

PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
OCTOBER 13, 2005

BEGINNING AT 7:00 P.M.

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (3)

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (8)

VARINA:

C-62C-05 Mary Street Associates: Request to conditionally rezone from R-4 One Family Residence District, M-1C Light Industrial District (Conditional) and C-1 Conservation District to R-5AC General Residence District (Conditional), Parcels 832-719-2212 and 832-718-1235, containing approximately 23.6 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. The Land Use Plan recommends Planned Industry and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Nathalie Neaves (Deferral requested to the November 10, 2005 Meeting) DEFERRED TO 11/10/05**

BROOKLAND:

Deferred from the September 15, 2005 Meeting

C-48C-05 Cameron Palmore for Randy Gibson: Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcel 762-771-2433 and Part of Parcel 762-771-7035, containing 7.532 acres, located on the south line of Old Springfield Road approximately 430 feet east of Springfield Court. The applicant proposes a single-family residential subdivision with the maximum density not to exceed 2.0 lots per acre. The R-2A District allows a minimum lot size of 13,500 square feet with a maximum gross density of 3.22 units per acre. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Lee Tyson APPROVED**

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Deferred from the September 15, 2005 Meeting.

C-50C-05 Molland Spring/Atack Properties: Request to conditionally rezone from A-1 Agricultural District to R-2C One Family Residence District (Conditional), Parcel 762-768-2433, containing approximately 6.56 acres, located on the west line of Staples Mill Road approximately 1,350 feet north of Meadow Pond Lane. The applicant proposes a single family subdivision of no more than ten (10) lots. The R-2 District allows a minimum lot size of 18,000 square feet with a maximum gross density of 2.42 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 – Rosemary Deemer (Deferral requested to the November 10, 2005 Meeting) DEFERRED TO 11/10/05**

C-63C-05 Retail Merchants Association of Greater Richmond: Request to conditionally rezone from O-2 Office District to O-3C Office District (Conditional), Parcel 772-735-2049, containing 2.24 acres, located at the southeast intersection of Willow Lawn Drive and Monument Avenue. The applicant proposes to lease space in an existing building for business school. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office. **Staff – Tom Coleman APPROVED**

THREE CHOPT:**Deferred from the August 11, 2005 Meeting**

C-43C-05 Bill Axselle for Andronikas Moudilos: Request to conditionally rezone from A-1 Agricultural District to B-2C Business District (Conditional), Parcel 735-763-7898, containing approximately 5.0 acres, located on W Broad Street (U.S. Route 250) approximately 1,650 feet east of N Gayton Road. The applicant proposes commercial/retail uses. 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 – Rosemary Deemer APPROVED**

Deferred from the September 15, 2005 Meeting

C-27C-05 Pouncey Tract Properties, LLC: Request to conditionally rezone from A-1 Agricultural District, B-3C Business District (Conditional) and M-1C Light Industrial District (Conditional) to B-2C Business District (Conditional), Parcels 740-765-2150 and 740-765-7084, containing approximately 10.1084 acres, located at the southeast intersection of Twin Hickory Lake Drive and Pouncey Tract Road. The applicant proposes a neighborhood retail shopping center. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office, Commercial Concentration, Light Industry and Environmental Protection Area. The site is in the West Broad Street Overlay District. **Staff – Rosemary Deemer APPROVED**

Deferred from the September 15, 2005 Meeting.

C-53C-05 D. L. Strange-Boston for Robert R. Bock, LLC: Request to conditionally rezone from C-1C Conservation District (Conditional) and M-1C Light Industrial District (Conditional) to M-1C Light Industrial District (Conditional), Parcel 751-758-8362,

containing 1 413 acres, located on the north line of Mayland Drive approximately 230 feet west of Gaskins Road. The applicant proposes a car wash. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Planned Industry and Environmental Protection Area. **Staff – Tom Coleman (Deferral requested to the November 10, 2005 Meeting) DEFERRED TO 11/10/05**

C-55C-05: Wilton Development Corp.: Request to conditionally rezone from A-1 Agricultural District to UMU Urban Mixed Use and R-6C General Residence District (Conditional), Parcels 730-765-7288, 731-766-8757, 731-766-6068, and 730-766-8989 containing approximately 69.8 acres (UMU – 58.2 acres and R-6C - 11.6 acres), located between the north line of West Broad Street (U.S. Route 250) and the south line of Interstate 64 at the Goochland County line. The applicant proposes condominiums and commercial/office uses in the UMU district, and age restricted, owner-occupied residential units in the R-6C district. The R-6 District allows a maximum gross density of 19.8 units per acre. The proposed UMU will contain up to 562 residential units and up to 200,000 square feet of commercial/office space. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Mixed Use and Environmental Protection Area. The site is in the West Broad Street Overlay District. **Staff – Lee Tyson APPROVED**

P-11-05: Wilton Development Corp.: Request a Provisional Use Permit for the Master Plan for the proposed Waterford UMU, on Parcels 730-765-7288, 731-766-8757, 731-766-6068, and part of 730-766-8989 containing approximately 58.2 acres, located between the north line of W. Broad Street (U.S. Route 250) and the south line of Interstate 64 at the Goochland County line. The applicant proposes condominiums and commercial/office uses in the UMU district. The applicant is also proposing to exceed the maximum single-building floor area design criteria of 10,000 square feet, and is proposing to permit buildings up to 85' in height. The Land Use Plan recommends Mixed Use and Environmental Protection Area. The site is in the West Broad Street Overlay District. **Staff – Lee Tyson APPROVED**

C-66C-05 Prospect Homes of Richmond, Inc.: Request to conditionally rezone from M-1C Light Industrial District (Conditional) to RTHC Residential Townhouse District (Conditional), Parcel 740-764-5065, containing approximately 11.933 acres, located on the east line of Pouncey Tract Road (State Route 271) approximately 300 feet north of its intersection with Interstate 64. The applicant proposes to develop no more than seven (7) residential townhouse units per acre. The maximum density in the RTH District is nine (9) units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Light Industry. The property is within the West Broad Street Overlay District. **Staff – Tom Coleman APPROVED**

TUCKAHOE:

C-60C-05 Bradford J. Brady and Pamela J. Brady. Request to conditionally rezone from R-5 General Residence District to R-0C One Family Residence District

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(Conditional), Parcel 732-755-3210, containing 1.65 acres, located at the northwest intersection of Causeway and Lauderdale Drives. The applicant proposes to construct a detached garage for an existing single-family residence. The R-0 District allows a minimum lot size of 1 acre with a maximum gross density of 1.0 units per acre. The Land Use Plan recommends Multi-Family Residential and Environmental Protection Area. **Staff – Nathalie Neaves APPROVED**

**APPROVAL OF MINUTES: Planning Commission September 15, 2005
APPROVED**

Acting on a motion by **Mrs. Jones**, seconded by **Mr. Vanarsdall**, the Planning Commission adjourned its meeting at **9:13 p.m.** on **10/13/05**

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