

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
December 8, 2005**

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS. (0); (6)

REQUESTS FOR EXPEDITED ITEMS: (3)

CASES TO BE HEARD: (8)

THREE CHOPT:

Deferred from the November 10, 2005 Meeting

C-56C-05 J. F. Williams for Wms, LLC: Request to rezone from A-1 Agricultural District to B-2C Business District (Conditional) and B-3C Business District (Conditional), Parcels 746-760-6689, 746-760-3696, and part of parcel 746-761-5525, containing approximately 5 16 acres, located at the northeast intersection of West Broad Street (U S Route 250) and Old Sadler Road The applicant proposes a convenience store with gas sales and an automobile dealership The uses will be controlled by zoning ordinance regulations and proffered conditions The Land Use Plan recommends Commercial Concentration **Staff – Tom Coleman APPROVED**

Deferred from the November 10, 2005 Meeting

P-8-05 J. F. Williams for Wms, LLC: Request for a provisional use permit under Sections 24-58 2(a), 24-120 and 24-122 1 of Chapter 24 of the County Code, in order to allow 24-hour operation of a convenience store with gas sales as permitted in the B-2C Business District (Conditional), on Parcel 746-760-3696, located at the northeast intersection of West Broad Street (U S Route 250) and Old Sadler Road The existing zoning is A-1 Agricultural District The Land Use Plan recommends Commercial Concentration **Staff – Tom Coleman APPROVED**

C-74C-05 Andrew M. Conclin for Koll Bren Fund V, LP: Request to conditionally rezone from O-2 Office District to O-3C Office District (Conditional), Parcel 757-753-9760, containing approximately 9 95 acres, located on the west side of N Parham Road approximately 300 feet north of Mayland Drive and on the north side of Mayland Drive approximately 390 feet west of N Parham Road The applicant proposes an office building for educational uses The use will be controlled by zoning ordinance regulations and proffered conditions The Land Use Plan recommends Office **Staff – Tom Coleman APPROVED**

December 8, 2005

C-75C-05 John J. Hanky III, for Barrington Development, Inc: Request to conditionally rezone from R-3C One Family Residence District (Conditional) to O-2C Office District (Conditional), Parcel 740-758-4797, containing 2.215 acres, located on the east line of the proposed John Rolfe Parkway right-of-way approximately 310 feet south of Three Chopt Road. The applicant proposes an office building. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre, and Environmental Protection Area. The site is in the West Broad Street Overlay District.
Staff – Nathalie Neaves (Deferral requested to the March 9, 2006 Meeting)
DEFERRED TO THE MARCH 9, 2006 MEETING

C-76C-05 Robert Atack for George M. Urban: Request to conditionally rezone from A-1 Agricultural District to R-5C General Residence District (Conditional), Parcels 747-770-3395 and 746-770-9777, containing 11.18 acres, located on the west line of Nuckols Road approximately 350 feet north of New Wade Lane and between the south line of Hickory Park Drive and the north line of New Wade Lane. The applicant proposes a residential development of no more than 150 condominium units for sale. The R-5 District allows a density of 14.52 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Rural Residential, Suburban Residential 2, (2.4 to 3.4 units net density per acre), and Environmental Protection Area.
Staff – Lee Tyson (Deferral requested to the January 12, 2006 Meeting)
DEFERRED TO THE JANUARY 12, 2006 MEETING

TUCKAHOE:
None

VARINA:
Deferred from the November 10, 2005 Meeting

C-67C-05 Andrew M. Condlin for Dtown L.L.C.: Request to conditionally rezone from R-4 One Family Residence District and M-2 General Industrial District to R-5AC General Residence District (Conditional), Parcels 806-710-8061 and 807-711-0058, containing 21.694 acres, located on the north line of Darbytown Road approximately 765 feet southeast of Oregon Avenue. The applicant proposes a single-family residential development with a maximum density of eighty-seven (87) lots. The R-5A District allows a minimum lot size of 5,625 square feet and a maximum gross density of six (6) units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Heavy Industry and Suburban Residential 1, 1.0 to 2.4 units net density per acre.
Staff – Lee Tyson APPROVED

C-77C-05 Kenneth S. Merner for Ross Run, LLC: Request to amend proffered conditions accepted with Rezoning Case C-65C-04, on Parcel 823-693-4446, containing 28.21 acres, located on the east line of Doran Road approximately 500 feet south of Ella Road. The applicant proposes to delete Proffer 17 related to cash proffers. The existing zoning is R-2AC One Family Residence District (Conditional). 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 – Tom Coleman (*Expedited agenda requested*) APPROVED**

C-78C-05 John Shurm for Shurm Construction, Inc.: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 803-696-9576, containing 3.558 acres, located on the south line of Harmony Avenue approximately 90 feet west of Woodside Street. The applicant proposes a single-family residential subdivision with no more than eight (8) lots. The R-3 District allows a minimum lot size of 11,000 square feet with a maximum gross density of 3.96 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre. **Staff – Nathalie Neaves (*Deferral requested to the January 12, 2006 Meeting*) DEFERRED TO THE JANUARY 12, 2006 MEETING**

C-80C-05 Roy Rogers Industries, Inc.: Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), Parcels- 812-718-1638, 812-718-1655 and 812-718-6325, containing approximately 13.2 acres, located on the south line of Interstate 64 at Millers Lane. The applicant proposes a residential townhouse development of no more than 80 units. The maximum density in the RTH District is nine (9) units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Multi-Family Residential, 6.8 to 19.8 units net density per acre, and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Rosemary Deemer (*Deferral requested to the January 12, 2006 Meeting*) DEFERRED TO THE JANUARY 12, 2006 MEETING**

