

PLANNING COMMISSION

REZONINGS AND PROVISIONAL USE PERMITS

Actions

July 9, 1998

BEGINNING AT 7:00 P.M.:

CALL TO ORDER:

REQUESTS FOR DEFERRALS AND WITHDRAWALS:

SUBDIVISION (*Deferred from the June 30, 1998, Meeting*)

Elkridge Parkway

(June 1998 Plan)

(A dedication of a portion of Elkridge Parkway)

TIMMONS for Edward E. West, Jr. Et Als and Magnolia Development, LLC: The road extends westwardly from Mechanicsville Turnpike, approximately 1000 feet to its terminus and is located opposite St. Claire Lane on part of parcels 128-A-2, 3, 6, 7 and 8. The zoning is M-2, General Industrial District and B-3, Business District. **(Fairfield)** 0 Lot

Staff recommends conditional approval subject to the annotations on the plans, the standard conditions for subdivisions not served by public utilities, and the following additional conditions are recommended:

10. Final plat approval shall be requested and granted prior to POD construction plan approval.

11. A road name change shall be submitted for approval and approved by the Director of Planning prior to final plan approval.

(Staff Report by Ted McGarry)



ACTION: Deferred to July 28, 1998

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION (*Deferred from the June 30, 1998, Meeting*)

POD-61-98

Holiday Inn Express - Mayland Park

Foster & Miller, P.C. for Circuit City Stores, Inc. and Innkeeper Hotels & Motels: Request for approval of a plan of development and special exception for a building in excess of three stories as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a four-story, 112 room hotel. The 1.8-acre site is located on the southwest corner of Gaskins Road and Mayland Drive on parcel 48-A-68B. The zoning is M-1C, Light Industrial 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:

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. 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.

26. 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.

27. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.

28. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.

29. 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.

30. 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.

31. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to issuance of a certificate of occupancy for this development. (**Staff Report by Mikel Whitney**)



ACTION: Approved with special exception

BROOKLAND:

Deferred from the April 9, 1998 Meeting:

C-7C-98 **Glenn R. Moore for Northgate Associates, LP:** Request to conditionally rezone from O-2C Office District (Conditional) to B-2C Business District (Conditional), Parcel 71-A-11, containing approximately 3.173 acres, located on the west side of Staples Mill Road at Hermitage Road. Commercial retail development is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office development. **(Staff presentation by John Merrithew).**



ACTION: Case withdrawn; no action taken

Deferred from the June 11, 1998 Meeting

C-36C-98 **Gloria L. Freye for Sun Suites:** Request to amend proffered conditions accepted with rezoning case C-11C-88, part of Parcel 59-A-12C, containing 1.988 acres, located on the east line of Homeview Drive approximately 640' north of W. Broad Street (U.S. 250). Amendments to permitted uses are proposed. The site is zoned B-3C Business District (Conditional). The Land Use Plan recommends Commercial Concentration. **(Staff presentation by John Merrithew).**



ACTION: Deferred to August 13, 1998

P-21-98 **Triton PCS, Inc.:** Request for a provisional use permit in accordance with Sections 24-95(a) and 24-122.1 of Chapter 24 of the County Code in order to construct, operate and maintain a communication tower up to 199' high and related equipment and improvements, on part of Parcel 22-A-15, containing 2,500 sq. ft., located between the northern terminus of Brookley Road and the southern side of RF&P Park (10820 Brookley Road). The site is zoned A-1 Agricultural District. **(Staff presentation by Lee Yolton).**



ACTION: Deferred to August 13, 1998

C-45C-98 **Springfield Land Development Group:** Request to amend proffered conditions accepted with rezoning case C-69C-87 on part of Parcel 49-A-41N, containing 2.705 acres, located on the north line of West Broad Street (U. S. Route 250) between Springfield Road and Springfield Road Relocated (Route 157). The current zoning is B-3C, Business District (Conditional). The Land Use Plan recommends Commercial Concentration development. **(Staff presentation by Nancy Gardner)**



ACTION: Recommended for approval

C-46C-98 Alva E. Kimrey: Request to conditionally rezone from R-2A One Family Residence District (Conditional) to M-2C General Industrial District (Conditional), Parcels 31-A-15 and 17 and part of Parcel 31-A-14, containing 5.637 acres, located on the west line of Old Washington Highway approximately 30' north of its intersection with Cemetery Road. Storage for an adjacent steel fabrication yard is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Light Industry development. (Staff presentation by Nancy Gardner)



ACTION: Deferred to September 10, 1998

FAIRFIELD:

Deferred from the May 14, 1998 Meeting

C-24C-98 Arthur McGurn: Request to conditionally rezone from A-1 Agricultural District and R-2C One Family Residence District (Conditional) to R-5C General Residence District (Conditional), Parcels 32-A-102N, 117 and 122, and Part of Parcel 32-A-114A, containing 12.659 acres, located at the southeast corner of Francis Road and Virginia Center Parkway. Multi-family development is proposed. The R-5 District permits densities up to 14.52 units gross density per acre. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre, and Government uses. (Staff presentation by Nancy Gardner).



