial Net Lease Realty Services, Inc.: Request to conditionally rezone from B-3 Business District and A-1 Agricultural District to B-2C Business District (Conditional), Parcel 741-761-8112 and part of Parcel 741-761-8532, containing approximately 2 899 acres, located at the southeast intersection of W Broad Street (U S Route 250) and Three Chopt Lane A retail use is proposed The use will be controlled by proffered conditions and zoning ordinance regulations The Land Use Plan recommends Office and Commercial Concentration This site is within the West Broad Street Overlay District **Staff – Mark Bittner (Deferral requested to the July 15, 2004 Meeting). DEFERRED TO JULY 15, 2004**

Deferred from the April 15, 2004 Meeting:

P-2-04 Ale House of Innsbrook, Inc.: Request for a Provisional Use Permit under Sections 24-58 2(a), 24-58 2(d), 24-58 2(e) and 24-122 1 of Chapter 24 of the County Code to allow four (4) video games and one pool table in a restaurant with outdoor dining, along with extended operating hours for restaurant use and billiard parlor, containing 9,700 square feet (billiard parlor 900 square feet), on part of Parcel 747-760-9391, located at 4040 Cox Road (The Innsbrook Shoppes) The existing zoning is B-2C Business District (Conditional) The Land Use Plan recommends Commercial Concentration **Staff – Jean Moore (Expedited agenda requested). APPROVED**

C-22C-04 James Theobald for Reynolds Development, LLC: Request to conditionally rezone from O-3C Office District (Conditional), B-3 Business District and M-1 Light Industrial District to O-3C Office District (Conditional) and B-3C Business District (Conditional), Parcels 767-744-9052, 767-744-6325, 765-744-6557, 766-745-8230 and 767-745-5402, containing 71 028 acres (31 192 ac – O-3C, 39 836 ac – B-3C), located along the southeast intersection of I-64 and Glenside Drive and the southwest intersection of I-64 and W Broad Street (U S Route 250) An office, hotel and retail development is proposed The use will be controlled by proffered conditions and zoning ordinance regulations The Land Use Plan recommends Planned Industry and Government The site is in the Henrico County Enterprise Zone **Staff – Mark Bittner (Deferral requested to the August 12, 2004 Meeting). DEFERRED TO AUGUST 12, 2004**

TUCKAHOE:

Deferred from the January 15, 2004 Meeting:

C-27C-02 RFA Management, LLC: Request to amend proffered conditions accepted with rezoning case C-32C-89, on Parcel 740-750-0178, containing 12 415 acres, located at the northeast intersection of Ridgefield Parkway and Glen Eagles Drive,

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the northwest intersection of Ridgfield Parkway and Eagles View Drive, and the southeast intersection of Eagles View Drive and Glen Eagles Drive. The amendment would change the maximum density allowed from 7,850 square feet per acre to 8,975 square feet per acre. The existing zoning is B-2C, Business District (Conditional). The Land Use Plan recommends Commercial Concentration. **Staff – Mark Bittner (Deferral requested to the August 12, 2004 Meeting). DEFERRED TO AUGUST 12, 2004**

VARINA:

Deferred from the March 11, 2004 Meeting:

C-56C-03 John W. Nelson, Jr. and Elizabeth N. Gottwald: Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional) Parcel 802-696-9269 and part of Parcel 803-696-6866, containing 41.758 acres, located on the east line of Osborne Turnpike approximately 0.41 mile north of Tree Ridge Road and approximately 240 feet west of the western terminus of Harmony Avenue. A single family residential subdivision is proposed. The R-2A District allows a minimum lot size of 13,500 square feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Mark Bittner (Deferral requested to the July 15, 2004 Meeting). DEFERRED TO JULY 15, 2004**

Deferred from the March 11, 2004 Meeting:

C-13C-04 J. Kevin Humphrey for Mike Fleetwood: Request to conditionally rezone from A-1 Agricultural District, M-1 Light Industrial District and M-2 General Industrial District to M-2C General Industrial District (Conditional), Parcels 819-704-9284, 820-705-3941, 820-705-5372, 820-706-5002, 820-705-6725 and 819-703-7057, containing 105.164 acres, located at the southwest intersection of Monahan and Charles City Roads and the C&O Railroad. Light Industrial manufacturing with possible hotel/retail uses are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Planned Industry. The site is in the Airport Safety Overlay District. **Staff – Jean Moore (Deferral requested to the May 12, 2005 Meeting). DEFERRED TO JULY 15, 2004**

Deferred from the April 15, 2004 Meeting:

C-18C-04 Gooss & Associates, AIA: Request to conditionally rezone from R-3 One Family Residence District and B-1 Business District to B-1C Business District (Conditional), Parcels 829-715-3035, 829-715-4034, and part of Parcel 828-715-8918, containing 0.71 acre, located at 325 and 335 E Williamsburg Road (U.S. Route 60) approximately 100 feet west of East Lake Drive. A restaurant and shops are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Concentration and Suburban Residential 2, 2.4 to 3.4 units net density per acre. The site is in the Airport Safety Overlay District. **Staff – Mark Bittner APPROVED**

C-23-04 Eugene A. Peay III: Request to rezone from B-1 Business District to R-3 One Family Residence District, Parcel 802-694-8618, containing 1.451 acres, located on the east line of Osborne Turnpike at its intersection with Wilton Road. A single-family residence is proposed. The R-3 District allows a minimum lot size of

11,000 square feet The Land Use Plan recommends Suburban Residential 1, 10 to 24 units net density per acre **Staff – Mark Bittner APPROVED**

P-4-04 Deborah Crowley for Omnipoint Communications CAP Operations LLC: Request for a Provisional Use Permit under Sections 24-95(a) and 24-122.1 of Chapter 24 of the County Code in order to allow construction of a 130' tall monopole communication tower with antennas at 130' RAD center and an unmanned communication equipment platform at its base, on part of Parcel 819-725-1866, containing a lease area of 4,500 square feet, located on the south line of Nine Mile Road (State Route 33) between Forest Avenue and Knight Drive The existing zoning is M-1C Light Industrial District (Conditional) The Land Use Plan recommends Commercial Concentration The site is in the Airport Safety Overlay District **Staff – Mark Bittner APPROVED**

BROOKLAND

RESOLUTION. Henrico Government Center Expansion Site – Substantially In Accord with the County Comprehensive Plan (Brookland District) **Staff – Jean Moore APPROVED**

APPROVAL OF MINUTES: Planning Commission April 15, 2004 APPROVED WITH CORRECTION

Acting on a motion by **Mr. Archer**, seconded by **Mr. Vanarsdall**, the Planning Commission adjourned its meeting at **7:56 p.m. on May 13, 2004**

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