

PLANNING COMMISSION

REZONINGS AND PROVISIONAL USE PERMITS

ACTIONS

AUGUST 14, 1997

BEGINNING AT 7:00 P.M.:

REQUEST FOR DEFERRALS OR WITHDRAWALS:

PLAN OF DEVELOPMENT:

POD-64-97 Overlook Office Complex

TIMMONS for Dominion Land & Development Partnership and Childress Klein

Properties: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct two, three-story, 65,000 square foot office buildings. The 12.4 acre site is located on Sadler Road realignment and Nuckols Road. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Three Chopt)**

The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams and fixture mounting height details shall be submitted for Planning Office review and Planning Commission approval.
23. 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.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
25. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
26. 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.

27. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.

28. 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.

29. 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.

30. Prior to the approval of the construction plans for relocated Sadler Road by the Department of Public Works, the applicant shall submit a detailed landscape plan to the Planning Office for review and Planning Commission approval for those areas effected by the vacations and relocations of said road.

(Staff presentation by Mikel Whitney)



ACTION: Approved

FAIRFIELD:

Deferred from the June 12, 1997 Meeting:

C-34C-97 J. Barry Lynn: Request to conditionally rezone from B-1C Business District (Conditional) to B-3C Business District (Conditional), Parcel 96-A-3, containing 2.175 acres, located at the northwest corner of Azalea Avenue and Wilkinson Road. The Land Use Plan recommends this site for Commercial Concentration development. A self-service car wash is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. **(Staff presentation by Mark Bittner)**



ACTION: Deferred at applicant's request to February 12, 1998

C-56C-97 Jordan Consulting Engineers for Virginia Center, L.L.C.: Request to conditionally rezone from RTHC Residential Townhouse District(Conditional) and O-2C Office District (Conditional) to R-5AC General Residence District (Conditional), part of Parcels 33-A-69B, and 33-A-76, totaling 0.346 acres, located on the east and west lines of Virginia Center Parkway (a private road) 677' and 848' south of the public right-of-way of Virginia Center Parkway respectively. A residential subdivision is proposed. The R-5A District permits densities up to 6.0 units gross density per acre. The Land Use Plan recommends Office and Open Space/Recreational development for this site. **(Staff presentation by Jim Lehmann)**



ACTION: Recommend approval

THREE CHOPT:

C-57C-97 Glenn R. Moore for Melton Development Company: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 20-A-19 and 19A, containing approximately 16.85 acres, located on the west line of Springfield Road at its intersection with Heart Mill Drive. Residential development is proposed. The R-3 District permits densities up to 3.96 units gross density per acre. The Land Use Plan recommends SR1 Suburban Residential 1 development, 1.0 to 2.4 units net density per acre, for this site. **(Staff presentation by Jim Lehmann)**



ACTION: Deferred at applicant's request to September 11,1997

C-58-97 E. Delmonte Lewis for DOHI, Inc.: Request to rezone from R-2AC One Family Residence District (Conditional) to C-1 Conservation District, part of Parcel 10-A-3E, containing approximately 8.2 acres, located on the north line of Nuckols Road approximately 2,264' west of Shady Grove Road. A conservation area is proposed. The Land Use Plan designates this site as an Environmental Protection Area. **(Staff presentation by Jim Lehmann)**



ACTION: Recommend approval

C-59C-97 Ralph L. Axselle, Jr. For Lowe's Company, Inc.: Request to amend proffered conditions accepted with rezoning cases C-40C-88 and C-8C-92, on part of Parcel 36-A-18G, containing 16.21 acres, located on the east line of Pouncey Tract Road (S.R. 271) 1400' north of West Broad Street (U. S. Route 250). The existing zoning is B-3C Business District (Conditional). An amendment of the proffered conditions related to the principal uses permitted on the site is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Concentration development for this site. **(Staff presentation by John Merrithew)**



ACTION: Recommend approval

TUCKAHOE:

None.

