

REZONINGS AND PROVISIONAL USE PERMITS

ACTIONS

NOVEMBER 13, 2003

FAIRFIELD:

Deferred from the September 11, 2003 Meeting:

C-33C-02 Henry L. Wilton for WILHOOK, LLC: Request to rezone from B-3C Business District (Conditional) to R-3C One Family Residence District (Conditional) and B-3C Business District (Conditional), Parcel 804-736-0481, containing 10.415 acres (approximately 6.7 acres in R-3C; approximately 3.7 acres in B-3C), located at the northeast intersection of Mechanicsville Turnpike and Neale Street (Maplewood Farm). Commercial and single family residential developments are proposed. The uses will be controlled by proffered conditions and zoning ordinance regulations. The R-3 District allows a minimum lot size of 11,000 square feet. The Land Use Plan recommends Commercial Concentration. The site is also in the Airport Safety Overlay District.



WITHDRAWN

THREE CHOPT:

Deferred from the September 11, 2003 Meeting:

C-18C-03 James W. Theobald for Commercial Net Lease Realty Services, Inc.: Request to conditionally rezone from B-3 Business District and A-1 Agricultural District to B-2C Business District (Conditional), Parcel 741-761-8112 and part of Parcel 741-761-8532, containing approximately 2.899 acres, located at the southeast intersection of W. Broad Street (U. S. Route 250) and Three Chopt Lane. A retail use is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office and Commercial Concentration.



DEFERRED TO DECEMBER 11, 2003

Deferred from the August 14, 2003 Meeting:

C-31C-03 Robert Atack: Request to conditionally rezone from A-1 Agricultural District to R-2C One Family Residence District (Conditional), part of Parcels 733-775-7627 and 733-777-4209, containing 101.743 acres, located on the west line of Pouncey Tract Road (State Route 271) across from Burberry Lane (Kimberwicke) and Old Wyndham Drive (Wyndham). A single family residential development is proposed. The R-2 District allows a minimum lot size of 18,000 square feet. The Land Use Plan

recommends Rural Residential, not to exceed 1.0 unit net density per acre.



WITHDRAWN

Deferred from the September 11, 2003 Meeting:

C-42C-03 William Shewmake for P & F LLC: Request to conditionally rezone from R-3 One Family Residence District to O-2C Office District (Conditional) and B-3C Business District (Conditional), Parcels 761-754-1763, 761-754-2053, and 761-754-2145 containing approximately 1.53 acres (O-2C- 1.02 acres, B-3C -.51 acre), located on the east line of Skipwith Road approximately 260 feet north of N. Parham Road and 520 feet south of West Broad Street (U.S. Route 250). Office uses and parking for the adjacent Infiniti car dealership are proposed. The uses will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office.



RECOMMEND APPROVAL

C-51C-03 Larry D. Willis: Request to rezone from A-1 Agricultural District and M-1C Light Industrial District (Conditional) to B-2C Business District, Parcels 742-762-9861, 743-762-1862 and 743-762-1538 and part of Parcel 742-762-9178, containing 4.089 acres, located at the northern terminus of Brookriver Drive and at the I64E/I295 southeast cloverleaf. A Bottoms Up Pizza Restaurant and other restaurants are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Semi Public. The site is also in the West Broad Street Overlay District.



DEFERRED TO JANUARY 15, 2004

C-57-03 Atack/Kornblau Coles Investment, L. C.: Request to rezone from R-5C General Residence District (Conditional) to C-1 Conservation District, part of Parcel 751-766-9555, containing approximately 1.2 acres, located on the south line of Nuckols Road approximately 400 feet east of Cox Road. A conservation area is proposed (limits of the floodplain). The Land Use Plan recommends Environmental Protection Area.



RECOMMEND APPROVAL

C-58C-03 Jim Theobald for TC&P, LLC: Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), part of Parcel 739-759-9539, containing 14.825 acres, located at the southeast intersection of Pump and Three Chopt Roads. Seventy-nine (79) residential townhouses (5.33 units per acre) are proposed. The maximum density in the RTH District is nine (9) units per acre. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre. The site is in the West Broad Street Overlay District.



DEFERRED TO DECEMBER 11, 2003

C-59C-03 Bill Axelle for HCA Health Services of Virginia, Inc.: Request to conditionally rezone from R-3 One Family Residence District and R-6 General Residence District to O-3C Office District (Conditional), part of Parcel 761-744-2028, containing 1.50 acres located approximately 600 feet south of Forest Avenue and 350 feet west of Skipwith Road. Expansion of Henrico Doctor's hospital is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Government.