ACTION: Deferred to August 13, 1998

C-47C-98 Madison Development Co: Request to conditionally rezone from R-5 General Residence District to R-4AC One Family Residence District (Conditional), on Parcel 147-16-A-100 and part of Parcel 147-A-103, containing 2.65 acres, located at the eastern terminus of Yates Lane. A residential subdivision is proposed. The R-4A District permits densities up to 5.62 units gross density per acre. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre. (Staff presentation by Jo Ann Morgan Hunter).



ACTION: Recommended for approval

THREE CHOPT:

Deferred from the March 12, 1998 Meeting

C-84C-97 Robert M. Atack for Atack Waterfront L.L.C.: (Request to conditionally rezone from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcel 18-A-17 containing 6.82 acres located on the east line of Shady Grove Road approximately 1,200' north of Hames Lane (5273 Shady Grove Road). A residential subdivision is proposed. The R-3A District permits densities up to 4.58 units gross density per acre. The Land Use Plan recommends Suburban Residential 2 development, 2.4 to 3.4 units net density per acre, and Environmental Protection Area. (Staff Presentation by Lee Yolton)



ACTION: Case withdrawn; no action taken

Deferred from the April 9, 1998 Meeting

P-8-97 J. Thomas O'Brien, Jr. for Short Pump Investors, L.P.: Request for approval of a provisional use permit in accordance with Sections 24-58.2(a)(d) and 24-122.1 of Chapter 24 of the County Code to permit outside dining and extended hours of operation to 2:00 a.m. for proposed restaurants, on Parcels 36-A-19D (pt.), 21, 22, 23, and 24 located on the north line of W. Broad Street, 450' west of its intersection with Pouncey Tract Road. The site is zoned B-2C Business District (Conditional) and M-1 Light Industrial District. The site is also within the West Broad Street Overlay District. (Staff presentation by John Merrithew).



ACTION: Deferred to August 13, 1998

C-48C-98 The Snyder-Hunt Corp.: Request to conditionally rezone from A-1 Agricultural District to R-2C, R-3C and R-4C One Family Residence Districts (Conditional), RTHC Residential Townhouse District (Conditional), R-5C, R-5AC and R-6C General Residence Districts (Conditional), O-2C Office District (Conditional), B-2C and B-3C Business Districts (Conditional) and M-1C Light Industrial District (Conditional), Parcels 18-A-11, 26-A-27A (pt), 30-32, 73, 27 (pt), 27-A-3A, 5A, 6, 7, 8, 9A, 11 and 10 (pt.), and 37-A-1,10,12 (pt.),13 (pt.), containing 426.452 acres located at the southeast corner of the intersection of Shady Grove Road and Nuckols Road. A mixed use planned community is proposed. The R-2 District permits densities up to 2.42 units gross density per acre. The R-3 District permits densities up to 3.96 units gross density per acre. The R-4 District permits densities

up to 5.45 units gross density per acre. The RTH District permits densities up to 9.0 units gross density per acre. The R-5 District permits densities up to 14.52 units gross density per acre. The R-5A District permits densities up to 6.0 units gross density per acre. The R-6 District permits densities up to 19.8 units gross density per acre. The office, business and industrial uses will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Government, Environmental Protection Area, Light Industry, Urban Residential 3.4 to 6.8 units net density per acre, Suburban Residential 2, 2.4 to 3.4 units net density per acre, and Rural Residential, not exceeding 1.0 unit net density per acre. (Staff presentation by John Merrithew).



ACTION: Deferred to August 13, 1998

C-49C-98 SJM of Richmond and Costen Floors, Inc.: Request to conditionally rezone from A-1 Agricultural District and O-2C Office District (Conditional) to M-1C Light Industrial District (Conditional), Parcels 58-A-21C and 22, and part of Parcel 48-A-70B, containing 7.18 acres, located on the north line of Mayland Drive between Stillman Parkway and Pemberton Road. An office distribution use is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office development. (Staff presentation by Mark Bittner).



