

PLANNING COMMISSION

REZONINGS AND PROVISIONAL USE PERMITS

ACTIONS

AUGUST 9, 2001

DINNER AT 5:30 P.M. IN THE COUNTY MANAGERS CONFERENCE ROOM

6:00 WORK SESSION: Williamsburg Road/Technology Boulevard Land Use and Transportation Study

BEGINNING AT 7:00 P.M.:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS:

EXPEDITED ITEMS:

Deferred from the July 25, 2001, Meeting

PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION

POD-41-01
Windsor
Business Park -
West Buildings
5, 6, and 7
(POD-3-00
Revised)

TIMMONS and John Frost for Robert B. Ball, Sr., Edna H. Ball, Robert B. Ball, Jr., Roberta B. Rivers and Windsor Business Park, LLC: Request for approval of a revised plan of development and transitional buffer deviation as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code to construct three office/warehouse buildings totaling 159,913 square feet. The 16.66 acre site is located on the west line of Magellan Parkway, approximately 450 feet north of Parham Road on parcel 54-A-1A and part of 54-A-2. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. (Fairfield) (Expedited Agenda Requested)

As of the preparation date of this agenda, the staff has not completed its review of the restricted/non-restricted use summary required by proffer and recently submitted.

The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
24. The proffers approved as a part of zoning case C-90C-87 shall be incorporated in this approval.
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 and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
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 plans and approved by the Department of Public Utilities prior to the issuance of a building permit.
29. The master plan and summary table required by proffers for this project shall be updated with each request for POD approval. The summary table at a minimum, shall include site coverage percentages, gross square footage of all buildings, and percentages of restricted uses.
30. Prior to landscape plan approval, the developer shall provide a sight line plan, which would provide details of the berms and walls necessary for the screening of all loading dock facilities. Further, with the construction of future phases, any remedial screening necessary to meet proffer No. 8 shall be completed by the property owner.
31. A second point of access to a public road shall be provided in a manner acceptable to the Traffic Engineer, prior to issuance of a certificate of occupancy for building No. 5 and/or building No. 7.
32. Provide dumpster details on construction plans.

(Staff Report by Ted McGarry)



ACTION: Approved

Deferred to from the July 25, 2001, Meeting

PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION

POD-53-01 Balzer & Associates, Inc. for Parham Place II Associates LLC:
Parham Place II Request for approval of a plan of development and transitional buffer deviation as required by Chapter 24, Sections 24-106 and 24-106.2 of E. Parham Road the Henrico County Code to construct a one-story, 28,800 square foot (POD-150-86, office building. The 3.94 acre site is located at 1920 East Parham Road POD-75-99 and on the north line of E. Parham Road approximately 1,050 feet east of

POD-85-00 Lydell Drive on parcel 52-A-5C and part of 5. The zoning is O-2C, Office
Revised) District (Conditional) and R-3, One-Family Residence District. County
water and sewer. **(Fairfield) (Expedited Agenda Requested)**

The transitional buffer deviation is for relocation of the required 10' transitional buffer from the middle of the site to the edge of the site, adjacent to Brookland Middle School. Staff recommends approval of the plan, subject to the annotations on the plan, 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. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

24. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.

25. The proffers approved as a part of zoning case C-113C-85 shall be incorporated in this approval.

26. 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.

27. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.

28. 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.

29. Insurance Services Office (ISO) calculations must be included with the plans and approved by the Department of Public Utilities prior to the issuance of a building permit.

30. 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 Leslie News)



ACTION: Approved

TUCKAHOE:

Deferred from the July 12, 2001 Meeting:

C-26C-01 James W. Theobald for Tascon, LLC: Request to conditionally rezone

from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), Parcels 67-A-2A and 66-A-11J, containing 11.2 acres, located at the southwest intersection of Ridgefield Parkway and Pump Road. Condominiums for sale are proposed. The applicant has proffered that there shall be no more than 54 units developed on the property. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Mark Bittner**



ACTION: Approved

C-45-01 James W. Theobald for Tascon Group, Inc.: Request to rezone from B-3 Business District to R-5 General Residence District, part of Parcel 65-A-7, containing 0.615 acre, located at the southwest corner of Gayton Road and Gayton Centre Drive. Owner-occupied condominiums are proposed. The R-5 District allows a density up to 14.52 units per acre. The Land Use Plan recommends Multi-Family Residential, 6.8 to 19.8 units net density per acre. **Staff – Tom Coleman**



