

PLANNING COMMISSION

REZONINGS AND PROVISIONAL USE PERMITS

ACTIONS

MAY 15, 1997

BEGINNING AT 6:00 P.M.:

ROLL CALL:

AMENDMENT TO THE MAJOR THOROUGHFARE PLAN ELEMENT OF THE COMPREHENSIVE PLAN: The Planning Commission will be considering the 2010 Major Thoroughfare Plan, an element of the Comprehensive Plan for the County of Henrico. The 2010 Major Thoroughfare Plan has been prepared in accord with Title 15.1, Chapter 11, Article 4 of the Code of Virginia. It is intended to replace the existing 2000 Major Thoroughfare Plan. The 2010 Major Thoroughfare Plan addresses roadways throughout the County of Henrico.



ACTION: Deferred to May 27, 1997

DISCUSSION: RESOLUTION: To initiate a zoning ordinance amendment for Bed and Breakfast establishments.



ACTION: Hearing scheduled July 10, 1997

DISCUSSION ITEM: Number of Rezoning Requests to be considered at the June 12, 1997 hearing.



ACTION: All new cases to be considered

DISCUSSION: Set public hearing on the proposed CIP



ACTION: Hearing scheduled for June 12, 1997

BEGINNING AT 7:00 P.M.:

APPROVAL OF MINUTES: February 13, 1997

REQUEST FOR DEFERRALS OR WITHDRAWALS:

PLAN OF DEVELOPMENT (*Deferred from the April 17, 1997, Meeting*)

LP/POD-6-97

Texaco at North Park Shopping Center

Balzer & Associates for R. B. Ball 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 (April 28, 1997), the applicant's engineer was in the process of revising the site plan per staff's recommendation. This plan is expected to be completed in time to be included within your packet. This revised plan rotates the building 90 degrees, adds a new entrance at the rear of the site and closes the access point constructed last year to Parham Road.

The applicant's representative was negotiating with adjacent businesses regarding the relocation of the single point of access currently located in front of the Denny's restaurant. The county's Traffic engineer indicated that he could support a single point of access serving the Texaco, Denny's and Howard Johnson's Motor Lodge if it were located at the end of the parking lot drive aisle on the Denny's property. The existing access point which currently serves the Texaco would have to be closed as would the existing access point in front of Denny's. The new access would be located approximately 60 feet east of the existing access on the Texaco site. In order for this access point to be approved, the plan of development for Denny's restaurant would have to be revised and the plan approved by the Planning Commission.

Staff recommends approval of the revised plan subject to the standard conditions for developments of this type and the additional conditions shown on your agenda.

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.
8. The existing access point to Parham Road located on this property shall be closed prior to or upon approval of a plan of development on Parcel 63-A-10 (the "Exxon" site).

(Staff Report by Jim Lehmann)



ACTION: Deferred at applicant's request to May 27, 1997

LANDSCAPE PLAN (*Deferred from the April 22, 1997, Meeting*)

LP/POD-117-95

Comfort Inn Airport Square

Purvis & Associates: Request for approval of a landscape plan, as required by Chapter 24, Section 24-106 of the Henrico County Code. 1.8 acre site is located on north line of Airport Square Lane approximately 180 feet east of Oakley's Lane on part of parcel 163-A-7D. The zoning is B-3, Business District. (**Varina**)

The staff recommends approval subject to the annotations on the plans and the standard conditions for landscape plans. (**Staff Report by Jim Lehmann**)



ACTION: Granted

VARINA:

Deferred from the March 13, 1997 Meeting:

C-8C-97: Ken Owens for OOO-3 Limited Partnership: Request to conditionally rezone from B-2 Business District and R-5 General Residence District, to M-1C Light Industrial District (Conditional), part of Parcel 165-A-82, containing approximately 45.4 acres with 640' of frontage on Old Williamsburg Road, 500' along Old Memorial Drive and 2,900' along I-295. Unspecified industrial uses are proposed. The use will be controlled by zoning ordinance regulations. The Land Use Plan recommends this area for Urban Residential, 3.4 to 6.8 dwelling units net density per acre. **(Staff presentation by Lee Yolton)**



