

**PLANNING COMMISSION
REZONING MEETING
AGENDA
JULY 14, 2005**

BEGINNING AT 7:00 P.M.

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (7)

REQUESTS FOR EXPEDITED ITEMS: 5

CASES TO BE HEARD. (7)

THREE CHOPT:

C-27C-05 James W. Theobald for 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), Parcel 740-765-2150, containing approximately 9.87 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 (Deferral requested to the September 15, 2005 Meeting). Deferred to September 25, 2005**

C-28C-05 Andrew Condlin for Shady Grove Co., Inc.: Request to amend proffered conditions accepted with Rezoning Case C-4C-05, on part of Parcel 738-772-9227, containing 13.966 acres, located approximately 361 feet east of Pouncey Tract Road along the south line of proposed Grey Oaks Park Drive approximately 660 feet south of the southern terminus of Hillshire Way (and approximately 915 feet south of Perrywinkle Road). The amendment would delete proffer 14 related to cash proffers. The existing zoning is RTHC Residential Townhouse District (Conditional). The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Rosemary Deemer (Expedited agenda requested) Approved**

C-29C-05 Andrew Condlin for Shady Grove Co., Inc.: Request to amend proffered conditions accepted with Rezoning Case C-16C-03, on Parcel 738-772-1725, 7781, 6678, 4560, 3854, 3147, 2542, 4530, 5435, 6239, 6455, 7047, 8040, 9144, 9753, 9164, 8472, 5972, 5166, 0109, 0369, 0975, 1652, 4983, 2158, 2865, 3671, 4177, 5888, 6198,

July 14, 2005

7330, 1915, 0932, 0343, 1682, 2388, 3195, 3725, 737-772-9100, 8957, 9663, 9636, 8929, 9920, 7602, 7112, 6419, 5930, 6838, 7645, 8251, 737-771-7684, 5796, 738-773-4607, 739-770-0693, and part of Parcel 738-772-9227 containing 120.34 acres, located on the east line of Pouncey Tract Road approximately 600 feet north of Shady Grove Road. The amendment would delete proffer 17 related to cash proffers. The existing zoning is R-2AC One Family Residence District (Conditional) and RTHC Residential Townhouse District (Conditional). The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Rosemary Deemer (Expedited agenda requested). Approved**

C-30C-05 Andrew Condlin for West Cary Street Associates; Dominion Land & Development Partnership; John W. Gibbs, Jr ; Gregory A. Windsor and Robert P. Bain; Robert B. Parkerson, Sarah S. Parkerson, Floyd E. Foster, Marilou S. Foster, Allen G. Dorin, Nancy C. Dorin: Request to amend proffered conditions accepted with Rezoning Case C-15C-03, on Parcels 740-775-9712, 740-774-4255, 739-774-4564, 740-774-1407, 740-771-4107, 740-773-4426, 740-772-8110 (now includes 740-771-4780) and 740-775-5801, containing 129.9 acres, located on the east line of Pouncey Tract Road approximately 600 feet north of Shady Grove Road. The amendment would delete proffer 21 related to cash proffers. The existing zoning is R-2AC One Family Residence District (Conditional). The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, and Environmental Protection Area. **Staff – Rosemary Deemer (Expedited agenda requested) Approved**

TUCKAHOE:

Deferred from the June 9, 2005 Meeting:

C-27C-02 RFA Management, LLC: Request to amend proffered conditions accepted with rezoning case C-32C-89, on Parcel 740-750-0178, containing 12.415 acres, located at the northeast intersection of Ridgefield Parkway and Glen Eagles Drive, the northwest intersection of Ridgefield Parkway and Eagles View Drive, and the southeast intersection of Eagles View Drive and Glen Eagles Drive. The amendment would change the maximum density allowed from 7,850 square feet per acre to 8,975 square feet per acre. The existing zoning is B-2C, Business District (Conditional). The Land Use Plan recommends Commercial Concentration. **Staff – Lee Tyson (Deferral requested to the September 15, 2005 Meeting). Deferred to September 15, 2005**

Deferred from the June 9, 2005 Meeting:

C-21C-05 Youngblood Properties LLC: Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional), Parcels 738-754-4849 and 738-753-1882, containing 7.72 acres, located on the south line of Church Road approximately 100 feet west of Blandfield Street. The applicant proposes a single family residential subdivision. The R-3 District allows a minimum lot size of 11,000 square feet with a maximum gross density of 3.96 lots per acre. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre. **Staff – Lee Tyson (Deferral requested to the August 11, 2005 Meeting). Deferred to August 11, 2005**

July 14, 2005

C-15C-05 Koontz & Bryant for Kathleen S. Shobe: Request to rezone from R-3 One Family Residence District to O-1C Office District (Conditional), Parcel 754-743-5843, containing 1.02 acres, located on the south line of Jesse Senior Drive approximately 306 feet east of Eastridge Road. An office building is proposed. The use will be controlled by zoning ordinance regulations. The Land Use Plan recommends Office. **Staff – Tom Coleman Approved**

VARINA:

C-31C-05 Richmond Land Company: Request to conditionally rezone from O-2C Office District (Conditional) to R-3C One Family Residence District (Conditional), Parcel 818-716-1579, containing 0.762 acre, located on the southwest intersection of Audubon Drive and Oakleys Lane. The applicant proposes a single-family residential development. The R-3 District allows a minimum lot size of 11,000 square feet with a maximum gross density of 3.96 units per acre. The Land Use Plan recommends Office and Environmental Protection Area. The site is in the Airport Safety Overlay District. **Staff – Rosemary Deemer Deferred to August 11, 2005**

