

PLANNING COMMISSION

REZONINGS AND PROVISIONAL USE PERMITS

ACTIONS

MARCH 9, 2000

BEGINNING AT 6:00 P.M.:

CALL TO ORDER:

CAPITAL IMPROVEMENT PROGRAM

Henrico County's proposed five year Capital Improvement Program (CIP) for FY 2000-01 through FY 2004-05. Complete copies of the CIP are available at the Office of Management and Budget, County Administration Building between 8:00 a.m. and 4:30 p.m. each business day.



ACTIONS: Approve

BEGINNING AT 7:00 P.M.:

REQUESTS FOR DEFERRALS AND WITHDRAWALS:

BROOKLAND:

Deferred from the January 13, 2000 Meeting:

C-10C-00 Jay M. Weinberg for Atack Properties, Inc.: Request to conditionally rezone from A-1 Agricultural District, RTHC Residential Townhouse District (Conditional) and O/SC Office/Service District (Conditional) to RTHC Residential Townhouse District (Conditional), R-5C General Residence District (Conditional) and O/SC Office Service District (Conditional), Parcels 12-A-2, 4B, 5, 6 and 7; 13-A-24, 21-A-2, 4,5 and 18A, containing approximately 258.184 acres located at the northeast intersection of I-295 and Staples Mill Road. A mixed use office/service, townhomes for sale and apartments development is proposed. The applicant has proffered no more than 110 townhouse units and no more than 300 apartment units on the property. The Office/Service use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre, Office/Service and Environmental Protection Area. **Staff - Eric Lawrence**



ACTIONS: CASE WITHDRAWN BY APPLICANT

C-16-00 Henry L. Wilton for Wilhook LLC: Request to rezone from A-1 Agricultural District to C-1 Conservation District, part of Parcel 61-A-75, containing 4.3 acres, located along the southern line of Hollins Glen Subdivision and the western line of Laurel Dell Subdivision (Agra Drive in the Laurel Dell Subdivision being the northernmost access and Salua Drive being the southernmost access). A conservation area is proposed. The Land Use Plan recommends Environmental Protection Area. **Staff - Elizabeth Via**
Deferral required to April 13, 2000



ACTIONS: DEFER 4/13/00

FAIRFIELD:

Deferred from the January 13, 2000 Meeting:

C-65C-99 Donald L. Strange-Boston for Steven and Dody Tribble and Charles W. Sanders, Jr. and J. Sanders: Request to conditionally rezone from B-3C Business District (Conditional) and R-4 One Family Residence District to B-3C Business District (Conditional), Parcels 52-A-55 and 56 and part of Parcels 52-A-53 and 54A, containing 1.5706 acres, located on the west line of Mountain Road approximately 275 feet north of its intersection with North Run Road. Any permitted B-1 use, B-3 Office/Warehouse and Overnight Respite Care for Adults are proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Arterial and Suburban Residential 2, 2.4 to 3.4 units net density per acre. **Staff - Mark Bittner** **Deferral requested to June 15, 2000.**



ACTIONS: DEFER 6/15/00

Deferred from the February 10, 2000 Meeting:

C-58C-99 Robert M Attack for Attack Properties, Inc.: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 23-A-18 through 20 & Parcel 23-A-22, containing approximately 95.01 acres, located on the north line of Woodman Road at the northern terminus of Jeb Stuart Parkway approximately 2,500 feet west of Brook Road (U. S. Route 1). A single family subdivision is proposed. The R-3 District requires 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. **Staff - Eric Lawrence**



ACTIONS: DENY

THREE CHOPT:

Deferred from the February 10, 2000 Meeting:

C-5C-00 Gloria L. Freye for Fidelity Properties, Ltd.: Request to conditionally rezone from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcel 27-A-30, containing 2.034 acres, located approximately 350' northwest of the intersection of Sadler and Trexler Roads. A single family residential subdivision is proposed. The R-3A District requires a minimum lot size 9,500 square feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff - Jo Ann Hunter**



ACTIONS: GRANT

Deferred from the February 10, 2000 Meeting:

C-13C-00 Charles Lessin for American Homecrafters, Inc.: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 29-A-42, 43, 44 and 45, containing 12.374 acres, located on the west line of Francistown Road at its intersection with Castle Point Road. A single family residential subdivision is proposed. The R-3 District requires a minimum lot size 11,000 square feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff - Jo Ann Hunter**



ACTIONS: CASE WITHDRAWN BY APPLICANT.

