

PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
FEBRUARY 12, 2004

5:15 P.M. DINNER IN THE LARGE CONFERENCE ROOM

BEGINNING AT 6:15 P.M.

CALL TO ORDER:

PUBLIC HEARING ON PROPOSED CAPITAL IMPROVEMENT PROGRAM:

Henrico County's proposed five year Capital improvement Program (CIP) for FY 2004-05 through FY 2008-09 **APPROVED**

BEGINNING AT 7.00 P.M.:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (1), (9)

REQUESTS FOR EXPEDITED ITEMS:

CASES TO BE HEARD (1)

TUCKAHOE:

Deferred from the January 15, 2004 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), part of Parcel 737-751-4601, containing 3.9 acres, located at the northeast intersection of Ridgefield Parkway and John Rolfe Parkway right-of-way. Retail uses are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office. **DEFERRED TO FEBRUARY 25, 2004**

VARINA:

Deferred from the January 15, 2004 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.

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District (Deferral requested to the March 11, 2004 Meeting). **DEFERRED TO MARHC 11, 2004**

Deferred from the December 11, 2003 Meeting:

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. **(Withdrawn by the applicant) WITHDRAWN**

Deferred from the January 15, 2004 Meeting:

C-74C-03 Laraine Isaac for Alan Braun: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional), Parcels 805-692-4564 and 806-692-0994, containing 54.073 acres, located along the north line of I-895 and at the southwest intersection of Burning Tree Road and I-895/S Laburnum Avenue Extension. No more than one hundred seventy (170) age-restricted residential lots are proposed. The R-5A District allows a minimum lot size of 5,625 square feet. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **APPROVED**

C-6C-04 Gloria Freye for Ray Perkins: Request to conditionally rezone from A-1 Agricultural District and C-1 Conservation District to R-2C (82.5 acres) R-2AC (63.4 acres) and R-3C (30.1 acres) One Family Residence District (Conditional), R-5AC (26.9 acres) General Residence District (Conditional), and RTHC (41.036 acres) Residential Townhouse District (Conditional), Parcels 816-729-1884, 814-731-5764 and part of Parcel 817-731-6470, containing 243.936 acres, located at the northern terminus of Westover Avenue, extending northward to Creighton Road. The applicant proposes a residential community of no more than five hundred ninety-seven (597) units (320 one family lots, 79 villa lots, 96 townhouses, 102 condominiums). The R-2 District allows a minimum lot size of 18,000 square feet, the R-2A District allows a minimum lot size of 13,500 square feet, the R-5A District allows a minimum lot size of 5,625 square feet, and the maximum density in the RTH District is nine (9) units per acre. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, Office/Service, Light Industry, and Environmental Protection Area. The site is in the Airport Safety Overlay District. **(Deferral requested to the April 15, 2004 Meeting). DEFERRED TO APRIL 15, 2004**

FAIRFIELD:

C-7C-04 Larry Horton for Anthony P. Renaldi: Request to conditionally rezone from A-1 Agricultural District and M-1C Light Industrial District (Conditional) to R-2C (15.29 ac) and R-2AC (48.52 ac) One Family Residence Districts (Conditional), Parcels 813-733-7603, 814-732-6992, 815-733-0010 and part of Parcel 815-733-2040, containing approximately 63.81 acres, located on the north line of Creighton Road approximately 360 feet east of Cedar Fork Road. The applicant proposes no more than one hundred twenty-five (125) single family residential lots. The R-2A District allows a

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minimum lot size of 13,500 square feet, the R-2 District allows a minimum lot size of 18,000 square feet. The Land Use Plan recommends Office/Service. The site is in the Airport Safety Overlay District. **(Deferral requested to the March 11, 2004 Meeting).**
DEFERRED TO MARCH 11, 2004

THREE CHOPT:

Deferred from the January 15, 2004 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. This site is within the West Broad Street Overlay District. **(Deferral requested to the March 11, 2004 Meeting).** **DEFERRED TO MARCH 11, 2004**

Deferred from the January 15, 2004 Meeting:

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. Restaurants and other retail uses 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. **(Deferral requested to the March 11, 2004 Meeting).** **DEFERRED TO MARCH 11, 2004**

Deferred from the January 15, 2004 Meeting:

C-4C-04 Bill Axelle for Forest Park Associates, L.L.C : Request to conditionally rezone from RTH Residential Townhouse District and O-2 Office District to B-1C Business District (Conditional) and O-2C Office District (Conditional), Parcel 758-743-7963, containing 1.815 acres (B-1C – 0.888 acre, O-2C – 0.927 acre), located at the northeast intersection of Santa Rosa and Three Chopt Roads. An office and retail center is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office. **(Deferral requested to the March 11, 2004 Meeting).** **DEFERRED TO MARCH 11, 2004**

Deferred from the January 15, 2004 Meeting:

C-5C-04 Robert M. Atack: Request to conditionally rezone from A-1 Agricultural District to R-5AC General Residence District (Conditional), Parcel 748-772-3954, containing approximately 4.90 acres, located on the northwest line of Opaca Lane approximately 700 feet northeast of Nuckols Road. The applicant proposes no more than twenty (20) single-family residential lots. The R-5A District allows a minimum lot size of 5,625 square feet. The Land Use Plan and the Nuckols Road/I-295 Small Area Land Use Study recommend Rural Residential, not exceeding 1.0 unit net density per

acre, and Environmental Protection Area (**Deferral requested to the March 11, 2004 Meeting**). **DEFERRED TO MARCH 11, 2004**

C-10C-04 James Theobald for Ukrop's Super Market, Inc.: Request to conditionally rezone from B-2C Business District (Conditional) and O/SC Office Service District (Conditional) to B-2C Business District (Conditional), Parcels 746-773-8345 and 747-773-2781, containing approximately 14.943 acres, located on the east line of Nuckols Road between Twin Hickory Road and Wyndham Forest Drive. A grocery store and other retail uses are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Concentration, Office/Service and Environmental Protection Area. **DEFERRED TO FEBRUARY 25, 2004**

APPROVAL OF MINUTES: Planning Commission January 15, 2004 APPROVED

DISCUSSION ITEM TO SET A PUBLIC HEARING FOR: INITIATE STUDY OF POTENTIAL AMENDMENT TO THE MAJOR THOROUGHFARE PLAN OF THE COMPREHENSIVE PLAN: MTP-1-04 Proposed Deletion of Kara Drive, Forest Drive, and Concept Road 219-1 Between Yahley Mill Road and Charles City Road **PUBLIC HEARING SET FOR MACH 24, 2004**

Acting on a motion by **Mrs. Ware**, seconded by **Mr. Vanarsdall**, the Planning Commission adjourned its meeting at **8:14 p.m.** on **February 12, 2004**

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