C-81C-05 Midview Group, LLC: Request to amend proffered conditions accepted with Rezoning Case C-17C-05, on Parcel 806-703-3309, containing 40.8 acres, located on the north line of Midview Road approximately 190 feet east of Fox Down Drive. The applicant proposes to amend Proffer 12 related to pavement materials and curb and gutter. The existing zoning is R-2AC One Family Residence District (Conditional). The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Rosemary Deemer (*Expedited agenda requested*) APPROVED**

P-12-05 Edward B. Kidd for Nextel Communications of the Mid-Atlantic, Inc.: Request for a provisional use permit under Sections 24-95(a)(3), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to construct and operate a telecommunications tower up to 199 feet in height and related equipment, on part of Parcel 847-703-4371, containing approximately 2,500 square feet, located on the south line of Technology Boulevard at Elko Tract Road. The existing zoning is M-2 General Industrial District. The Land Use Plan recommends Planned Industry and Environmental Protection Area. **Staff – Tom Coleman APPROVED**

BROOKLAND:**Deferred from the November 10, 2005 Meeting**

C-50C-05 James W. Theobald for Parker & Orleans Home Builders, Inc.: Request to conditionally rezone from A-1 Agricultural District to R-2C One Family Residence District (Conditional), Parcels 762-768-2433, 762-768-3508, and 762-767-5793 containing approximately 17.152 acres, located on the west line of Staples Mill Road approximately 1,350 feet north of Meadow Pond Lane. The applicant proposes a single-family subdivision with a maximum of 31 dwellings. The R-2 District allows a minimum lot size of 18,000 square feet with a maximum gross density of 2.42 units per acre. The use 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. **Staff – Rosemary Deemer APPROVED**

Deferred from the November 10, 2005 Meeting

C-64C-05 Robert M. Atack for Kent and Mary Glass: Request to conditionally rezone from A-1, Agricultural District to R-2AC, One Family Residence District (Conditional), Parcel 765-769-5497, containing 5.7 acres, located on the west line of Mountain Road at its intersection with Good Oak Lane. The applicant proposes a single-family residential subdivision. The R-2A District allows a minimum lot size of 13,500 square feet and a density of 3.23 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends SR-1, Suburban Residential uses (1.0 – 2.4 units per acre). **Staff – Lee Tyson APPROVED**

Deferred from the November 10, 2005 Meeting

C-69C-05 Jeff Staub for LIM Properties, LLC: Request to amend proffered conditions accepted with Rezoning Case C-8C-82 on Parcel 755-759-3886, containing 1.35 acres, located at the southeast intersection of Springfield and Meadowgreen Roads. The applicant proposes to amend the proffers pertaining to vehicle access and maximum square footage for office space, and to delete the proffer related to the 35-foot buffer area. The existing zoning is O-1C Office District (Conditional). The Land Use Plan recommends Office. **Staff – Rosemary Deemer (Deferral requested to the February 9, 2006 Meeting) DEFERRED TO THE FEBRUARY 9, 2006 MEETING**

C-82C-05 James W. Theobald for Dominion Land & Development: Request to conditionally rezone from R-3C One Family Residence District (Conditional) and C-1 Conservation District to R-5AC General Residence District (Conditional), part of Parcel 759-768-2312, containing approximately 9.4 acres, located on the west side of Francistown Road approximately 116 feet south of Singletree Lane. The applicant proposes a detached single-family residential development. The R-5A allows a minimum lot size of 5,625 square feet and a maximum gross density of six (6) units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units per acre and Environmental Protection Area. **Staff – Nathalie Neaves (Expedited agenda requested) APPROVED**

FAIRFIELD:**Deferred from the November 10, 2005 Meeting**

C-70C-05 G. Stuart Grattan for Duke Management Services: Request to conditionally rezone from R-4 One-Family Residence District and B-3 Business District to M-2C General Industrial District (Conditional), Parcel 783-759-6898 and part of Parcel 783-760-6649, containing approximately 4.86 acres, located on the west line of Brook Road (U S Route 1) approximately 920 feet south of Georgia Avenue. A parking area for portable mini storage units, boats, recreational vehicles and other vehicles are proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Concentration. The site is in the Enterprise Zone. **Staff – Tom Coleman (Deferral requested to the January 12, 2006 meeting). DEFERRED TO THE JANUARY 12, 2006 MEETING**

C-83C-05 Deborah G. LaVecchia. Request to rezone from R-2 One Family Residence District to R-2AC One Family Residence District (Conditional), Parcel 813-727-8406, containing 1.0 acre, located on the west line of Biloxi Road approximately 340 feet south of Natchez Road. The applicant proposes a single-family residential subdivision. The R-2A District allows a minimum lot size of 13,500 square feet and a maximum gross density of 3.23 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre. The site is in the Airport Safety Overlay District. **Staff – Tom Coleman APPROVED**

Deferred from the November 10, 2005 Meeting

AMENDMENT TO THE MAJOR THOROUGHFARE PLAN: MTP-2-05 Proposed Addition of a Three Chopt Road Extension and West Broad Street Connector between Lauderdale Drive and North Gayton Road. **Staff – Nathalie Neaves DEFERRED TO THE FEBRUARY 9, 2006 MEETING**

APPROVAL OF MINUTES Planning Commission November 10, 2005
APPROVED

DISCUSSION ITEM: Request to the Planning Commission to Direct Staff to Prepare a Comprehensive Plan Amendment for Consideration by the Commission, Designating the Liesfeld Property, Located Between the South Line of West Broad Street and the North Line of Three Chopt Road at the Southwest Interchange of I-64 and West Broad Street, as an Urban Mixed Use Development Area. **ADOPT**

Acting on a motion by _____, seconded by _____, the Planning Commission adjourned its meeting at _____ on _____

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December 8, 2005

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