

PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
NOVEMBER 10, 2004

BEGINNING AT 7:00 P.M.

CALL TO ORDER

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0), (13)

REQUESTS FOR EXPEDITED ITEMS

CASES TO BE HEARD: (13)

BROOKLAND

C-61C-04 Dominion Land & Development Partnership: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 759-767-5161, 759-767-2638, 759-767-6934, 759-767-6516 and 758-767-8413, containing approximately 14.2 acres, located on the west line of Francistown Road at Castle Point Road. The applicant proposes a single-family residential subdivision with a density not to exceed 2.2 dwelling units per acre. The R-3 District allows a minimum lot size of 11,000 square feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, and Environmental Protection Area. **Staff – Seth Humphreys Deferred to the December 9, 2004 Meeting**

C-62C-04 William E. Elmore, Sr Request to conditionally rezone from A-1 Agricultural District to R-1AC One Family Residence District (Conditional), part of Parcel 767-777-9367, containing approximately 65.80 acres, located on the north line of Mill Road approximately 1,100 feet east of Chickahominy Branch Drive. A single-family residential subdivision is proposed. The R-1A District allows a minimum lot size of 21,500 square feet. The Land Use Plan recommends Rural Residential, not exceeding 1.0 unit per acre, and Environmental Protection Area. **Staff – Paul Gidley APPROVED**

FAIRFIELD:

Deferred from the October 14, 2004 Meeting:

C-20C-04 James Theobald for Eric L. Walker: Request to conditionally rezone from A-1 Agricultural District to O-2C Office District (Conditional), part of Parcel 807-733-6105, containing 17.827 acres, located along the west line of N Laburnum Avenue approximately 1,360 feet southeast of its intersection with Harvie Road. Office uses are proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office. The site is in the Airport Safety Overlay District. **Staff – Seth Humphreys APPROVED**

November 10, 2004

Deferred from the October 14, 2004 Meeting:

C-21C-04 James Theobald for Eric L. Walker: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional), part of Parcel 807-733-6105, containing 18 563 acres, located at the southeast intersection of N Laburnum Avenue and Harvie Road No more than 78 units are proposed The R-5A District allows a minimum lot size of 5,625 square feet The Land Use Plan recommends Office The site is in the Airport Safety Overlay District **Staff – Seth Humphreys DEFERRED TO JANUARY 13, 2005**

Deferred from the October 14, 2004 Meeting:

C-48C-04 Henry L. Wilton. Request to conditionally rezone from A-1 Agricultural District to B-3C Business District (Conditional), Parcels 804-737-4084 and 804-737-1251, containing 4 8303 acres, located on the east line of Mechanicsville Turnpike (U S Route 360) opposite Springdale Road The applicant proposes business uses The use will be controlled by zoning ordinance regulations and proffered conditions The Land Use Plan recommends Government and Urban Residential The site is in the Airport Safety Overlay District **Staff – Lee Tyson/Samantha Brown (Deferral requested to the March 10, 2005 Meeting). DEFERRED TO MARCH 10, 2005**

C-58C-04 Loftis Real Estate & Development Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), part of Parcel 800-730-7438, containing 6 981 acres, located at the north intersection of Elkridge Lane and 20th Street, adjoining the northwest property line of the Oak Hill subdivision Residential townhouses are proposed The maximum density in the RTH District is nine (9) units per acre The Land Use Plan recommends Suburban Residential 2, 2 4 to 3 4 units net density per acre **Staff – Samantha Brown (Deferral requested to the January 13, 2005 Meeting). DEFERRED TO JANUARY 13, 2005**

C-59C-04 Joe Gray: Request to conditionally rezone from O-1 Office District to B-1C Business (Conditional), Parcel 784-752-5293, containing 0 64 acre, located at the northwest intersection of Brook (U S Route 1) and Ridge Roads A martial arts studio and retail shops are proposed The use will be controlled by zoning ordinance regulations and proffered conditions The Land Use Plan recommends Office **Staff – Samantha Brown DEFERRED TO DECEMBER 9, 2004**

