

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
APRIL 12, 2007**

BEGINNING AT 7:00 P.M.

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (5)

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (2)

FAIRFIELD:

None.

THREE CHOPT:

Deferred from the February 15, 2007 Meeting.

C-15C-07 Andrew M. Condlin for West Broad Village, LLC and West Broad Village II, LLC: Request to amend proffered conditions accepted with Rezoning Case C-12C-06, on Parcel 742-760-7866, located on the south line of W. Broad Street (U.S. Route 250), north of Three Chopt Road, at the I-64 Interchange. The applicant proposes to amend Proffer 16 to increase the number of apartments for lease from 250 to 350 units. The total number of all residential unit types (884) would remain unchanged. The existing zoning is UMUC, Urban Mixed Use (Conditional). The Land Use Plan recommends UMU. The site is in the West Broad Street Overlay District. **Staff – Lee Tyson (Deferral requested to the May 10, 2007 Meeting) [Deferred to the May 10, 2007 Meeting](#)**

Deferred from the March 15, 2007 Meeting.

C-59C-06 Andrew Condlin for Towne Center West, LLC: Request to conditionally rezone from B-2C Business District (Conditional) to R-6C General Residence District (Conditional), part of Parcel 734-764-9340, containing 9.38 acres, located on the north line of W. Broad Street (U.S. Route 250) approximately 540 feet east of N. Gayton Road. The applicant proposes retail and office uses with no more than 180 condominium units. The R-6 District allows a maximum gross density of 19.80 units per acre. The uses 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 [Recommended for Approval](#)**

April 13, 2007

Deferred from the March 15, 2007 Meeting.

P-19-06 Andrew Conclin for Towne Center West, LLC: Request for a Provisional Use Permit under Sections 24-36.1(b), 24-120 and 24-122.1 of the County Code to permit retail and office uses within a proposed multi-family development on part of Parcel 734-764-9340, located on the north line of W. Broad Street (U.S. Route 250) approximately 540 feet east of N. Gayton Road. The existing zoning is B-2C Business District (Conditional). The property is the subject of rezoning case C-59C-06, which proposes to rezone the property to R-6C General Residence District (Conditional). The Land Use Plan recommends Mixed Use. The site is in the West Broad Street Overlay District. **Staff – Tom Coleman Recommended for Approval**

C-18C-07 Jeff S. McKay for Centex Homes: Request to conditionally rezone from A-1 Agricultural District to R-2AC One-Family Residence District (Conditional), Parcels 739-770-5439, -7142 and -9147, containing approximately 7.096 acres, located on the north line of Shady Grove Road approximately 715 feet east of Pouncey Tract Road. The applicant proposes a single-family residential subdivision with a maximum density not to exceed 1.6 units per acre. 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 1, 1.0 to 2.4 units net density per acre. **Staff – Tom Coleman (Expedited agenda requested) Recommended for Approval**

TUCKAHOE:

C-19C-07 John G. Adamson: Request to conditionally rezone from R-1 One-Family Residence District to O-2C Office District (Conditional), Parcel 742-742-7724, containing approximately 1.06 acres, located on the north line of Patterson Avenue (State Route 6) at Otlyn Road. The applicant proposes a professional office. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Environmental Protection Area. **Staff – Livingston Lewis (Deferral requested to the May 10, 2007 Meeting) Deferred to the May 10, 2007 Meeting**

VARINA:**Deferred from the January 11, 2007 Meeting.**

P-13-06 Burke Lewis for New Cingular Wireless PCS, LLC (Lessee): Request for a Provisional Use Permit under Sections 24-95(a), 24-120 and 24-122.1 of the County Code in order to construct a 199' high telecommunications tower, on parts of Parcels 855-689-5504 and 855-688-7082, located approximately 1,450 feet south of Charles City Road and 400 feet west of Upper Western Run Lane. The existing zoning is A-1 Agricultural District. The Land Use Plan recommends Prime Agriculture. **Staff – Tom Coleman (Deferral requested to July 12, 2007 Meeting) Deferred to the July 12, 2007 Meeting**

Deferred from the March 15, 2007 Meeting.

C-3C-07 The Tetra Group One, LLC: Request to conditionally rezone from A-1 Agricultural District, R-3 One-Family Residence District, R-5 General Residence District

April 13, 2007

and B-3 Business District to R-3C One-Family Residence District (Conditional), R-5C General Residence District (Conditional), and B-3C Business District (Conditional), Parcels 836-714-2353, 835-714-7916, 836-712-7784, 835-713-1662 and 836-713-7564, containing approximately 79.769 acres (R-3C – 9.654 ac; R-5C – 9.305 ac; and B-3C – 60.810 ac), located between the north line of E. Williamsburg Road, the south line of Old Williamsburg Road, the east line of Dry Bridge Road and the west line of Old Memorial Drive. The applicant proposes a mixture of uses including a single-family development, age-restricted multi-family dwelling units, and general business. 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 R-5 District allows a maximum gross density of 14.52 units per acre. The uses 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, Office and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Lee Tyson (Deferral requested to the May 10, 2007 Meeting) [Deferred to the May 10, 2007 Meeting](#)**

Deferred from the February 15, 2007 Meeting.

C-4C-07 Todd M. Lynn for Twin Oaks Business Park, LLC: Request to conditionally rezone from A-1 Agricultural District to O-2C Office District (Conditional), Parcel 814-710-0782, containing 2.505 acres, located at the northwest intersection of Glen Alden Drive and Charles City Road (Garden City subdivision). The applicant proposes a warehouse with limited office. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Planned Industry. The site is in the Airport Safety Overlay District. **Staff – Tom Coleman (Deferral requested to the May 10, 2007 Meeting) [Deferred to the May 10, 2007 Meeting](#)**

BROOKLAND:

None.

APPROVAL OF MINUTES: Planning Commission – March 15, 2007

Acting on a motion by [Mr. Archer](#), seconded by [Mr. Branin](#), the Planning Commission adjourned its meeting at [7:27 p.m.](#) on [April 12, 2007](#).

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>

April 13, 2007