

PLANNING COMMISSION

REZONINGS AND PROVISIONAL USE PERMITS

ACTIONS

MAY 14, 1998

BEGINNING AT 7:00 P.M.:

CALL TO ORDER:

REQUESTS FOR DEFERRALS AND WITHDRAWALS:

Deferred from the April 28, 1998 Meeting:

LANDSCAPE PLAN

LP/POD-69-97
Mircotel Inn & Suites

Huntjens Hospitality Corporation: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 1.70 acre site is located on the north line of Audubon Drive, 600 feet east of Airport Drive (State Route 156) on parcel 163-A-21C. The zoning is B-3, Business District, M-1C, Light Industrial District (Conditional) and ASO (Airport Safety Overlay District) (**Varina**)

Revised plans have been received from the applicant as requested. Additional plantings have been added to Phase I landscaping, including (2) Crape Myrtles along Audubon Drive and shrub plantings in the islands adjacent to the entrances. Additional shrub plantings, noted as "Phase II Plantings" have been added around the building and along the two sides of the site. The applicant has agreed to install these Phase II plantings within 2 years of the date of approval of this plan. Staff recommends approval of the revised plans subject to the standard conditions for landscape plans and the following additional condition.

1. Planting material designated on the approved plan as Phase II Plantings shall be installed within two years of the date of the landscape approval. A bond for the value of the

installation of the Phase II plantings shall be posted prior to the issuance of the final Certificate of Occupancy.

(Staff Report by Leslie News)



ACTION: Approved

THREE CHOPT:

C-27C-98 Jay M. Weinberg for Summit Properties Partnership, L.P.: Request to conditionally rezone from A-1 Agricultural District to B-3C Business District (Conditional), R-5C General Residence District (Conditional) and R-6C General Residence District (Conditional), part of Parcel 36-A-43, 46, and 47, and Parcel 36-A-45, containing 35.18 acres, located at the northeast intersection of W. Broad Street (U.S. Route 250) and Old Gayton Road. An automobile dealership, retail, and multifamily uses are proposed. The business use will be controlled by proffered conditions and zoning ordinance regulations. The R-5 District permits densities up to 14.52 units gross density per acre. The R-6 District permits densities up to 19.80 units gross density per acre. The Land Use Plan recommends Mixed Use Development. The site is also in the West Broad Street Overlay District. **(Staff presentation by John Merrithew)**



ACTION: Recommend approval

C-28C-98 Jay M. Weinberg for Stor-All: Request to conditionally rezone from B-3C Business District (Conditional) to M-1C Light Industrial District (Conditional), part of Parcel 47-A-21, containing 6.921 acres, located on the south side of W. Broad Street (U.S. Route 250) at the ramp to Interstate 64. A mini-storage warehouse is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Concentration development. The site is also in the West Broad Street Overlay District. **(Staff presentation by John Merrithew)**



ACTION: Recommend approval

C-29C-98 **Ralph L. Axselle, Jr. and Andrew M. Condlin for Forest City Development & Pruitt Associates:** Request to conditionally rezone from A-1 Agricultural District to B-3C Business District (Conditional), Parcels 36-A-26, 27, 28, 29, 30, 31, 32, 34A, 35A, 36, 37, 38 and pt. of Parcels 36-A-13 and 15, containing 147.20 acres, located on the north line of W. Broad Street (U.S. Route 250) 410' west of Pouncey Tract Road. A retail, mixed use development is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Mixed Use Development. The site is also in the West Broad Street Overlay District. **(Staff presentation by Nancy Gardner)**



ACTION: Recommend approval

TUCKAHOE:

C-31C-98 **Ralph L. Axselle, Jr. or Andrew M. Condlin for Sigma Development:** Request to conditionally rezone from A-1 Agricultural District to B-2C Business District (Conditional), part of Parcel 56-A-62, containing 7.956 acres, fronting on the south line of Church Road approximately 200' east of its intersection with Pump Road and on the east line of Pump Road 200' south of Church Road. Retail use is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Concentration. **(Staff presentation by Lee Yolton)**



ACTION: Deferred to June 11, 1998

C-32C-98 **Jay M. Weinberg for Gaskins Centre, L.C.:** Request to conditionally rezone from R-2 One Family Residence District to R-3C One Family Residence District (Conditional), RTHC Residential Townhouse District (Conditional) and R-5C General Residence District (Conditional), Parcels 99-A-12, 41 and 42, containing 54.748 acres, located at the southeast intersection of Patterson Avenue (State Route 6) and Gaskins Road. Residential townhouses, attached condominiums, 4-story condominiums for seniors and single family homes for seniors are proposed. The R-3, RTH, and R-5 Districts permit densities up to 3.96, 9.0, and 14.52 units gross density per acre respectfully. The Land Use Plan recommends Suburban Residential 1 development, 1.0 to 2.4 units net density per acre. **(Staff presentation by Lee Yolton)**



ACTION: Recommend approval

VARINA:

Deferred from the April 9, 1998 Meeting;

C-67C-97 Scott D. Stolte for Pendragon Development Company: Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcel 238-A-31, containing 86.31 acres, located on the west line of I-295 approximately 1,600' north of its intersection with New Market Road (State Route 5). A residential subdivision is proposed. The R-2A District permits densities up to 3.23 units gross density per acre. The Land Use Plan recommends SR 1 Suburban Residential 1 development, 1.0 to 2.4 units net density per acre, Office and Environmental Protection Area. **(Staff presentation by Mark Bittner)**