THREE CHOPT:**Deferred from the October 14, 2004 Meeting:**

C-51C-03 Larry D. Willis. Request to rezone from A-1 Agricultural District and M-1C Light Industrial District (Conditional) to B-2C Business District (Conditional), Parcels 742-762-9861, 743-762-1862 and 743-762-1538 and part of Parcel 742-762-9178, containing 4 089 acres, located at the northern terminus of Brookriver Drive and at the I64E/I295 southeast cloverleaf Restaurants and other commercial uses are proposed The use will be controlled by proffered conditions and zoning ordinance regulations The Land Use Plan recommends Semi Public The site is also in the West Broad Street Overlay District **Staff – Tom Coleman DEFERRED TO DECEMBER 9, 2004**

November 10, 2004

Deferred from the September 9, 2004 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. **Staff – Tom Coleman (Deferral requested to the January 13, 2005 Meeting).** DEFERRED TO JANUARY 13, 2005

Deferred from the October 14, 2004 Meeting.

C-22C-04 **James W. Theobald for Reynolds Development, LLC.** Request to conditionally rezone from O-3C Office District (Conditional), B-3 Business District and M-1 Light Industrial District to B-2C Business District (Conditional), B-3C Business District (Conditional) and O-3C Office District (Conditional), Parcels 767-744-9052, 767-744-6325, 765-744-6557, 766-745-8230, and 767-745-5402, containing approximately 71.021 acres (54.317 ac – B-2C, 2.997 ac – B-3C, 13.707 ac – O-3C), located along the southeast intersection of I-64 and Glenside Drive and the southwest intersection of I-64 and W Broad Street (U S Route 250). A retail, hotel, and office development is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Planned Industry and Government. The site is in the Henrico County Enterprise Zone. **Staff – Paul Gidley (Deferral requested to the December 9, 2004 Meeting).** DEFERRED TO DECEMBER 9, 2004

Deferred from the October 14, 2004 Meeting:

PUBLIC HEARING: INNSBROOK URBAN MIXED USE AREA: The Planning Commission will consider an amendment to the 2010 Land Use Plan that would redesignate a portion of the Innsbrook office park to Urban Mixed Use (UMU). The site is generally comprised of the area bordered by Cox Road, Sadler Place, Highwoods Parkway, and Waterfront Lake. The Recommended Plans may be examined in the Planning Office on the second floor of the County Administration Building. **Staff – Tom Coleman DEFERRED TO DECEMBER 9, 2004 FOR DECISION ONLY**

Deferred from the October 14, 2004 Meeting:

C-27C-04 **James W. Theobald for Highwoods Realty LP, etal:** Request to rezone from O-3C Office District (Conditional) to UMUC Urban Mixed Use District (Conditional), Parcels 750-766-3162, 750-765-4697, 749-765-7952 and 750-765-0494, containing approximately 36.13 acres, located along the southwest intersection of Cox Road and Sadler Place. A mixed use development is proposed. All uses will be controlled by proffered conditions and zoning ordinance regulations. The applicant proffers any residential use will not exceed three hundred forty-four (344) units. The Land Use Plan recommends Office and Environmental Protection Area. **Staff – Tom Coleman DEFERRED TO DECEMBER 9, 2004 FOR DECISION ONLY**

Deferred from the October 14, 2004 Meeting:

P-6-04 James W. Theobald for Highwoods Realty LP, etal. Request for a Provisional Use Permit under Sections 24-32 1(a) and 24-122 1 of Chapter 24 of the County Code in order to permit the activities listed in Section 24-32 1(a) of the UMU ordinance, on Parcels 750-766-3162, 750-765-4697, 749-765-7952 and 750-765-0494, containing approximately 36 13 acres, located along the southwest intersection of Cox Road and Sadler Place The existing zoning is O-3C Office District The Land Use Plan recommends Office and Environmental Protection Area **Staff – Tom Coleman DEFERRED TO DECEMBER 9, 2004 FOR DECISION ONLY**

Deferred from the October 14, 2004 Meeting:

P-7-04 James W. Theobald for Highwoods Realty LP, etal: Request for a Provisional Use Permit under Sections 24-32 1(u) and 24-122 1 of Chapter 24 of the County Code in order to permit a thirteen (13) foot increase in the permitted height of office buildings in the UMU District, on Parcels 750-766-3162, 750-765-4697, 749-765-7952 and 750-765-0494, containing approximately 36 13 acres, located along the southwest intersection of Cox Road and Sadler Place The existing zoning is O-3C Office District The Land Use Plan recommends Office and Environmental Protection Area **Staff – Tom Coleman DEFERRED TO DECEMBER 9, 2004 FOR DECISION ONLY**

