

PLANNING COMMISSION

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ACTIONS

MARCH 8, 2001

BEGINNING AT 7:00 P.M.:

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CALL TO ORDER:

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REQUESTS FOR WITHDRAWALS AND DEFERRALS:

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EXPEDITED ITEMS:

AMENDMENT TO ZONING ORDINANCE:

AN ORDINANCE to amend and reordain Section 24-62.2 of the Code of the County of Henrico entitled "Provisional uses permitted," Section 24-94 entitled "Table of regulations," and Section 24-94.1 entitled "Yard and setback standards for tall buildings" to allow by Provisional Use Permit an increase in height for certain structures in the B-3 Business District.

 **APPROVE**

TUCKAHOE:

Deferred from the February 15, 2001 Meeting:

C-15C-01 Andrew M. Conlin for Lucor: Request to conditionally rezone from R-3 One Family Residence District to O-1C Office District (Conditional), B-1C and B-2C Business Districts (Conditional), Parcels 90-2-A-1 (Johnson Heights) and 90-A-19, 20 and 20A, containing 5.106 acres, located on the south line of Quioccasin Road approximately 150 feet west of Inez Road. A mixed-use development including office, retail and an automobile service use is proposed. 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 Householder](#).

 **DEFER 3-28-01**

Deferred from the February 15, 2001 Meeting:

P-2-01 Andrew M. Conlin for Lucor: Request for a provisional use permit under Sections 24-58.2(c) and 24-122.1 of Chapter 24 of the County Code in order to allow a 15,000 square foot enclosed, air -conditioned three-bay auto service station on Part of Parcel 90-A-19, containing 0.431 acres, located on the south line of Quioccasin Road approximately 250 feet east of Pemberton Road. The existing zoning is R-3 One Family Residence District but is proposed for B-2C Business District (Conditional). **Staff:** [Lee Householder](#).

 **DEFER 3-28-01**

VARINA:

NONE.

BROOKLAND:

C-17C-01 L. Anderson Hughes, Jr. for Deborah Sperberg: Request to conditionally rezone from R-5 General Residence District to O-2C Office District (Conditional), Parcel 103-16-A-17, containing 0.04 acre, located on the east side of Pinetree Drive approximately 129 feet south of its intersection with Park Lane (2115 Pinetree Drive, Mayfield Subdivision). Office parking 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](#). Deferral requested by Planning Commissioner to April 12, 2001.**

 **DEFER 4-12-01**

FAIRFIELD:

Deferred from the February 15, 2001 Meeting:

C-11C-01 James W. Theobald for Daniel Corporation: Request to conditionally rezone from R-2 One Family Residence District, O-2C Office District (Conditional), O/SC Office/Service District (Conditional), and PMD Planned Industrial District to R-5C General Residence District (Conditional), O-2C Office District (Conditional), and M-1C Light Industrial District (Conditional), Parcels 53-A-69, 71, 74B, 75-79, 81-84, and 87, containing 59.48 acres, located on the north line of Parham Road at St. Charles Road and on the east line of Scott Road approximately 450 feet south of Level Green Lane (private.). A mixed-use development including multi-family, light industrial and office uses are proposed. The R-5 District allows a maximum density of 14.5 units per acre. The nonresidential uses 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, Office and Office/Service. **Staff:** [Jo Ann Hunter](#). **Deferral requested to May 10, 2001.**

 **DEFER 5-10-01**

THREE CHOPT:

Deferred from the September 14, 2000 Meeting:

C-49C-00 James W. Theobald for Tascon Group, Inc.: Request to amend proffered conditions accepted with rezoning case C-45C-99, on Parcels 58-A-3, 6 and 6A and part of Parcels 58-A-4 and 5, containing approximately 38.3 acres, located on the north line of Three Chopt Road at its intersection with Pell Street. The amendment would allow a condominium development in place of a detached single family development and assisted living facility. The Land Use Plan recommends Urban Residential, 3.4 to 6.8 units per acre, and Environmental Protection Area. **Staff - [Lee Householder](#). Deferral requested to September 13, 2001.**

 **DEFER 9-13-01**

Deferred from the February 15, 2001 Meeting:

C-7C-01 Curtis D. Gordon for West End Developers, L.L.C.: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 56-1-A-1 (Wingate Subdivision) and 56-A-4, containing 5.55 acres, located on the north line of Church Road 200 feet west of its intersection with Abbey Lane. A residential subdivision is proposed. 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. **Staff: [Lee Householder](#).**

 **DEFER 4-12-01**

P-3-01 Eisenberg Architects for Panera Bread: Request for a provisional use permit under Sections 24-58.2(d) and 24-122.1 of Chapter 24 of the County Code in order to provide outdoor dining for a bakery/cafe, on part of Parcel 48-A-38, containing 600 sq. ft., located at 10301 West Broad Street, on the south line of West Broad Street (U. S. Route 250) at its intersection with Gaelic Lane (The Gables Apt. complex). The existing zoning is B-2C Business District (Conditional). **Staff - [Lee Householder](#).**

 **DEFER 4-12-01**

C-18C-01 Richard Vass for Kevin B. Spector: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcel 57-A-33, containing 5.16 acres, located on the south line of Church Road at its southeast intersection with Guyana Drive. Single-family residential development is proposed. The R-3 District allows a minimum lot size of 11,000 sq. ft. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre. **Staff: [Mark Bittner](#).**

 **DEFER 4-12-01**

P-4-01 Denise Kranich for Innsbrook Foundation: Request for a provisional use permit under Sections 24-62.2(f) and 24-122.1 of Chapter 24 in order to locate an outdoor recreational facility of a commercial nature (the outdoor Innsbrook Pavilion), on Parcel 28-A-22A, containing approximately 6.396 acres, located at the northeast intersection of I-295 and Nuckols Road. The existing zoning is M-1C Light Industrial District (Conditional). **Staff:** [Jo Ann Hunter](#). **Expedited Agenda Requested.**

 **APPROVE**

APPROVAL OF MINUTES: February 15, 2001.

 **APPROVE**

Acting on a motion by _____, seconded by _____, the Planning Commission adjourned its meeting at _____ on _____.