

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
DECEMBER 7, 2006**

BEGINNING AT 7:00 P.M.

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (9)

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (5)

BROOKLAND:

C-64C-06 Jennifer D. Mullen for Wistar Creek, LLC: Request to conditionally rezone from R-3 One-Family Residence District to RTHC Residential Townhouse District (Conditional), Parcels 767-750-8298, 767-751-8651, 768-750-0490, 768-751-0638, -2435, -4119, and -1362 containing 24.46 acres, located on the south line of Wistar Road approximately 142 feet west of Walkenhut Drive. The applicant proposes a residential townhouse development with a maximum of 130 dwelling units, an equivalent density of 5.31 units per acre. The maximum density allowed in the RTH District is 9 units per acre. The use 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, and Office. **Staff – Lee Tyson (Deferral requested to the January 11, 2007 Meeting) [DEFERRED TO 1/11/2007](#)**

FAIRFIELD:

Deferred from November 9, 2006 Meeting.

C-55C-06 Caroline L. Nadal for First Centrum of Virginia, Inc.: Request to conditionally rezone from O-1 Office District and C-1 Conservation District to R-6C General Residence District (Conditional), Parcel 783-772-1148, containing 8.7 acres located on the west line of Brook Road (U.S. Route 1) at its intersection with Presbytery Court. The applicant proposes age-restricted multi-family dwellings. The R-6 District allows a minimum lot size of 2,200 square feet per family for multi-family dwellings and a maximum gross density of 19.80 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office and Environmental Protection Area. **Staff – Nathalie Croft (Deferral requested to the January 11, 2007 Meeting) [DEFERRED TO 1/11/2007](#)**

C-65C-06 Dan Caskie for Barrington Investors, LTD: Request to conditionally rezone from R-4 One-Family Residence District and M-2 General Industrial District to R-5AC General Residence District (Conditional), part of Parcel 799-732-4991, containing approximately 19.98 acres, located between the west line of Barrington Road at its intersection with Glenthorne Road and the east line of the Chesapeake and Ohio Railway right-of-way. The applicant proposes a maximum of 53 zero lot line one-family dwellings. The R-5A District allows a minimum lot size of 5,625 square feet and a maximum density of 6 units per acre. The use 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 and Environmental Protection Area. **Staff – Nathalie Croft (Deferral requested to the January 11, 2007 Meeting) DEFERRED TO 1/11/2007**

C-66C-06 Mike Farmer for RAC II: Request to amend proffered conditions accepted with Rezoning Case C-5C-05, on Parcel 783-764-5602, containing 2.9 acres, located at the northwest intersection of the I-295 ramp, Brook Road (U.S. Route 1) and Cole Boulevard. The applicant wishes to amend Proffer 13 related to sound suppression measures. The zoning is R-5AC General Residence District (Conditional). The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre. **Staff – Tom Coleman RECOMMENDED FOR APPROVAL**

THREE CHOPT:

Deferred from the October 12, 2006 Meeting.

P-16-06 Glenn Moore for Basilios E. Tsimbos: Request for a Provisional Use Permit under Sections 24-58.2(d), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to construct an outside dining area for a proposed restaurant on Parcel 761-754-1383, located on the east line of Skipwith Road approximately 350 feet south of West Broad Street (U. S. Route 250). The existing zoning is B-2C Business District (Conditional). The Land Use Plan recommends Commercial Arterial and Office. **Staff – Lee Tyson (Deferral requested to the March 15, 2007 Meeting) DEFERRED TO 3/15/2007**

Deferred from the November 9, 2006 Meeting.

C-49C-06 Caroline L. Nadal for Rockwood, Inc: Request to conditionally rezone from A-1 Agricultural District to R-2AC One-Family Residence District (Conditional), Parcels 738-771-6301, -4105, and -2400, containing approximately 7.081 acres, located on the east line of Pouncey Tract Road approximately 1,412 feet north of its intersection with Shady Grove Road. The applicant proposes a single family residential subdivision with a maximum density not to exceed 2.0 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 – Lee Tyson (Deferral requested to the January 11, 2007 Meeting) DEFERRED TO 1/11/2007**

Deferred from the November 9, 2006 Meeting.

C-57C-06 James Theobald for W2005 Realty, L.L.C.: Request to conditionally rezone from R-6C General Residence District (Conditional), O-3C Office District (Conditional) and B-2C Business District (Conditional) to RTHC Residential Townhouse District (Conditional) and B-2C Business District (Conditional), Parcel 736-762-2022, containing approximately 41.066 acres (B-2C - 26.889 +/- ac.; RTHC - 14.177 +/- ac.), located at the southwest intersection of West Broad Street (U.S. Route 250) and Lauderdale Drive. The applicant proposes retail, office, and a townhouse development with a maximum density of 6.8 units per acre. The maximum density in the RTH District is 9 units per acre. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Mixed Use and Urban Residential, 3.4 to 6.8 units net density per acre. The site is in the West Broad Street Overlay District. **Staff – Ben Sehl RECOMMENDED FOR APPROVAL**