Deferred from the September 9, 2004 Meeting:

C-42C-04 Skip Gelletly: Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), Parcel 731-763-1648, containing approximately 3 1 acres, located on the west line of Gayton Hills Lane approximately 200 feet south of Graham Meadows Drive The applicant proposes a maximum density of 2 86 units per acre The maximum density in the RTH District is nine (9) units per acre The Land Use Plan recommends Suburban Residential 2, 2 4 to 3 4 units net density per acre **Staff – Seth Humphreys (Deferral requested to the January 13, 2005 Meeting). DEFERRED TO JANUARY 13, 2005**

Deferred from the October 14, 2004 Meeting:

C-44C-04 Andrew Condlin for David E. Cottrell: Request to amend proffered conditions accepted with Rezoning Case C-39C-95, on part of Parcel 740-765-2150, containing 1 4019 acres, located on the east line of Pouncey Tract Road, approximately 350 feet south of Twin Hickory Lake Drive The amendment is related to use restrictions and hours of operation and would permit a car wash The existing zoning is B-3C Business District (Conditional) The Land Use Plan recommends Commercial Concentration, Office and Environmental Protection Area **Staff – Paul Gidley (Deferral requested to the December 9, 2004 Meeting). DEFERRED TO DECEMBER 9, 2004**

Deferred from the October 14, 2004 Meeting:

C-50C-04 Neil P. Farmer: Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), Parcels 747-774-5839

November 10, 2004

and 747-774-6515, containing 5.00 acres, located on the northwest line of Twin Hickory Road approximately 270 feet southwest of Lemoore Drive. The applicant proffers to develop no more than twenty-nine (29) units. 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. **Staff – Paul Gidley APPROVED**

TUCKAHOE:

Deferred from the August 12, 2004 Meeting:

C-27C-02 RFA Management, LLC. Request to amend proffered conditions accepted with rezoning case C-32C-89, on Parcel 740-750-0178, containing 12.415 acres, located at the northeast intersection of Ridgefield Parkway and Glen Eagles Drive, the northwest intersection of Ridgefield Parkway and Eagles View Drive, and the southeast intersection of Eagles View Drive and Glen Eagles Drive. The amendment would change the maximum density allowed from 7,850 square feet per acre to 8,975 square feet per acre. The existing zoning is B-2C, Business District (Conditional). The Land Use Plan recommends Commercial Concentration. **Staff – Paul Gidley (Deferral requested to the February 10, 2005 Meeting). DEFERRED TO FEBRUARY 10, 2005**

VARINA:

Deferred from the September 9, 2004 Meeting:

C-47C-04 Garry Gallagher Request to conditionally rezone from O-2C Office District (Conditional) to B-2C Business District (Conditional), Parcel 834-714-1831, containing 2.307 acres, located at the eastern corner of the intersection of Williamsburg Road (U.S. Route 60) and Whiteside Road. The applicant proposes a retail use. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office. The site is in the Airport Safety Overlay District. **Staff – Paul Gidley DEFERRED TO DECEMBER 9, 2004**

Deferred from the October 14, 2004 Meeting:

PUBLIC HEARING: AMENDMENT TO THE HENRICO 2010 LAND USE PLAN MAP: The Planning Commission will consider an amendment to the Henrico County 2010 Land Use Plan Map to designate Wilton Farm – comprised of approximately 1,184.8 acres and bordered by the James River to the west and south and Osborne Turnpike to the east and straddling the Pocahontas Parkway (Route 895) – as an Urban Mixed Use Development Area (UMU). **Staff – Lee Tyson/Tom Coleman DEFERRED TO DECEMBER 9, 2004**

Deferred from the October 14, 2004 Meeting:

C-56C-04 James Theobald for HHHunt Corporation: Request to rezone from A-1 Agricultural District and M-1 Light Industrial District to UMUC Urban Mixed Use District (Conditional), Parcel 798-683-5459, containing approximately 1,184.8 acres, located between the James River and Osborne Turnpike and along the north and south lines of the Pocahontas Parkway (State Route 895). The applicant proposes an mixed use development with no more than three thousand two hundred nine (3,209) residential units developed on the property. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Rural