DEFERRED TO DECEMBER 11, 2003

C-60C-03 Bill Axelle for Neil Farmer: Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), part of Parcels 741-774-7210, 741-775-7309, 741-773-9074 and 742-773-2472, containing approximately 17.70 acres, located in the northern portion of the Bridlewood subdivision, just south of the southern terminus of Woolshire Court. The aggregate density is proffered not to exceed 2.1 units per acre. The R-2A District allows a minimum lot size of 13,500 square feet. The Land Use Plan recommends Rural Residential, not more than 1.0 unit net density per acre, and Environmental Protection Area.



DEFERRED TO DECEMBER 11, 2003

C-61C-03 Bill Axelle for Neil Farmer: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 752-763-4795 and part of Parcel 752-763-1932, containing 10.03 acres, located at the northern terminus of Lexington Farms Drive, 528 feet southeast of the southeastern terminus of Chicopee Road, and 420 feet southwest of the southern terminus of Fort McHenry Parkway. The aggregate density is proffered not to exceed 3 units per acre. The R-3

District allows a minimum lot size of 11,000 square feet. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4, units net density per acre.



DEFERRED TO DECEMBER 11, 2003

TUCKAHOE:

Deferred from the September 11, 2003 Meeting:

C-25C-03 Henry L. Wilton for Wilton Companies LLC: Request to conditionally rezone from O-3C Office District (Conditional) to B-2C Business District (Conditional), Parcel 737-751-4601 and part of Parcel 737-751-4028, containing 11.495 acres, located at the northeast intersection of Ridgefield Parkway and dedicated John Rolfe Parkway right-of-way. Retail businesses with limited office uses are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre, and Office.



DEFERRED TO DECEMBER 11, 2003

C-62C-03 Kristen Keatley and Andrew Scherzer for Meadow Glen of West End, LP: Request to amend proffered conditions accepted with rezoning case C-10C-99, on Parcel 749-754-2538, containing 9.95 acres, located on the northwest side of Gaskins Road approximately 750 feet from the southwest intersection of Gaskins and Three Chopt Roads. The applicant proposes to eliminate Proffer 10 limiting vehicular access to Gaskins Road. The existing zoning is R-6C General Residence District (Conditional) and C-1 Conservation District. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units net density per acre, and Environmental Protection Area.



RECOMMEND APPROVAL

C-63C-03 Andrew Condlin for Pocoshock Commons, LLC: Request to conditionally rezone from A-1 Agricultural District to O-2C Office District (Conditional), Parcel 741-751-7865, containing 2.02 acres, located at the northeast intersection of Pump Road and Ridgefield Parkway and the southeast intersection of Pump Road and Kings Grant Drive. Office condominiums are proposed. The use will be controlled by

proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre.



DEFERRED TO DECEMBER 11, 2003

BEGINNING AT 8:00 P.M.

VARINA:

Deferred from the September 11, 2003 Meeting:

C-41C-03 Don Smith: Request to conditionally rezone from B-2C Business District (Conditional) to M-1C Light Industrial District (Conditional) and B-2C Business District (Conditional), Parcel 808-729-7538, containing 8.585 acres (M-1C - 6.496 ac.; B-2C - 2.089 ac.), located at the southeast intersection of Dabbs House and Creighton Roads. A mini-storage warehouse/self-storage facility and retail are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Concentration. The site is in the Airport Safety Overlay District.



DEFERRED TO DECEMBER 11, 2003

C-64C-03 David Redmond for Mid-Atlantic Commercial Properties, LLC: Request to conditionally rezone from A-1 Agricultural District to B-2C Business District (Conditional), Parcel 814-717-0480, containing 5.06 acres, located at the southwest intersection of Gay and S. Laburnum 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 in the Airport Safety Overlay District.



DEFERRED TO DECEMBER 11, 2003

C-56C-03 Gloria Freye for Finer Homes, Inc. & Debbie Stoddard: Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional) Parcel 802-696-9269 and part of Parcel 803-696-6866, containing 41.758 acres, located on the east line of Osborne Turnpike approximately 0.41 mile north of Tree Ridge Road and approximately 240 feet west of the western terminus of

Harmony Avenue. A single family residential subdivision is proposed. The R-2A District allows a minimum lot size of 13,500 square feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre.



DEFERRED TO DECEMBER 11, 2003

BROOKLAND:

C-65C-03 Jason A. Williams: Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcel 761-771-2932, containing 6.692 acres, located on the south line of Old Springfield Road and the east line of Staples Mill Road (U.S. Route 33). A single family residential subdivision is proposed The R-2A District allows a minimum lot size of 13,500 square feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre.



RECOMMEND APPROVAL

APPROVAL OF MINUTES: Planning Commission October 9, 2003



APPROVED

The application submission deadline for this hearing date for new applications only is August 28, 2003. The applicant can submit new material up to 48 hours prior to the public hearing; an exception to this 48-hour rule is sometimes possible but highly discouraged. The public can submit written or verbal comments at any time up to and through the public hearing.

Cases acted upon by the Planning Commission on this meeting date will be scheduled to be heard by the Board of Supervisors November, 2003.