

PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
JUNE 9, 2005

BEGINNING AT 7:00 P.M.

CALL TO ORDER

REQUESTS FOR WITHDRAWALS AND DEFERRALS. (0); (11)

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (6)

TUCKAHOE:

Deferred from the April 14, 2005 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 – Lee Tyson (Deferral requested to the July 14, 2005 Meeting). DEFERRED TO JULY 14, 2005**

C-20C-05 Youngblood Properties, L.L.C.: Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcel 741-747-0388, containing 4 902 acres, located on the west line of Pump Road approximately 25 feet north of Falconbridge Drive. The applicant proposes a single family residential subdivision. The R-2A District allows a minimum lot size of 13,500 square feet with a maximum gross density of 3 23 lots per acre. The Land Use Plan recommends Suburban Residential 1, 1 0 to 2 4 units net density per acre. **Staff – Lee Tyson (Deferral requested to the August 11, 2005 Meeting). DEFERRED TO AUGUST 11, 2005**

C-21C-05 Youngblood Properties LLC: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 738-754-4849 and 738-753-1882, containing 7 72 acres, located on the south line of Church Road approximately 100 feet west of Blandfield Street. The applicant proposes a single family residential subdivision. The R-3 District allows a minimum lot size of 11,000 square feet with a maximum gross density of 3 96 lots per acre. The Land Use Plan recommends Suburban Residential 2, 2 4 to 3 4 units net density per acre. **Staff – Lee Tyson DEFERRED TO JULY 14, 2005**

June 9, 2005

VARINA:**Deferred from the March 10, 2005 Meeting:**

C-54C-04 Craig Erdmann for Chimilson Acres, LLC Request to rezone from M-1 Light Industrial District, R-4 One Family Residence District and B-1 Business District to RTHC Residential Townhouse District (Conditional), part of Parcel 805-710-1834, containing approximately 13.07 acres, located on the southwest line of Darbytown Road opposite Oregon Avenue. Residential townhouses are proposed. 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, Commercial Concentration, and Environmental Protection Area. **Staff – Seth Humphreys (Deferral requested to the August 11, 2005 Meeting). DEFERRED TO AUGUST 11, 2005**

Deferred from the May 12, 2005 Meeting:

C-18C-05 James Theobald for Attack Properties, Inc.: Request to conditionally rezone from A-1 Agricultural District to C-1C Conservation (Conditional), A-1C Agricultural District (Conditional), R-2AC One Family Residence District (Conditional), and B-2C Business District (Conditional), Parcels 833-686-7681, 830-681-3665, 829-681-6852, 832-688-9219 and 833-682-5297, containing approximately 616.2 acres (C-1C – 4.7 ac, A-1C – 13.7 ac, R-2AC – 569.6 ac, B-2C – 28.2 ac), located along the north line of New Market (State Route 5) and Long Bridge Roads between the east line of Turner Road and the west line of Yahley Mill Road. The applicant proposes a single family residential subdivision with a maximum density of 1.2 lots per acre on the proposed R-2AC portion of the site and neighborhood retail on the proposed B-2C acreage. The R-2A District allows a minimum lot size of 13,500 square feet, an equivalent of 3.23 units per acre. The uses will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Prime Agriculture and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Lee Tyson APPROVED**

C-16C-05 David Campbell: Request to amend proffered condition accepted with rezoning Case C-50C-02, on Parcel 823-716-6129, containing approximately 4.5 acres, located on the south line of Audubon Drive and the north line of W Williamsburg Road (U S Route 60) approximately 264 feet west of Trampton Road. The applicant proposes to amend Proffer 12 in order to reduce the amount of landscaping required along the western property line. The existing zoning is M-1C, Light Industrial District (Conditional). The Land Use Plan recommends Commercial Concentration. The site is in the Airport Safety Overlay District. **Staff – Tom Coleman APPROVED**

FAIRFIELD:**Deferred from the April 14, 2005 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 4.83 acres, located on the east line of Mechanicsville Turnpike (U S

Route 360) opposite Springdale Road. The applicant proposes business uses. The uses 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 – Rosemary Deemer (Deferral requested to the July 14, 2005 Meeting). DEFERRED TO JULY 14, 2005**

Deferred from the April 14, 2005 Meeting:

C-12C-05 Wilton Development Corp.: Request to conditionally rezone from B-2C and B-3C Business Districts (Conditional) to R-3C One Family Residence District (Conditional) and B-3C Business District (Conditional), Parcel 804-736-0481, containing 10.77 acres, located at the northeast intersection of Mechanicsville Turnpike (U.S. Route 360) and Neale Street. A single-family residential subdivision (6.87 acres) and business uses (3.9 acres) are proposed. The R-3 District allows a minimum lot size of 11,000 square feet, the equivalent of 3.96 units per acre. The proposed districts would be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Concentration. The site is in the Airport Safety Overlay District. **Staff – Rosemary Deemer (Deferral requested to the July 14, 2005 Meeting). DEFERRED TO JULY 14, 2005**

C-23C-05 Gloria Freye for Avalon Investments, LLC: Request to conditionally rezone from O/SC Office Service (Conditional) to O/S-2C Office Service 2 (Conditional), Parcel 781-754-0930, containing 18.787 acres, located on the west line of Villa Park Drive approximately 2,117 feet south of Darracott Road. An office/warehouse/distribution facility (Brown Distributing Company) is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office/Service. **Staff – Rosemary Deemer DEFERRED TO JULY 14, 2005**

