

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
March 9, 2006**

BEGINNING AT 7:00 P.M.

CALL TO ORDER:

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

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (9)

PLAN OF DEVELOPMENT

(Deferred from the February 22, 2006 Meeting)

POD-6-06

LaQuinta Inn & Suites and
Durango Restaurant –
Norman Road

Engineering Design Associates for Airport Road LLC and Win-Par Hospitality, LLLP: Request for approval of a plan of development and special exception for height, as required by Chapter 24, Sections 24-2, 24-59(l) and 24-106 of the Henrico County Code, to construct a 91-room, three-story, hotel and a 9,600 square foot restaurant. The 7.587-acre site is located on the north side of Norman Road, abutting the west side of S. Airport Drive, on part of parcel 819-710-8950. The zoning is M-1, Light Industrial District and ASO (Airport Safety Overlay) District. County water and sewer. **(Varina) Recommended for Approval**

Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

24. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
25. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.

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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 contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
29. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
30. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
31. Federal Aviation Administration (FAA), Form 7460-1 shall be submitted to the FAA and proof of such approval shall be provided to the Planning Department prior to approval of the building permit application.

(Staff Report by Ted McGarry)
(Applicant's Representative: Courtney Fisher)

VARINA:

Deferred from the September 15, 2005 Meeting.

C-31C-05 Courtney Fisher for Richmond Land Company: Request to conditionally rezone from O-2C Office District (Conditional) to R-3C One Family Residence District (Conditional), Parcel 818-716-1579, containing 0.762 acre, located at the southwest intersection of Audubon Drive and Oakleys Lane. The applicant proposes a single-family residential development. 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 Office and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Rosemary Deemer (Deferral requested to September 14, 2006) Deferred to September 14, 2006**

Deferred from the January 12, 2006 Meeting.

C-62C-05 Russell Jones for Mary Street Associates: Request to conditionally rezone from R-4 One Family Residence District, C-1 Conservation District and M-1C Light Industrial District (Conditional) to R-5AC General Residence District (Conditional), Parcels 832-719-2212 and 832-718-1235, containing approximately 23.64 acres, located on the east line of Broad Water Creek and the south line of Meadow Road. The applicant proposes an age-restricted single family residential subdivision. The R-5A District allows a minimum lot size of 5,625 square feet and a density of 6 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions.

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The Land Use Plan recommends Planned Industry and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Nathalie Neaves**
Recommended for Approval

BROOKLAND:

C-14C-06 James W. Theobald for Beazer Homes: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 759-765-0133, containing 14.48 acres, located at the southwest intersection of Nuckols and Francistown Roads. The applicant proposes a single-family detached residential subdivision with no more than thirty-six (36) homes developed on the property. The R-3 District allows a minimum lot size of 11,000 square feet and a maximum gross density of 3.96 units per acre. The proposed 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 – Nathalie Neaves** **Recommended for Approval**

C-15C-06 James W. Theobald for Orleans Homebuilders, Inc.: Request to amend proffered conditions accepted with rezoning case C-19C-05, on Parcels 761-767-6317, 761-767-2889 and 762-767-8633, containing 78.814 acres, located on the west line of Staples Mill Road (U. S. Route 33) at Meadow Pond Lane. The applicant proposes to amend Proffers 1, 2, 15 and 17 related to the concept plan, access, roads, curb and gutter, and fences/walls, delete Proffer 24 related to the entrance feature and amend proffer 27 related to setback and building orientation to Staples Mill Road. The existing zoning is R-2C One Family Residence District (Conditional). The proposed use will continue to be controlled by Zoning Ordinance regulations and the revised proffered conditions. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Lee Tyson (Expedited agenda requested)**
Recommended for Approval

FAIRFIELD:

None.

THREE CHOPT:

Deferred from the December 8, 2005 Meeting.

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 development. 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 May 11, 2006)** **Deferred to May 11, 2006**

Deferred from the February 9, 2006 Meeting.

