

PLANNING COMMISSION

REZONINGS AND PROVISIONAL USE PERMITS

ACTIONS

DECEMBER 11, 2003

THREE CHOPT:

AMENDMENT TO THE MAJOR THOROUGHFARE PLAN OF THE COMPREHENSIVE PLAN:

MTP-2-03 Proposed Deletion of Axe Handle Lane, Stone Horse Road, and Concept Road 9-1 North of Kain Road and Perrywinkle Road.



RECOMMEND APPROVAL

BROOKLAND:

C-66C-03 Gloria Freye for Robert M. Atack: Request to conditionally rezone from R-2 One Family Residence District and M-2 Light Industrial District to RTHC Residential Townhouse District (Conditional), Parcels 771-774-3745 and 771-774-2195, containing 8.98 acres, located on the south line of Mill Road approximately 216 feet east of LaVecchia Way and on the west line of the CSX Railway right-of-way approximately 545 feet south of Mill Road. A residential townhouse development is proposed. The maximum density in the RTH District is nine (9) units per acre. The Land Use Plan recommends Office and Light Industry.



RECOMMEND APPROVAL

C-67C-03 Gloria Freye for Clarendon Associates LLC: Request to conditionally rezone from O/SC Office Service District (Conditional) to R-5AC General Residence District (Conditional) and R-6C General Residence District (Conditional), Parcel 762-773-4696 and part of Parcel 763-774-7122, containing 87.10 acres (R-2 = 49.25 ac.; R-6 = 37.85 ac.), located along the north line of Interstate 295, extending northward to Hunton Park Boulevard, and from Hunton Park Lane, eastward to approximately 750 feet west of Mill Road. No more than ninety-two (92) single family residential units and four hundred fifty (450) apartment units for rent are proposed. The R-5A District allows a minimum lot size of 5,625 square feet. The R-6 District allows a maximum density up to 19.80 units per acre. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre, Office/Service and Environmental Protection Area.



DEFERRED TO JANUARY 15, 2004

FAIRFIELD:

C-68C-03 F. Philip Parker, Jr.: Request to conditionally rezone from R-1C One Family Residence District (Conditional) to RTHC Residential Townhouse District (Conditional), Parcel 808-731-7728, containing 10.328 acres, located at the southeastern corner of the intersection of N. Laburnum Avenue and Watts Lane. A residential townhouse development is proposed. The maximum density in the RTH District is nine (9) units per acre. The Land Use Plan recommends Office. The site is in the Airport Safety Overlay District.



DEFERRED TO JANUARY 15, 2004

C-69C-03 Robert M. Atack: Request to conditionally rezone from A-1 Agricultural District and RTHC Residential Townhouse District (Conditional) to O-2C Office District (Conditional), Parcels 776-766-2949 and 776-766-3128, containing 2.176 acres, located at the southeast intersection of Woodman and Mountain Roads. Office use is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office.



DEFERRED TO JANUARY 15, 2004

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THREE CHOPT:

Deferred from the November 13, 2003 Meeting:

C-18C-03 James W. Theobald for Commercial Net Lease Realty Services, Inc.: Request to conditionally rezone from B-3 Business District and A-1 Agricultural District to B-2C Business District (Conditional), Parcel 741-761-8112 and part of Parcel 741-761-8532, containing approximately 2.899 acres, located at the southeast intersection of W. Broad Street (U. S. Route 250) and Three Chopt Lane. A retail use is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office and Commercial Concentration. This site is within the West Broad Street Overlay District.



DEFERRED TO JANUARY 15, 2004

Deferred from the October 9, 2003 Meeting:

C-52C-03 Mr. And Mrs. Hung Yim: Request to conditionally rezone from A-1 Agricultural District to B-3C Business District (Conditional), Parcel 735-763-5299, containing 1.922 acres, located on the north line of West Broad Street (U. S. Route 250) approximately 1,450 feet east of N. Gayton Road. A restaurant is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Mixed Use. The site is also in the West Broad Street Overlay District.



DEFERRED TO APRIL 15, 2004

Deferred from the November 13, 2003 Meeting:

C-58C-03 **Jim Theobald for TC&P, LLC:** Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), part of Parcel 739-759-9539, containing 14.825 acres, located at the southeast intersection of Pump and Three Chopt Roads. Seventy-nine (79) residential townhouses (5.33 units per acre) are proposed. The maximum density in the RTH District is nine (9) units per acre. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre. The site is in the West Broad Street Overlay District.