November 10, 2004

Residential, not exceeding 10 unit per acre, Suburban Residential 1, 10 to 24 units net density per acre, and Environmental Protection Area **Staff – Lee Tyson/Tom Coleman DEFERRED TO DECEMBER 9, 2004**

Deferred from the October 14, 2004 Meeting:

P-15-04 James Theobald for HHHunt Corporation: Request for a Provisional Use Permit under Sections 24-32 1, 24-34 1 and 24-122 1 of the County Code in order to submit a Master Plan for the proposed Wilton Urban Mixed Use District, on Parcel 798-683-5459, containing approximately 1,184.8 acres, located between the James River and Osborne Turnpike and along the north and south lines of the Pocahontas Parkway (State Route 895). The existing zoning is A-1 Agricultural District and M-1 Light Industrial District. The Land Use Plan recommends Rural Residential, not exceeding 10 unit per acre, Suburban Residential 1, 10 to 24 units net density per acre, and Environmental Protection Area **Staff – Lee Tyson/Tom Coleman DEFERRED TO DECEMBER 9, 2004**

Deferred from the October 14, 2004 Meeting:

P-16-04 James Theobald for HHHunt Corporation: Request for a Provisional Use Permit under Sections 24-32 1 and 24-122 1 of the County Code in order to include single family detached homes in the proposed Wilton Urban Mixed Use District, on Parcel 798-683-5459, containing approximately 1,184.8 acres, located between the James River and Osborne Turnpike and along the north and south lines of the Pocahontas Parkway (State Route 895). The existing zoning is A-1 Agricultural District and M-1 Light Industrial District. The Land Use Plan recommends Rural Residential, not exceeding 10 unit per acre, Suburban Residential 1, 10 to 24 units net density per acre, and Environmental Protection Area **Staff – Lee Tyson/Tom Coleman DEFERRED TO DECEMBER 9, 2004**

Deferred from the October 14, 2004 Meeting:

P-17-04 James Theobald for HHHunt Corporation: Request for a Provisional Use Permit under Sections 24-32 1 and 24-122 1 of the County Code as required for the Urban Mixed Use District in order to exceed the 10,000 square foot maximum floor area for principal uses in the proposed Wilton Urban Mixed Use District, on Parcel 798-683-5459, containing approximately 1,184.8 acres, located between the James River and Osborne Turnpike and along the north and south lines of the Pocahontas Parkway (State Route 895). The existing zoning is A-1 Agricultural District and M-1 Light Industrial District. The Land Use Plan recommends Rural Residential, not exceeding 10 unit per acre, Suburban Residential 1, 10 to 24 units net density per acre, and Environmental Protection Area **Staff – Lee Tyson/Tom Coleman DEFERRED TO DECEMBER 9, 2004**

C-60C-04 J. Thomas O'Brien for The Tetra Group One, LLC: Request to conditionally rezone from A-1 Agricultural District, and R-5 General Residence District to M-1C Light Industrial District (Conditional), Parcels 817-717-4199 and 816-717-4209, containing 61.243 acres located at the northwest corner of Audubon Drive and Oakley's Lane. An M-1 development is proposed. The use will be controlled by zoning

November 10, 2004

ordinance regulations and proffered conditions The Land Use Plan recommends Planned Industry and Environmental Protection Area The site is in the Airport Safety Overlay District **Staff – Paul Gidley (Deferral requested to the December 9, 2004 Meeting). DEFERRED TO DECEMBER 9, 2004**

C-65C-04 Kenneth S. Merner: Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcel 823-693-4446, containing 28.21 acres, located on the east line of Doran Road approximately 600 feet south of Ella Road The applicant proposes a single-family residential development with no more than 60 lots 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 The site is in the Airport Safety Overlay District **Staff – Lee Tyson APPROVED**

APPROVAL OF MINUTES: Planning Commission October 14, 2004 **APPROVED**

Acting on a motion by **Mr. Archer**, seconded by **Mr. Jernigan**, the Planning Commission adjourned its meeting at **12:50 a.m.** on **November 11, 2004**

View the Planning Commission agendas at

<http://www.co.henrico.va.us/planning/meetnext.htm> and
<http://www.co.henrico.va.us/planning/podnext.htm>