ACTION: Approved

VARINA:

Deferred from the July 12, 2001 Meeting

C-37C-01 Robert Stout for The Dakota Group, Ltd.: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 192-A-20, containing 8.254 acres, located on the west line of Midview Road approximately 70 feet south of Habersham Drive and on the north property line of Varina Station Subdivision. Single family residential development is proposed. The applicant proposes no more than twenty (20) lots. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Lee Householder**



ACTION: Deferred to September 13, 2001

BROOKLAND:

C-46C-01 W. Gerald Yagen: Request to conditionally rezone from R-3 One Family Residence District and O-2 Office District to O-3C Office District (Conditional), Parcels 60-A-74 and 61-A-36, containing approximately 3.9 acres, located on the north line of E. Parham Road approximately 240 feet east of Hermitage High Boulevard and Prince Henry Drive and approximately 130 feet west of Dixon Powers Drive. Office development is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office and Environmental Protection Area.
Staff – Lee Householder

 **ACTION: Deferred to September 13, 2001**

C-47C-01 Atack Properties: Request to conditionally rezone from A-1 Agricultural District and O/SC Office/Service District (Conditional) to R-5C General Residence District (Conditional) and RTHC Residential Townhouse District (Conditional), part of Parcel 12-A-4B, Parcel 12-A-5, and part of Parcel 21-A-2, containing 33.719 acres, located on the north line of Hunton Park Boulevard approximately 700 feet northeast of Staples Mill Road (State Route 33). Apartments and townhouses are proposed. The R-5 District allows a density up to 14.52 units per acre. The RTH District allows a density up to 9 units per acre. The Land Use Plan recommends Office/Service and Environmental Protection Area. **Staff – Mark Bittner**

 **ACTION: Deferred to September 13, 2001**

C-48C-01 Atack Properties: Request to conditionally rezone from RTHC Residential Townhouse District (Conditional) and O/SC Office/Service District (Conditional) to R-5AC General Residence District (Conditional), part of Parcels 13-A-24 and 21-A-5, containing 23.088 acres, located along the northwest line of Mill Road between Interstate 295 and Long Meadow Drive. A residential subdivision for older persons is proposed. The minimum lot size allowed in the R-5A District is 5,625 square feet. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre, and Office/Service.
Staff – Mark Bittner

 **ACTION: Deferred to September 13, 2001**

FAIRFIELD:

Deferred from the May 10, 2001 Meeting:

C-11C-01 James W. Theobald for Daniel Corporation: Request to conditionally rezone from R-2 One Family Residence District, O-2C Office District (Conditional), O/SC Office/Service District (Conditional), and PMD Planned Industrial District to R-5C General Residence District (Conditional), O-2C Office District (Conditional), and M-1C Light Industrial District (Conditional), Parcels 53-A-69, 71, 74B, 75-79, 81-84, and 87, containing 59.48 acres, located on the north line of Parham Road at St. Charles Road and on the east line of Scott Road approximately 450 feet south of Level Green Lane (private.). A mixed-use development including multi-family, light industrial and office uses are proposed. The R-5 District allows a maximum density of 14.5 units per acre. The nonresidential uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, Office and Office/Service. **Staff – Jo Ann Hunter Deferral Requested to September 13, 2001**



ACTION: Deferred to September 13, 2001

Deferred from the July 12, 2001 Meeting

C-40C-01 John J. Hanky, III for The JJH Corporation: Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), Parcels 32-A-15 and 16, containing 4.009 acres, located on the north line of Mountain Road approximately 780 feet east of the intersection of Woodman and Mountain Roads (on the east property line of the Mountain Laurel Subdivision), and the south line of Interstate 295 approximately 150 feet east of the Woodman Road Interchange. Residential townhouses are proposed. The applicant proposes no more than thirty (30) units. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre. **Staff – Lee Householder**



ACTION: Approved

THREE CHOPT:

None.

DISCUSSION ITEM: Consideration of Planning Commission Calendar

 **ACTION:** **Deferred to September 13, 2001**

DISCUSSION ITEM: Set Work Session for Sandston Study (September 13, 2001)

 **ACTION:** **Approved for September 26, 2001**