ACTION: Deferred to July 28, 1998

C-50C-98 CK Overlook Associates, LLC: Request for amendment of proffered conditions accepted with rezoning case C-88C-96, on Parcels 28-A-35A, 23 and parts of Parcels 28-A-24A, 35B, and 25, containing 11.398 acres, located between the north line of Sadler Road and the southwest line of Nuckols Road, approximately 100' east of Interstate 295. Amendments related to the buffer are proposed. The existing zoning is O-2C Office District (Conditional). (Staff presentation by Mark Bittner)



ACTION: Deferred to July 28, 1998

BEGINNING AT 8:00 P.M.:

TUCKAHOE:

C-33C-98 Phyllis J. Moorefield: Request to conditionally rezone from R-2A One Family Residence District to R-2AC One Family Residence District (Conditional), Parcels 79-A-22, 23 and 24, containing 13.23 acres, located at the southern terminus of Tuckaway Lane at its intersection with Lyndonway Drive. Residential use is proposed. The R-2A District permits residential densities not exceeding 3.23 units gross density per acre. The Land Use Plan recommends Suburban Residential 1 development, 1.0 to 2.4 units net density per acre and Environmental Protection Area. (Staff presentation by Jo Ann Morgan Hunter).



ACTION: Recommended for approval

P-24-98 Sprint PCS, Inc.: Request for approval of a provisional use permit in accordance with Sections 24-95(a) and 24-122.1 of Chapter 24 of the County Code in order to construct, operate and maintain a communication tower up to 160' high and related equipment and improvements, on part of Parcel 66-A-4A, containing 2,500 sq. ft., located on the Tuckahoe Little League property, approximately 1200' east of Copperas Lane. The site is zoned A-1 Agricultural District. (Staff presentation by John Merrithew).



ACTION: Recommended for approval

VARINA

Deferred from the June 11, 1998 Meeting

P-17-98 Susan Stancil for Nextel Communications: Request for approval of a provisional use permit in accordance with Sections 24-95(a) and 24-122.1 of Chapter 24 of the County Code in order to construct and operate a communication tower up to 199' high and related equipment and improvements, on part of Parcel 217-A-30, containing 2,500 sq. ft., located at 3622 Darbytown Court on the east side of Interstate 295. The site is zoned A-1 Agricultural District. The site is also in the ASO Airport Safety Overlay District. (Staff presentation by Mark Bittner) (Deferral requested to August 13, 1998).



ACTION: Deferred to August 13, 1998

P-25-98 360 Communications Company: Request for approval of a provisional use permit in accordance with Sections 24-95(a) and 24-122.1 of Chapter 24 of the County Code in order to construct, operate and maintain a communication tower up to 199' high and related equipment and improvements, on part of Parcel 249-A-30, containing 4,200 sq. ft., located on the east line of Buffin Road, approximately 1200' northwest of Interstate 295. The site is zoned A-1 Agricultural District. (Staff presentation by Jo Ann Morgan Hunter).



ACTION: Deferred to August 13, 1998

P-26-98 SprintCom, Inc: Request for approval of a provisional use permit in accordance with Sections 24-95(a) and 24-122.1 of Chapter 24 of the County Code in order to construct, operate and maintain a communication tower up to 199' high and related equipment and improvements, on part of Parcel 171-A-25A, containing 2,500 sq. ft., located on the northeast line of Darbytown Road, approximately 350' southeast of Acton Street. The site is zoned M-2 General Industrial District. (Staff presentation by Jo Ann Morgan Hunter).



ACTION: Recommended for approval

P-27-98 Triton PCS, Inc.: Request for approval of a provisional use permit in accordance with Sections 24-95(a) and 24-122.1 of Chapter 24 of the County Code in order to construct, operate and maintain a communication tower up to 199' high and related equipment and improvements, on part of Parcel 140-A-53, containing 2,500 sq. ft., located on the west line of Laburnum Avenue, approximately 900' south of Creighton Road. The site is zoned A-1 Agricultural District. The site is also in the Airport Safety Overlay District.(Staff presentation by Lee Yolton).



ACTION: Recommended for approval

P-28-98 Triton PCS, Inc.: Request for approval of a provisional use permit in accordance with Sections 24-95(a) and 24-122.1 of Chapter 24 of the County Code in order to construct, operate and maintain a communication tower up to 150' high and related equipment and improvements, on part of Parcels 142-13-B-9 and 11, containing 2,500 sq. ft., located on the southwest line of Nine Mile Road, approximately 100' west of Battery Avenue (St. John's Catholic Church property, 813 W. Nine Mile Road). The site is zoned R-2A and R-4 One-Family Residence Districts. (Staff presentation by Lee Yolton).



ACTION: Deferred to August 13, 1998

Cases acted upon by the Planning Commission on this meeting date are expected to be scheduled to be heard by the Board of Supervisors on August 12, 1998.