C-18C-00 John J. Hanky, Jr. for Barrington Investors, Ltd.: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 57-A-13A (11509 Church Road), containing 24.6 acres, located at the southeast intersection of Church Road and Loreine's Landing Lane. A single family residential subdivision is proposed. The R-3 District requires a minimum lot size of

11,000 square feet. The Land Use Plan recommends Open Space/Recreation. **Staff – Lee Householder**



ACTIONS: GRANT

C-19C-00 Henry L. Wilton for Wilton Development Corp: Request to conditionally rezone from A-1 Agricultural District and RTHC Residential Townhouse District (Conditional) to RTHC Townhouse Residential District (Conditional) Parcels 10-A-20, 21 and 22, and part of Parcel 10-A-19, containing approximately 13.9 acres, located on the east line of Shady Grove Road approximately 620 feet south of its intersection with Nuckols Road. A residential townhouse development is proposed. The applicant has proffered the number of dwellings not to exceed 92 units. The Land Use Plan recommends Office and Environmental Protection Area. **Staff – Mark Bittner**



ACTIONS: GRANT

C-20C-00 Draper Aden Associates for Manorhouse Retirement Centers, Inc.: Request to amend proffered conditions accepted with rezoning Case C-4C-98, on Parcel 69-A-92 and part of Parcel 59-A-97, containing 5.07 acres, located on the west line of Skipwith Road approximately 90 feet north of its intersection with Larkwood Road. The amendment is related to the fencing material to be used on the property. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre and Multi-Family, 6.8 to 19.8 units net density per acre. **Staff – Mark Bittner**



ACTIONS: DEFER 4/13/00

TUCKAHOE:

Deferred from the January 13, 2000 Meeting:

C-72C-99 James W. Theobald for Dalriada, L. L. C.: Request to conditionally rezone from RTHC Residential Townhouse District (Conditional) to M-1C Light Industrial District (Conditional), Parcel 58-A-48C, containing approximately 3.588 acres, located on the northwest line of Gaskins Road approximately 300' south of its southwest intersection with Three Chopt Road. A mini-storage warehouse facility is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre.

Staff - Mark Bittner



ACTIONS: CASE WITHDRAWN BY APPLICANT.

BEGINNING AT 8:00 P.M.:

VARINA:

Deferred from the December 9, 1999 Meeting:

C-73C-98 James W. Theobald for W. A. Robins, et. al., Redford 131, L.C., Edward M. Luck, Gerald A. Crigger: Request to conditionally rezone from A-1 Agricultural District to R-3AC One-Family Residence District (Conditional), Parcels 197-A-21A, 21B (part), 21C and 22 (part), Parcels 197-1-1-6 (part), 7 and 7A, and Parcels 197-4-A-1, 2 and 3, containing 58.214 acres, located on the north line of Portugee Road (beginning in the Capes of Portugee Subdivision) approximately 280' east of the intersection of Portugee Road and Memorial Drive and on the east line of Memorial Drive (beginning in the Gaulding and Orange Subdivision) approximately 1890' north of the intersection of Portugee Road and Memorial Drive. A single family residential subdivision is proposed. The applicant has proffered a maximum density of 2.8 units per acre. The Land Use Plan recommends Rural Residential, not exceeding 1.0 unit net density per acre, and Environmental Protection Area. The site is also in the Airport Safety Overlay District. **Staff - Eric Lawrence Deferral requested to June 15, 2000**



ACTIONS: DEFER 6/15/00

C-22C-00 Alvin S. Mistr, Jr. for John C. Zehler, Sr.: Request to conditionally rezone from B-1 Business District to B-3C Business District (Conditional), Parcel 148-10-C-2, containing 0.44 acre, located at the northwest intersection of W. Nine Mile Road (Route 33) and Daisy Avenue. A gas/convenience store is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Arterial. The site is also within the Airport Safety Overlay District. **Staff – Lee Householder**



ACTIONS: DEFER 4/13/00

C-23C-00 James W. Theobald for International Airport Centre, L.L.C.: Request to amend proffered conditions accepted with rezoning Case C-55C-90, on part of Parcel 163-A-19E, containing 4.67 acres, located on the north line of Audubon Drive

approximately 120 feet east of its intersection with Sanburne Parkway. The amendment is related to the architectural treatment of the buildings and deleting Proffer 4 restricting access from Audubon Drive. The Land Use Plan recommends Planned Industry and Environmental Protection Area. The site is also within the Airport Safety Overlay District. **Staff Jo Ann Hunter**



ACTIONS: GRANT

C-24C-00 Glenn R. Moore for First Washington Realty Partnership: Request to amend proffered conditions accepted with rezoning Case C-32C-86, on Parcels 154-2-A-1, 3 and 4 in the Laburnum Park Shopping Center and Parcel 154-A-7A, containing 9.275 acres, located at the northwest intersection of S. Laburnum and Gay Avenues. The amendment is related to deleting Proffered Condition 7(e) prohibiting dry cleaning establishments on the property. The Land Use Plan recommends Commercial Concentration and Environmental Protection Area. The site is also within the Airport Safety Overlay District. **Staff – Eric Lawrence**



ACTIONS: GRANT

C-25C-00 James W. Theobald for 7-Eleven Inc.: Request to conditionally rezone from A-1 Agricultural District to B-2C Business District (Conditional), Parcel 162-A-43A, containing approximately 5.06 acres, located at the southwest intersection of S. Laburnum and Gay Avenues. Community retail is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office. The site is also within the Airport Safety Overlay District. **Staff – Eric Lawrence Deferral requested to April 13, 2000**



ACTIONS: DEFER 4/13/00