ACTION: Deferred at applicant's request to June 12, 1997

C-22-97: Mayton & Associates for Westbridge Development, Inc.: Request to rezone from RTH Residential Townhouse District to R-4A One Family Residence District, part of Parcel 156-A-44B, containing 9.41 acres located at the eastern terminus of Elsing Green Way and on the south line of Gregory Lane, 1,892.98' east of its intersection with Nine Mile Road. A single family residential subdivision is proposed. The R-4A District permits densities up to 5.62 units gross density per acre. The Land Use Plan recommends this area for Urban Residential development, 3.4 to 6.8 units net density per acre. **(Staff presentation by Lee Yolton)**



ACTION: Recommend Approval

C-23-97 Mayton & Associates for Westbridge Development, Inc.: Request to rezone from R-5 General Residence District to R-4A One Family Residence District, Parcel 156-A-36B, containing 7.56 acres located on the north line of Gregory Lane at its intersection with Hodder Lane, 1,428.71' east of Nine Mile Road. . A single family residential subdivision is proposed. The R-4A District permits densities up to 5.62 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 Lee Yolton)**



ACTION: Recommend Approval

BROOKLAND:

C-24C-97: **Glenn R. Moore for Elderhomes Corporation (c/o John Bushey):** Request to amend proffered conditions accepted with rezoning case C-80C-87, on Parcel 60-A-28, and 27A, containing 6.94 acres. The site is located on the north line of Parham Road, approximately 0.19 miles west of Hungary Spring Road. Apartments for seniors (and/or convalescent and/or disabled) are proposed. The current zoning is R-6C General Residence District (Conditional). 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 Nancy Gardner)**



ACTION: Recommend Approval

C-25C-97: **R. Andrew Kestner for Holder Brothers Construction:** Request to conditionally rezone from A-1 Agricultural District and R-3 One Family Residence District to R-3AC One Family Residence District (Conditional), Parcels 39-A-25 and 39-2-H-114 (Reserved Parcel, Duncroft subdivision), containing 2.4 +/- acres. The site is located on the east side of Francistown Road, approximately 200' north of its intersection with Thomasville Lane. A single family residential subdivision is proposed. The R-3A District permits densities up to 4.58 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 Nancy Gardner)**



ACTION: Recommend Approval

C-26C-97: **Stephen Athey for Marion, LLC:** Request to amend proffered conditions accepted with rezoning case C-63C-95, on part of Parcel 59-A-6M, containing 2.018 acres. The site is located north of Tuckernuck Square shopping center at the western terminus of Hamlee Avenue, approximately 200' west of its intersection with West End Drive. A change in the hours of operation and building materials for the security wall is proposed. The existing zoning is M-1C Light Industrial District (Conditional). The use will be controlled by zoning ordinance regulations. The Land Use Plan recommends this area for Commercial Concentration development. **(Staff presentation by Mark Bittner)**



ACTION: Deferred to June 12, 1997

C-27-97 **Merrill W. Tate, Sr.:** Request to rezone from R-3 One Family Residence District to M-1 Light Industrial District, Parcel 61-7-5-2, also known as 8505 Oakview Avenue, containing 0.5 acres. The site is located on the east line of Oakview Avenue approximately 120' north of its intersection with Second Avenue in the Brookland Gardens subdivision. An office/warehouse use is proposed. The use will be controlled by zoning ordinance regulations. The Land Use Plan recommends this area for Light Industrial development. **(Staff presentation by John Merrithew)**



ACTION: Recommend Approval

FAIRFIELD:

Deferred from the March 13, 1997 Meeting:

C-62C-96: **L. L. Brooking:** Request to conditionally rezone from A-1 Agricultural District to M-1C Light Industrial District (Conditional), Parcel 130-A-5B, being 42.16 acres fronting 589.51' on the north side of Creighton Road approximately 170' east of Cedar Fork Road. The proposed use is unspecified industrial uses. The use and density will be controlled by zoning ordinance regulations. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 dwelling units net density per acre and Light Industrial. **(Staff presentation by John Merrithew)**



ACTION: Recommend Approval

Deferred from the April 17, 1997 Meeting:

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 118 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)**