DEFERRED TO JANUARY 15, 2004

Deferred from the November 13, 2003 Meeting:

C-59C-03 **Bill Axelle for HCA Health Services of Virginia, Inc.:** Request to conditionally rezone from R-3 One Family Residence District and R-6 General Residence District to O-3C Office District (Conditional), part of Parcels 761-744-2028 and 760-744-5644, containing 1.554 acres located approximately 600 feet south of Forest Avenue and 350 feet west of Skipwith Road. Expansion of Henrico Doctor's hospital is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Government and Semi-Public.



RECOMMEND APPROVAL

Deferred from the November 13, 2003 Meeting:

C-60C-03 **Bill Axelle for Neil Farmer:** Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), part of Parcels 741-774-7210, 741-775-7309, 741-773-9074 and 742-773-2472, containing approximately 17.70 acres, located in the northern portion of the Bridlewood subdivision, just south of the southern terminus of Woolshire Court in the Hampshire subdivision. The aggregate density is proffered not to exceed 2.1 units per acre. The R-2A District allows a minimum lot size of 13,500 square feet. The Land Use Plan recommends Rural Residential, not more than 1.0 unit net density per acre, and Environmental Protection Area.



DEFERRED TO JANUARY 15, 2004

Deferred from the November 13, 2003 Meeting:

C-61C-03 **Bill Axelle for Neil Farmer:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 752-763-4795 and part of Parcel 752-763-1932, containing 10.03 acres, located at the northern terminus of Lexington Farms Drive, 528 feet southeast of the southeastern terminus of Chicopee Road, and 70 feet west of the southern terminus of Fort McHenry Parkway. The aggregate density is proffered not to exceed 3 units per acre. The R-3 District

allows a minimum lot size of 11,000 square feet. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4, units net density per acre.



RECOMMEND APPROVAL

P-12-03 Denise Kranich for Innsbrook Foundation: Request for a provisional use permit under Sections 24-62.2(f), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to extend provisional use permit P-4-01 to continue operating a temporary outdoor entertainment pavilion (Innsbrook Pavilion) for an additional three (3) years, on Parcel 750-768-4593, containing approximately 6.4 acres, located at the northeast intersection of Nuckols Road and Interstate 295. The existing zoning is M-1C Light Industrial District (Conditional). The Land Use Plan recommends Planned Industry.



RECOMMEND APPROVAL

C-70C-03 Bill Axelle for John J. and Ima M. Liesfeld Family LLC, Virginia Commonwealth University School of Engineering Foundation, and the County School Board of Henrico County: Request to conditionally rezone from A-1

Agricultural District, O-1 Office District, and B-3C Business District (Conditional) to O-2C and O-3C Office Districts (Conditional) and B-2C Business District (Conditional), Parcels 741-760-6979, 744-759-2099, 742-760-7866, 742-760-1598, 742-761-5510, 743-759-3484, 744-759-2228, 744-759-5633, 744-759-5898, 744-759-5485, 744-759-5176, 744-759-5068, 744-759-4561, 744-759-4055, 744-759-4242, 744-759-4922, 744-760-8832, 744-760-9125, 744-760-9016, 744-760-8908, 744-759-8498, 744-759-7490, 744-760-7404, 744-760-7418, 745-760-1419, 745-759-0898, 745-759-0189, 744-759-8979, 744-759-8271, 744-759-7358, 744-759-6751, 744-759-3047, 744-759-2249, 744-759-0218, 744-759-1315, 744-759-2613, 744-759-3326, 744-759-4211, 744-759-1131, 744-759-6242, 743-760-5660, and 743-760-9645, and part of Parcels 741-760-8628, 741-760-4323, and 741-759-0697, containing 117.387 acres, located at the southwest corner of the Interstate 64 and West Broad Street (U. S. Route 250) interchange (Short Pump exit), extending southwestward to the north line of Three Chopt Road. An office and retail development is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre, Multi-Family Residential, 6.8 to 19.8 units net density per acre, Office, Commercial Concentration, Government, and Environmental Protection Area. The site is in the West Broad Street Overlay District.



RECOMMEND APPROVAL

C-71C-03 Bill Axelle for John J. and Ima M. Liesfeld Family, LLC: Request to conditionally rezone from A-1 Agricultural District to R-2C One Family Residence District (Conditional), part of Parcel 741-760-8628, containing 4.076 acres, located at the southwest intersection of Barrington Hill Drive and Three Chopt Road. A single family residential development is proposed. The R-2 District allows a minimum lot size of

18,000 square feet. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre. The site is in the West Broad Street Overlay District.



