

PLANNING COMMISSION

Rezoning and Provisional Use Permits

ACTIONS

April 17, 1997

LANDSCAPE PLAN (*Deferred from the March 25, 1997, Meeting*)

LP/POD-6-96: St. Mary's Hospital Parking Deck and MOB Addition Balzer & Associates: Request for approval of a landscape plan, as required by Chapter 24, Section 24-106 of the Henrico County Code. The 2.0 acre site is located at St. Mary's Hospital on Bremono Road next to the existing parking deck on part of parcel 114-A-17A. The zoning is O-3C, Office District (Conditional). (**Three Chopt**)

The staff recommends approval subject to the annotations on the plans and the standard conditions for landscape and lighting plans.

(**Staff Report by Jim Lehmann**)



ACTION: GRANTED

PLAN OF DEVELOPMENT (*Deferred from the March 25, 1997, Meeting*)

POD-6-97: Texaco at Parham Road Redevelopment Balzer & Associates for R. B. Bach and Star Enterprise: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 2,000 square foot convenience store with fuel pumps. The 0.7 acre site is located on Parham Road 700 feet from the east line of Route 1 on parcel 63-A-12. The zoning is B-3, Business District. County water and sewer. (Fairfield)

As of the preparation date of this agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the annotations on the plans and the standard conditions for developments of this type, the following additional conditions are recommended:

1. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued.
2. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.

3. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
4. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
5. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
6. The approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
7. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to the issuance of a certificate of occupancy for this development.

(Staff Report by Jim Lehmann)



ACTION: Granted

BROOKLAND:

C-18C-97: David M. Kooger for Country Club Investors, L. P.: Request to conditionally rezone from R-5 General Residence District to R-6C General Residence District (Conditional), Parcel 73-A-2, containing 7.65 acres located at 1601 Lakeside Avenue, approximately 0.2 miles west of the intersection of the southern line of Lakeside Avenue and the western line of Brook Road. Renovation of existing Country Club Apartments is proposed. The R-6 District permits densities up to 19.8 units gross density per acre. The Land Use Plan recommends this area for Multi-Family Residential development, 6.8 to 19.8 units net density per acre. **(Staff presentation by John Merrithew)**



ACTION: Recommend Approval

FAIRFIELD:

C-19C-97: **Herbert E. Fitzgerald, III for RVG Development Co., LLC.:** Request to conditionally rezone from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), and R-4C One Family Residence District (Conditional), part of Parcel 140-A-1, and Parcels 140-A-9 and 10, containing 123 acres located along the northeast line of Creighton Road beginning at the west line of Sandy Lane and as more particularly described in files kept in the Planning Office. A residential subdivision is proposed. The R-3A and R-4 districts permit densities up to 4.58 and 5.45 units gross density per acre respectively. The site also falls within the ASO Airport Safety Overlay District. The Land Use Plan recommends this area for Suburban Residential 1 development, 1.0 to 2.4 units net density per acre. **(Staff presentation by John Merrithew) (Deferral requested to May 15, 1997)**



ACTION: Deferred to May 15, 1997

THREE CHOPT:

C-68C-95 (*Amended*): **Jay M. Weinberg for Bon Secours-Richmond Health System, Inc.:** Request to conditionally rezone from A-1 Agricultural District to R-6C General Residence District (Conditional), O-3C Office District (Conditional) and B-2C Business District (Conditional), part of Parcel 36-A-49, containing 41.08 acres located at the southwest corner of Lauderdale Drive and W. Broad Street. A health care facility, assisted living accommodations and commercial uses are proposed. The B-2 and O-3 uses will be controlled by proffered conditions and zoning ordinance regulations. The R-6 District permits densities up to 19.8 units gross density per acre. The site also falls within the West Broad Street Overlay District. The Land Use Plan recommends this area for Mixed Use Development. **(Staff presentation by Nancy Gardner)**



ACTION: Recommend Approval

C-69C-95 (*Amended*): **Jay M. Weinberg for Bon Secours-Richmond Health System, Inc.:** Request to conditionally rezone from A-1 Agricultural District to B-2C Business District (Conditional) and O-3C Office District (Conditional), part of Parcel 36-A-49, containing 27.67 acres located at the southeast corner of Lauderdale Drive and W. Broad Street. Health care facilities and commercial uses are proposed. The B-2 and O-3 uses will be controlled by proffered conditions and zoning ordinance regulations. The site also falls within the West Broad Street Overlay District. The Land Use Plan recommends this area for Mixed Use Development. **(Staff presentation by Nancy Gardner)**



ACTION: Recommend Denial

P-5-97: **Jay M. Weinberg for Bon Secours-Richmond Health System, Inc.:** Request for approval of a provisional use permit in accordance with Sections 24-36.1(a) and 24-122.1 of Chapter 24 of the County Code to permit a life care facility on part of Parcel 36-A-49, located approximately 1,600' west-southwest of the intersection of Lauderdale Drive and W. Broad Street. The property is zoned A-1 Agricultural District [proposed for R-6C General Residence District (Conditional)] and West Broad Street Overlay District. **(Staff presentation by Nancy Gardner)**



ACTION: Recommend Approval

C-20-97: **Robert and Willnette Johnson for James and Alma Hayes:** Request to rezone from A-1 Agricultural District to R-2 One Family Residence District, Parcel 39-A-29, containing 1.0 acre located along the west side of Francistown Road (at 4820 Francistown Road) approximately 110' south of the intersection of Francistown Road and Thomasville Lane. A residential subdivision is proposed. The R-2 District permits densities up to 2.4 units gross density per acre. The Land Use Plan recommends this area for Suburban Residential 1 development, 1.0 to 2.4 units net density per acre. **(Staff presentation by Mark Bittner)**



ACTION: Recommend Approval

TUCKAHOE:

Deferred from the March 13, 1997 Meeting:

P-4-97: **Donald B. Heslep:** Request for approval of a provisional use permit in accordance with Section 24-58.2 of the County Code to permit a self-service storage facility on part of Parcel 55-A-1ZB, located on the southwest side of Gayton Center Drive approximately 420' south of Ridgefield Parkway. The property is zoned B-3 Business District. **(Staff presentation by Mark Bittner)**



ACTION: Deferred to May 15, 1997

C-21C-97: **J. K. Timmons & Associates for Will Hazel:** Request to amend proffered conditions accepted with rezoning case C-35C-94, on Parcel 56-26-A-1, also known as 11945 Blandfield Street, containing 0.335 acres in the Keswick Subdivision. The site is located at the southeast corner of Church Road and Blandfield Street. A revision of the proffered buffer for this lot is proposed. The current zoning is R-3AC One Family Residence District (Conditional). The Land Use Plan recommends this area for Suburban Residential 1 development, 1.0 to 2.4 units net density per acre. **(Staff presentation by Mark Bittner)**



ACTION: Recommend Approval

VARINA:

Deferred from the March 13, 1997 Meeting:

C-9C-97: **Ken Owens for OOO-3 Limited Partnership:** Request to conditionally rezone from M-1C Light Industrial District (Conditional) to R-4C One Family Residence District (Conditional), part of parcel 165-A-12B, containing 35.94 acres located at the north end of Dakar Drive (not constructed), with 2,400' of frontage on I-64, and is more particularly described in files contained in the Henrico Planning Office. Single family residences are proposed. The R-4 district permits densities up to 5.45 units gross density per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends this area for Planned Industrial development. **(Staff presentation by Lee Yolton)**



ACTION: Recommend Approval