C-24C-05 G. Stuart Grattan for Commonwealth Home Building Corp.: Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcel 778-768-4780, containing approximately 4.16 acres, located on the east line of Greenwood Road at Old Woodman Road. The applicant proposes a single family residential subdivision with overall density not to exceed 2.4 units per acre. The R-2A District allows a minimum lot size of 13,500 square feet with a maximum gross density of 3.23 units per acre. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Rosemary Deemer DEFERRED TO JULY 14, 2005**

P-6-05 Martin & Paula Ramirez: Request for a Provisional Use Permit under Sections 24-51 1(c) and 24-122 1 of the County Code in order to operate a bed and breakfast with outdoor events, on part of Parcel 817-720-2092, containing 2.5 acres, located on the west line of Oakleys Lane approximately 840 feet south of Oakleys Place. The existing zoning is A-1 Agricultural District. The Land Use Plan recommends Planned Industry and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Tom Coleman APPROVED**

THREE CHOPT:**Deferred from the May 12, 2005 Meeting:**

C-7C-05 Gloria Freye for Fidelity Properties, Ltd.: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), R-5AC General Residence District (Conditional), RTHC Residential Townhouse District (Conditional), and O-1C Office District (Conditional), Parcels 745-764-1645, 745-764-2159, 745-764-1031, 745-764-6608, 745-764-7122, 745-764-7834, 746-763-2482, 746-763-2896, 746-763-1769, 746-764-3818, containing 23 162 acres (R-3C - 6 187 acres, R-5AC - 6 186 acres, RTHC 8 794 acres, and O-1C - 1 995 acres), located on the south line of Dublin Road between Belfast and Glasgow Roads, and along the east line of Glasgow Road to its intersection with Dublin Road (McDonald's Small Farms) The applicant proposes a residential and office development with density in the R-3C District not to exceed 2 2 dwelling units per acre, a maximum density of 4 36 units per acre in the R-5AC District, and a maximum density of 6 units per acre in the RTHC District The R-3 District allows a minimum lot size of 11,000 square feet, an equivalent of 3 96 units per acre, the R-5A District allows a minimum lot size of 5,625 square feet, an equivalent of 7 74 units per acre, and the maximum density allowed in the RTH District is nine (9) units per acre The office use will be controlled by proffered conditions and zoning ordinance regulations The Land Use Plan recommends Suburban Residential 1, 1 0 to 2 4 units net density per acre **Staff – Tom Coleman (Deferral requested to the August 11, 2005 Meeting).** DEFERRED TO AUGUST 11, 2005

Deferred from the May 12, 2005 Meeting:

C-8C-05 Gloria Freye for Fidelity Properties, Ltd.: Request to conditionally rezone from A-1 Agricultural District to RTHC (0 701 acre) Residential Townhouse District (Conditional) and O-1C (3 839 acres) Office District (Conditional), Parcel 746-764-5580, containing 4 54 acres, located on the west line of Sadler Road approximately 290 feet south of Wonder Lane The applicant proposes a townhouse development not to exceed six (6) units per acre and office The maximum density allowed in the RTH District is nine (9) units per acre The uses will be controlled by proffered conditions and zoning ordinance regulations The Land Use Plan recommends Suburban Residential 1, 1 0 to 2 4 units net density per acre **Staff – Tom Coleman (Deferral requested to the March 9, 2006).** DEFERRED TO MARCH 9, 2006

Deferred from the February 10, 2005 Meeting:

P-2-05 Andrew Conclin for Kent Little: Request for a Provisional Use Permit under Sections 24-58 2(a) and 24-122 1 of Chapter 24 of the County Code in order to allow extended hours of operation until 2 00 a m for a restaurant on Parcel 735-763-5299, containing 1 922 acres, located on the north line of W Broad Street (U S Route 250), approximately 1,550 feet east of its intersection with N Gayton Road The existing zoning is A-1 Agricultural District The Land Use Plan recommends Mixed Use Development The site is in the West Broad Street Overlay District **Staff – Lee Tyson (Deferral requested to the September 8, 2005 Meeting).** DEFERRED TO SEPTEMBER 8, 2005

C-25C-05 Andrew Condlin for Dominion Land & Development: Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcel 740-774-1487, containing 6.813 acres, located approximately 388 feet east of Nuckols Road and 200 feet south of Heather Brook Lane. The applicant proffers to develop no more than sixteen (16) single-family units, an equivalent density of 2.35 units per acre. The R-2A District allows a minimum lot size of 13,500 square feet with a maximum gross density of 3.23 units per acre. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Seth Humphreys APPROVED**

C-26C-05 Henry L. Wilton for Wilton Development Corp.: Request to amend proffered conditions accepted with Rezoning Case C-43C-04, on Parcel 747-761-2937, containing 4.67 acres, located at the southwest intersection of Sadler Road and Dominion Boulevard. The applicant proposes to amend the use restrictions in Proffer 5 and the hours of operation in Proffer 12 to allow a manned car wash. The existing zoning is B-3C Business District (Conditional). The Land Use Plan recommends Commercial Concentration. **Staff – Lee Tyson (Expedited agenda requested). APPROVED**

BROOKLAND:

AMENDMENT TO THE MAJOR THOROUGHFARE PLAN OF THE COMPREHENSIVE PLAN: MTP-1-05 Proposed Deletion of Shrader Road Extension between the northwest terminus of Bunche Street and Wistar Road. **Staff – Lee Tyson APPROVED**

VARINA:

RESOLUTION: East Area Middle and High Schools Site -- Substantially In Accord with the County Comprehensive Plan (Varina District) **Staff – Jean Moore APPROVED**

APPROVAL OF MINUTES: Planning Commission May 12, 2005 **APPROVED WITH CORRECTIONS**

Acting on a motion by _____, seconded by _____, the Planning Commission adjourned its meeting at 9:36 on June 9, 2005

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