ACTION: Recommend Approval

C-28C-97: **William T. Berry, Jr. For Metro African American Baptist Church:** Request to conditionally rezone from O-2 Office District and R-2C One Family Residence District (Conditional) to R-1C One Family Residence District (Conditional), Parcel 129-A-53D, containing 10.22 acres. The site is located at the southeast corner of the intersection of Laburnum Avenue and Watts Lane. A church worship facility is proposed. The R-1 District permits residential densities up to 1.74 units gross density per acre. The Land Use Plan recommends this area for Office development. **(Staff presentation by Mark Bittner)**



ACTION: Recommend Approval

BEGINNING AT 8:00 P.M.:

THREE CHOPT:

Deferred from the March 13, 1997 Meeting:

C-14C-97: **Jay M. Weinberg and James W. Theobald for C & C Development Properties:** Request to conditionally rezone from A-1 Agricultural District to R-5C General Residence District (Conditional) and B-2C Business District (Conditional), Parcels 49-A-1 and 38-A-44; containing 30.83 acres located on the northeast portion of the intersection of Hungary Road, Gaskins Road, and Springfield Road. Apartments and a drug store are proposed. The R-5 District permits densities up to 14.5 units gross density per acre. The B-2 use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends this area for Urban Residential development, 3.4 to 6.8 units net density per acre, Suburban Residential 2, 2.4 to 3.4 units net density per acre, and Environmental Protection Area. **(Staff presentation by Lee Yolton) (CASE WITHDRAWN BY APPLICANT)**



ACTION: No action

C-29C-97: **Gary Webster for Virginia Classic Homes:** Request to conditionally rezone from A-1 Agricultural District to R-2C One Family Residence District (Conditional), Parcel 38-2-F-1, containing 2.88 acres. The site is located at the southwest corner of Innesbrook Road and Riverdale Drive in the Oakland Hills subdivision. Five single family lots are proposed. The R-2 District permits densities up to 2.42 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 John Merrithew)**



ACTION: Recommend Approval

C-30C-97: **Jay M. Weinberg for S & K Famous Brands, Inc.:** Request to amend proffered conditions accepted with rezoning case C-74C-94 on part of Parcel 47-4-A-2, containing approximately 3.37 acres. The site is located at the northeast corner of West Broad Street and Brookriver Drive in the Brookhollow Subdivision. An amendment of the proffered conditions relating to site design and allowed uses is proposed. The existing zoning is M-1C Light Industrial District (Conditional). The use will be controlled by proffered conditions and zoning ordinance regulations. The site is also within the West Broad Street Overlay District. The Land Use Plan recommends this area for Commercial Concentration development. **(Staff presentation by John Merrithew)**



ACTION: Recommend Approval

C-31C-97: **Jay M. Weinberg for Brookhollow of Virginia, Inc.:** Request to amend proffered conditions accepted with rezoning case C-74C-94 on part of Parcel 47-4-A-2, containing approximately 5.71 acres. The site is located at the northeast corner of Brookriver Drive and S & K Drive in the Brookhollow subdivision. An amendment of the proffered conditions relating to site design and allowed uses is proposed. The existing zoning is M-1C Light Industrial District (Conditional). The use will be controlled by proffered conditions and zoning ordinance regulations. The site is also within the West Broad Street Overlay District. The Land Use Plan recommends this area for Commercial Concentration development. **(Staff presentation by John Merrithew)**



ACTION: Recommend Approval

C-32C-97: **Gibson M. Wright for Dominion Land & Development:** Request to conditionally rezone from R-2AC One Family Residence District (Conditional) and A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 9-A-5, 7 & 29, containing 18.91 acres. The site is located on the east line of Pouncey Tract Road approximately 65' south of its intersection with Old Wyndham Drive. A single family residential subdivision is proposed. The R-3 District permits densities up to 3.96 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 Lee Yolton)**



ACTION: Recommend Approval

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: Recommend Approval

WORK SESSION:

AMENDMENT TO ZONING ORDINANCE: An Ordinance to amend and reordain Article XD of Chapter 24 of the Code of the County of Henrico by amending Sections 24-50.18.1, 24-50.19 and 24-50.25 regarding uses in the O/S Office/Service District.



ACTION: Hearing scheduled June 24, 1997

Cases acted upon by the Planning Commission on this meeting date were scheduled to be heard by the Board of Supervisors on June 11, 1997.