VARINA:

Deferred from the July 10, 1997 Meeting:

C-48C-97 Foster & Miller, P.C. for Robert Tucker: Request to conditionally rezone from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcels 157-A-8, 9 and 13, containing 36.65 acres, located approximately 700' west of Taylor Road on the north line of Meadow Road. A single family residential development is proposed. The R-3A District permits densities up to 4.58 units gross density per acre. The site is also in the ASO Airport Safety Overlay District. The Land Use Plan recommends Suburban Residential 1 development, 1.0 to 2.4 units net density per acre, for this site. **(Staff presentation by Nancy Gardner)**



ACTION: Deferred at applicant's request to September 11, 1997

Deferred from the July 10, 1997 Meeting:

C-50C-97 Ralph L. Axselle, Jr. and Andrew M. Condlin for Canada Contracting Company, Inc.: Request to conditionally rezone from A-1 Agricultural District to M-2C General Industrial District (Conditional), Parcel 185-A-50A, containing 27.024 acres, located on the south line of LaFrance Road 190' east of its intersection with I-295 (6126 LaFrance Road). Office/equipment storage is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The site is also in the ASO Airport Safety Overlay District. The Land Use Plan recommends Heavy Industrial development for this site. **(Staff presentation by Nancy Gardner)**



ACTION: Recommend denial

C-60C-97 **James W. Theobald for Whiteoak 110, L.C.:** Request to conditionally rezone from A-1 Agricultural District and M-2 General Industrial District to M-2C General Industrial District (Conditional), Parcel 197-A-23 and part of Parcel 197-A-21B, containing approximately 111.3 acres, located on the north line of Portugee Road 2,239.84' east of Memorial Drive. A general industrial development is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Rural Residential development, up to 1.0 unit net density per acre, and Environmental Protection Area for this site. **(Staff presentation by Mark Bittner)**



ACTION: Recommend approval

BROOKLAND:

Deferred from the June 12, 1997 Meeting:

C-36C-97 **Mark Hurley for Mulligan's Sports Grille:** Request to amend proffered conditions accepted with rezoning case C-16C-88, on Parcel 70-A-21B, containing 2.029 acres, located on the south line of proposed Shrader Road, 890' west of the intersection of Shrader Road and Hungary Spring Road. The existing zoning is B-3C Business District (Conditional). The Land Use Plan recommends this site for Commercial Concentration development. An amendment of the proffered conditions relating to the principal uses and standards for signs and hours of operation is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. **(Staff presentation by Mark Bittner)**



ACTION: Recommend approval

Deferred from the June 12, 1997 Meeting:

P-6-97 **Mark Hurley for Mulligan's Sports Grille:** Request for approval of a provisional use permit in accordance with Sections 24-62.2(i) and 24-122.1 of Chapter 24 of the County Code to permit a billiard parlor with up to 24-hour operation on Parcel 70-A-21B, located on the south line of proposed Shrader Road, 890' west of the intersection of Shrader Road and Hungary Spring Road. The site is zoned B-3C Business District (Conditional). **(Staff presentation by Mark Bittner)**



ACTION: Recommend approval

C-53C-97 Len Phillips for D. O. Allen Homes, Inc.: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional), Parcels 49-A-18, 19 and 20, containing 24.02 acres, located on the south line of Hungary Road at its intersection with Francistown Road. A single family Residential development is proposed. The R-5A District permits densities up to 7.74 units gross density per acre. The Land Use Plan recommends Suburban Residential 1 development, 1.0 to 2.4 units net density per acre, for this site. **(Staff presentation by Mark Bittner)**



ACTION: Recommend approval

APPROVAL OF MINUTES: July 10, 1997

WORK SESSION: Ordinance Amendment on Hotels in O-3 Office Developments (Staff Presentation by John Merrithew).



ACTION: Public hearing scheduled September 11, 1997 at 7:00 p.m.