C-6C-06 James W. Theobald, Esq. for Bon Secours-St. Mary's Hospital of Richmond, Inc.: Request to conditionally rezone from O-3 Office District and R-3 One Family Residence District to O-3C Office District (Conditional), Parcels 768-738-2447, -1142, -0646 and part of Parcel 768-738-1260, containing approximately 1.762 acres, located at the southwest intersection of Monument and Maple Avenues. The applicant proposes additional surface parking for St. Mary's Hospital. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Suburban Residential 2, 2.4 - 3.4 units net density per acre, and Semi-Public uses. **Staff – Tom Coleman Recommended for Approval**

Deferred from the February 9, 2006 Meeting.

C-11C-06 R & R Development, LC.: Request to rezone from [R-5C] General Residence District (Conditional) to B-2C Business District (Conditional), Parcels 739-761-2693 and 739-762-0100, containing 2.441 acres, located on the south line of West Broad Street (U. S. Route 250) approximately 195 feet east of Spring Oak Drive. The applicant proposes a retail development. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Mixed Use. The site is in the West Broad Street Overlay District. **Staff – Tom Coleman (Deferral requested to April 13, 2006) Deferred to April 13, 2006**

Deferred from the January 12, 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 November 9, 2006) Deferred to November 9, 2006**

C-16C-06 G. Edmond Massie IV for Fidelity Properties, Ltd.: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 743-763-3527; 743-763-8604; 743-762-7481; and part of 743-763-9020, containing 9.11 acres, located between the east line of Interstate 295 entrance ramp and the west line of Belfast Road. The applicant proposes a single-family residential subdivision. The R-3 District allows a minimum lot size of 11,000 square feet and a maximum gross density of 3.96 units per acre. The proposed 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 – Tom Coleman Recommended for Approval**

C-17C-06 G. Edmond Massie IV for Fidelity Properties, Ltd.: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 744-762-4780 and 744-762-5294, containing 4.132 acres, located on the east line of Belfast Road approximately 160 feet north of its intersection with Edinburgh Road. The applicant proposes a residential development with no more than four (4) dwelling units per acre. The R-3 District allows a minimum lot size of 11,000 square feet and a maximum gross density of 3.96 units per acre. The proposed 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 – Tom Coleman Recommended for Approval**

C-18C-06 G. Edmond Massie IV for Fidelity Properties, Ltd.: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 744-763-6420, 744-763-7134 and 744-763-7748, containing 6.193 acres, located on the east line of Belfast Road approximately 600 feet north of Edinburgh Road. The applicant proposes a residential development with no more than 4 dwelling units per acre. The R-3 District allows a minimum lot size of 11,000 square feet and a maximum gross density of 3.96 units per acre. The proposed 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 – Tom Coleman Recommended for Approval**

C-19C-06 G. Edmond Massie IV for Fidelity Properties, Ltd.: Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), Parcels 746-763-2482, 746-763-2896, 746-763-1769, 746-764-3818, and 746-763-7257 containing 12.54 acres, located between the east line of Glasgow Road and the west line of Sadler Road, approximately 600 feet north of Ireland Lane. The applicant proposes a residential townhouse development with no more than 6 dwelling units per acre. The RTH Residential Townhouse District allows a maximum gross density of 9 units per acre. The proposed 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 – Tom Coleman (Deferral requested to April 13, 2006) Deferred to April 13, 2006**

Deferred from the June 9, 2005 Meeting.

C-8C-05 G. Edmond Massie IV for Fidelity Properties, Ltd.: Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), Parcel 746-764-5580, containing approximately 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. 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 April 13, 2006) Deferred to April 13, 2006**

Deferred from the February 9, 2006 Meeting.

PUBLIC HEARING: AMENDMENT TO THE HENRICO 2010 LAND USE PLAN MAP:

The Planning Commission will consider an amendment to the 2010 Land Use Plan in the form of a new Land Use Plan for the Three Chopt Road Extension Study Area. The study area is generally comprised of the area bordered by West Broad Street, Lauderdale Drive, North Gayton Road, and the Wellesley and Sedgemoor communities.

Recommended for Approval

Deferred from the February 9, 2006 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. **Recommended for Approval**

APPROVAL OF MINUTES: Planning Commission February 9, 2006
Approved with one correction

Acting on a motion by [Branin](#), seconded by [Jernigan](#), the Planning Commission adjourned its meeting at [9:26 p.m.](#) on [March 9, 2006](#).

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