ACTION: Recommend approval

C-34C-98 **Dean E. Hawkins, ASLA for Hotel Holdings Associates and P&T Associates II:** Request for amendment of proffered conditions accepted with rezoning case C-67C-89, on part of Parcel 163-A-19D, containing 3.0 acres, located on the west line of Trampton Road approximately 120' north of its intersection with Audubon Drive. Amendments related to the use of the site and height restrictions are proposed. The existing zoning is M-1C Light Industrial District (Conditional). The site is also in the Airport Safety Overlay District. **(Staff presentation by Mark Bittner)**



ACTION: Deferred to June 11, 1998

C-35C-98 **James W. Theobald for Hotel Holdings Associates and P&T Associates II:** Request for amendment of proffered conditions accepted with rezoning case C-67C-89, on part of Parcel 163-A-19D, containing 3.066 acres, located on the east line of Airport Drive (State Route 156) approximately 320' north of its intersection with Audubon Drive. Amendments related to the use of the site and height restrictions are proposed. The existing zoning is M-1C Light Industrial District (Conditional). The site is also in the Airport Safety Overlay District. **(Staff presentation by Mark Bittner)**



ACTION: Recommend approval

P-16-98 Gloria L. Freye for AAT Communications Corporation: 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 95' high designed for collocation of wireless communication antenna and ground shelters, on part of Parcel 206-A-42, containing 4,245 sq. ft., located at the northwest corner of the intersection of Charles City Road and Interstate 295. The site is zoned A-1 Agricultural District. The site is also in the Airport Safety Overlay District. **(Staff presentation by Mark Bittner)**



ACTION: Recommend approval

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 120' 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)**



ACTION: Deferred to June 11, 1998

BROOKLAND:

NONE.

FAIRFIELD:

Deferred from the March 12, 1998 Meeting:

C-14C-98 **James Thornton for Virginia Center, Inc.:** Request to conditionally rezone from O-3C Office District (Conditional) to M-1C Light Industrial District (Conditional), part of Parcel 24-A-8D, containing approximately 61.74 acres, located on the east line of I-95 approximately 1,620' north of Virginia Center Parkway within the Virginia Center development. Light Industrial uses are proposed. The uses will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office development. **(Staff presentation by John Merrithew)**



ACTION: Deferred to August 13, 1998

Deferred from the April 9, 1998 Meeting:

C-8C-98 **James Thornton for Virginia Center, Inc.:** Request to conditionally rezone from R-2A One Family Residence District to O-3C Office District (Conditional), Part of Parcels 33-A-46 & 47, containing 11.78 acres, located at the southeast corner of Brook Road (U. S. Route 1) and Virginia Center Parkway. Office 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 Lee Yolton)**



ACTION: Recommend approval

Deferred from the April 9, 1998 Meeting:

C-15C-98 **Clement Tingley for Easy Living Corporation:** Request to conditionally rezone from A-1 Agricultural District to R-4AC One Family Residence District Conditional, Parcels 85-A-2, 3 and 5, containing approximately 31.0 acres, located on the north line of North Road at its intersection with Edgefield Court and Edgefield Street. 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 Urban Residential development, 3.4 to 6.8 units net density per acre. **(Staff presentation by John Merrithew)**



ACTION: Deferred to June 11, 1998

Deferred from the April 9, 1998 Meeting:

C-23C-98 Ralph L. Axselle, Jr. and Andrew M. Condlin for Andrew & Kelley Mulcunry & Milton E. & Brenda S. Womack: Request to conditionally rezone from R-2A One Family Residence District to O-2C Office District (Conditional), Parcels 33-A-41 and 41A, containing 7.706 acres, located at the northeast corner of Old Francis Road and Bundle of Joy Lane. Office 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 Mark Bittner)**



ACTION: Recommend approval

P-18-98 Glenn R. Moore for Lakeside Cue Lounge, Inc.: Request for approval of a provisional use permit in accordance with Sections 22-58.2(e) and 24-122.1 of Chapter 24 of the County Code in order to relocate the Lakeside Cue Lounge to Parcel 94-20-5-2 (5505 Lakeside Avenue), and allow a billiard operation on the property, containing 0.344 acre, located at the northeast intersection of Lakeside Avenue and Dumbarton Road in the Bloomingdale Subdivision. The site is zoned B-2 Business District. **(Staff presentation by John Merrithew)**



ACTION: Recommend approval

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 July 9, 1998

C-39C-98 Yuen Y. Chin: Request to conditionally rezone from B-2 Business District to B-3C Business District (Conditional), Parcel 118-A-55 (3710 Mechanicsville Turnpike), containing 0.805 acre, located on the west side of Mechanicsville Turnpike (U.S. Route 360) approximately 450' south of its intersection with Laburnum Avenue. A restaurant and used car lot are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Arterial development. The site is also in the ASO Airport Safety Overlay District. **(Staff presentation by Nancy Gardner)**



ACTION: Recommend denial

DISCUSSION: **Initiation of a Major Thoroughfare Plan Amendment (MTP-1-98)**. Delete a portion of Cedar Fork Road and substitute E. Cedar Fork Road.



ACTION: Amendment initiated

APPROVAL OF MINUTES: **(Zoning)** April 9, 1998, and **(POD)** January 27, 1998.

Cases acted upon by the Planning Commission on this meeting date will be scheduled to be heard by the Board of Supervisors on June 10, 1998