RECOMMEND APPROVAL

TUCKAHOE:

Deferred from the September 11, 2003 Meeting:

C-32C-03 William R. Cawthorn for Amir Zinat: Request to conditionally rezone from RTHC Residential Townhouse District (Conditional) to R-5C General Residence District (Conditional), Parcel 749-755-3834, containing approximately 3.33 acres, located on the south line of Three Chopt Road approximately 575 feet east of Cedarfield Parkway. A child care center or multi-family residences are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The R-5 District allows a density up to 14.52 units per acre. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre, and Environmental Protection Area.



DEFERRED TO APRIL 15, 2004

Deferred from the November 13, 2003 Meeting:

C-25C-03 Henry L. Wilton for Wilton Companies LLC: Request to conditionally rezone from O-3C Office District (Conditional) to B-2C Business District (Conditional), Parcel 737-751-4601 and part of Parcel 737-751-4028, containing 11.495 acres, located at the northeast intersection of Ridgefield Parkway and John Rolfe Parkway right-of-way. Retail with limited office uses are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre, and Office.



DEFERRED TO JANUARY 15, 2004

Deferred from the November 13, 2003 Meeting:

C-63C-03 Andrew Condlin for Pocoshock Commons, LLC: Request to conditionally rezone from A-1 Agricultural District to O-2C Office District (Conditional), Parcel 741-751-7865, containing 2.02 acres, located at the northeast intersection of Pump Road and Ridgefield Parkway and the southeast intersection of Pump Road and Kings Grant Drive. Office condominiums are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre.



RECOMMEND APPROVAL

C-73C-03 Gloria Freye for Robert M. Atack: Request to conditionally rezone from A-1 Agricultural District and R-1 One Family Residence District to R-2AC One Family Residence District (Conditional), part of Parcel 744-742-5871, containing 22.753 acres, located on the north line of Patterson Avenue (Route 6) approximately 1,600 feet west of Gaskins Road. The applicant proposes no more than forty (40) single family

residential lots. The R-2A Districts allows a minimum lot size of 13,500 square feet. The Land Use Plan recommends Semi Public.



DEFERRED TO MARCH 11, 2004

VARINA:

Deferred from the November 13, 2003 Meeting:

C-41C-03 Don Smith: Request to conditionally rezone from B-2C Business District (Conditional) to M-1C Light Industrial District (Conditional) and B-2C Business District (Conditional), Parcel 808-729-7538, containing 8.585 acres (M-1C - 6.496 ac.; B-2C - 2.089 ac.), located at the southeast intersection of Dabbs House and Creighton Roads. A mini-storage warehouse/self-storage facility and retail are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Concentration. The site is in the Airport Safety Overlay District.



DEFERRED TO JANUARY 15, 2004

Deferred from the November 13, 2003 Meeting:

C-56C-03 Gloria Freye for Finer Homes, Inc. & Debbie Stoddard: Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional) Parcel 802-696-9269 and part of Parcel 803-696-6866, containing 41.758 acres, located on the east line of Osborne Turnpike approximately 0.41 mile north of Tree Ridge Road and approximately 240 feet west of the western terminus of Harmony Avenue. A single family residential subdivision is proposed. The R-2A District allows a minimum lot size of 13,500 square feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre.



DEFERRED TO JANUARY 15, 2004

Deferred from the November 13, 2003 Meeting:

C-64C-03 David Redmond for Mid-Atlantic Commercial Properties, LLC: Request to conditionally rezone from A-1 Agricultural District to B-2C Business District (Conditional), Parcel 814-717-0480, containing 5.06 acres, located at the southwest intersection of Gay and S. Laburnum Avenues. Community retail is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office. The site is in the Airport Safety Overlay District.



DEFERRED TO FEBRUARY 12, 2004

C-74C-03 Laraine Isaace for Alan Braun: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional), Parcels 805-

692-4564 and 806-692-0994, containing 54.073 acres, located along the north line of I-895 and at the southwest intersection of Burning Tree Road and I-895/S. Laburnum Avenue Extension. No more than one hundred seventy-five (175) age-restricted residential lots are proposed. The R-5A District allows a minimum lot size of 5,625 square feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre.



DEFERRED TO JANUARY 15, 2004

APPROVAL OF MINUTES:

November 5, 2003 PC Special Meeting Minutes|



APPROVED

November 13, 2003 Rezoning Minutes



APPROVED