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), parts of Parcels 734-764-9340 and 736-764-1136, containing 13.56 acres (Parcel B - approximately 9.38 acres and Parcel I approximately - 4.18 acres), located on the north line of West Broad Street (U. S. Route 250) approximately 540 feet east of N. Gayton Road (Parcel B) and approximately 650 feet north of West Broad Street (U. S. Route 250) (Parcel I). The applicant proposes retail, office uses, and multi-family with no more than 165 multi-family dwelling units on Parcel B, and no more than 75 multi-family dwelling units on Parcel I. The R-6 District allows a minimum lot size of 2,200 square feet per family for multi-family dwellings and 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 (Deferral requested to the January 11, 2007 Meeting) DEFERRED TO 1/11/2007**

P-19-06 Andrew Condlin 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 the proposed multi-family development on parts of Parcel 734-764-9340, and 736-764-1136, located on the north line of West Broad Street (U. S. Route 250) approximately 540 feet east of N. Gayton Road (Parcel B) and approximately 650 feet north of West Broad Street (U.S. Route 250) (Parcel I). 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 (Deferral requested to the January 11, 2007 Meeting) DEFERRED TO 1/11/2007**

TUCKAHOE:

None.

VARINA:**Deferred from the November 9, 2006 Meeting.**

C-51C-06 Caroline L. Nadal for Collins/Goodman Development, LLC: Request to conditionally rezone from A-1 Agricultural District to B-2C Business District (Conditional), Parcel 814-717-0480 and part of Parcel 813-717-7951, containing approximately 10.19 acres, located at the south intersection of S. Laburnum and Gay Avenues. The applicant proposes retail uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office. The site is in the Airport Safety Overlay District. **Staff – Livingston Lewis (Deferral requested to the January 11, 2007 Meeting) DEFERRED TO 1/11/2007**

Deferred from November 9, 2006 Meeting.

C-60C-06 Andrew Condlin for Summit Investments, LLC: Request to conditionally rezone from A-1 Agricultural District and R-3 One-Family Residence District to B-3C Business District (Conditional), part of Parcel 816-712-7520, containing 3.61 acres, located at the northeast intersection of S. Laburnum Avenue and Eubank Road. The applicant proposes retail uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office. The site is in the Airport Safety Overlay District. **Staff – Lee Tyson RECOMMENDED FOR APPROVAL**

Deferred from November 9, 2006 Meeting.

C-63C-06 Andrew Condlin for Summit Investments, LLC: Request to conditionally rezone from A-1 Agricultural District and R-3 One-Family Residence District to B-2C and B-3C Business Districts (Conditional), Parcels 816-711-8151, 817-711-0454 and -0712, 817-710-0397, and part of Parcel 816-712-7520 containing 7.85 acres, located at the southeast intersection of S. Laburnum Avenue and Eubank Road. The applicant proposes retail uses. 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, and Office. The site is in the Airport Safety Overlay District. **Staff – Lee Tyson RECOMMENDED FOR APPROVAL**

C-67C-06 Ahmad Jafari: Request to conditionally rezone from R-3 One-Family Residence District and B-3 Business District to B-2C Business District (Conditional), Parcel 818-726-8240, containing 1.859 acres, located on the north line of Nine Mile Road between Barker and Forest Avenues. The applicant proposes a retail strip shopping center. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Arterial. The site is in the Airport Safety Overlay District. The site is partially in the Enterprise Zone. **Staff – Ben Sehl (Deferral requested to the January 11, 2007 Meeting) DEFERRED TO 1/11/2007**

C-68C-06 James W. Theobald for Community Development Partners, LLC: Request to conditionally rezone from A-1 Agricultural District to RTHC Residential Townhouse District (Conditional), Parcels 812-718-6325, -1655 and -1638, containing approximately 13.2 acres, located on the south line of I-64, approximately 1,200 feet north of the intersection of Millers Lane and Gay Avenue. The applicant proposes up to 78 townhouse units, an equivalent density of 5.9 units per acre. The maximum density allowed in the RTH District is 9 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Multi-Family Residential, 6.8 to 19.8 units net density per acre, and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Livingston Lewis**
RECOMMENDED FOR APPROVAL

RESOLUTION: STAPLES MILL CENTRE – URBAN MIXED USE AREA: That the Henrico County Planning Commission directs staff to prepare a report and to advertise a public hearing at the Planning Commission public hearing on January 11, 2007 to consider an amendment to the 2010 Land Use Plan to designate Staples Mill Centre Site as an Urban Mixed Use Development Area. **APPROVED**

APPROVAL OF MINUTES: Planning Commission – November 9, 2006
APPROVED

Acting on a motion by _____, seconded by _____, the Planning Commission adjourned its meeting at **8:53 p.m.** on **December 7, 2006**.

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