C-32C-05 Courtney Fisher for Centex Homes and Fon-Saw, L.L.C.: Request to amend proffered conditions accepted with Rezoning Case C-67C-97, on Parcels 820-687-3114, 3618, 4127, 4536, 5044, 5317, 5553, 5962, 6113, 6436, 6470, 6979, 7111, 7131, 7248, 7388, 7799, 7908, 8030, 8166, 8344, 8977, 9104, 9130, 9162, 9441, 9797, 820-688-8408, 9314, 9724, 821-687-0310, 0464, 0489, 0525, 1340, 1450, 1575, 3081, 3237, 3296, 4560, 5075, 5383, 5690, 5898, 5953, 7356, 7766, 7875, 8083, 8390, 8598, 9364, 821-688-0232, 0939, 1114, 1544, 2206, 2544, 2713, 3318, 3445, 4324, 5041, 6105, 6413, 6720, 7326, 8805, 9113, 9430, 822-687-2896, 822-688-0228, 0501, 0709, 1126, 1924, 2822, 3003, 3620, 4519, 5317, 6215, 7013, 7912, 8809, and 823-687-0682 containing 88.955 acres, located along Heather Ridge Drive approximately 2,379 feet north of New Market Road (State Route 5) on the west line of I-295. The amendment is to delete Proffer 11 related to the buffer along I-295. The existing zoning is R-2AC One Family Residence District (Conditional). The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, Office Service and Environmental Protection Area. **Staff – Tom Coleman Approved**

C-33C-05 Evan Paner for Prospect Homes of Richmond, Inc. Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), R-6C General Residence District (Conditional) and B-2C Business District (Conditional), Parcels 819-684-6961, 820-683-2686, 819-683-2452, 819-683-5565, 818-684-8174, 819-685-1803, containing 62.9 acres, located between the east line of Buffin Road, south line of New Market Road (State Route 5), west line of Fordson Farm Lane and northwest line of Interstate 295 at the New Market Road Interchange. The applicant proposes 40 single family residential lots, 82 townhouse units for sale and community business uses. The R-2A District allows a minimum lot size of 13,500 square feet with a maximum gross density of 3.23 lots per acre. The R-6 District allows twelve (12) townhouse units per acre. The business uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office

and Office/Service The site is in the Airport Safety Overlay District **Staff – Tom Coleman (Deferral requested to the September 15, 2005 Meeting). Deferred to September 15, 2005**

BROOKLAND:

C-34C-05 Andrew Conclin for Kindred Healthcare: Request to conditionally rezone from B-2 Business District and M-2 General Industrial District to O-3C Office District (Conditional), Parcel 775-740-2527, containing 5.09 acres, located between the east line of Staples Mill Road (U S Route 33) and the west line of Edward Holland Drive approximately 270 feet south of Bethlehem Road The applicant proposes a long-term acute care hospital The use will be controlled by zoning ordinance regulations and proffered conditions The Land Use Plan recommends Heavy Industry The B-2 portion of the property is in the Enterprise Zone **Staff – Lee Tyson Approved**

C-35-05 Chris Sims for Clarendon Associates L.L.C.: Request to rezone from RTHC Residential Townhouse District (Conditional) and R-2AC One Family Residence District (Conditional) to C-1 Conservation District, part of Parcels 762-773-4696 and 764-774-3512, containing approximately 6.2 acres, located on the south line of Hunton Park Boulevard and the north line of I-295, approximately 240 feet east of Friars Walk Lane The applicant proposes a conservation area The Land Use Plan recommends O/S Office Service and Environmental Protection Area **Staff – Rosemary Deemer (Expedited agenda requested) Approved**

C-36-05 RMA/Hunton, L.C. and WWJ, LLC: Request to rezone from R-2AC One Family Residence District (Conditional) to C-1 Conservation District, part of Parcel 762-774-3512 containing 1.9 acres, located on the south line of Hunton Park Boulevard approximately 935 feet east of the I-295 exit ramp (north on Staples Mill Road – U S Route 33) The applicant proposes a conservation area The Land Use Plan recommends O/S Office Service **Staff – Rosemary Deemer (Expedited agenda requested). Approved**

C-37C-05 Henry L. Wilton for Wilton Development Corp.: Request to conditionally rezone from A-1 Agricultural District to R-6C General Residence District (Conditional), Parcels 775-770-7996, 777-773-0724, 776-771-1032, and part of Parcels 777-771-7377, 778-772-1405, 776-771-2769 and 775-772-3794, containing 112.30 acres, located on the northeast side of Greenwood Road beginning approximately 325 feet northwest of Quail Walk Drive and extending to the west line of Winfrey Road The applicant proposes an age restricted residential development The R-6 District allows a maximum multi-family density of 19.8 units per acre, and a maximum townhouse density of 12 units per acre The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, and Environmental Protection Area **Staff – Lee Tyson Approved**

C-38C-05 Henry Wilton for Wilton Development Corp.: Request to conditionally rezone from R-4 One Family Residence District to RTHC Residential Townhouse District (Conditional), Parcel 771-748-3499, containing approximately 7.0 acres, located

July 14, 2005

on the north line of Glenside Drive approximately 230 feet east of Fernwood Street. The applicant proposes residential townhouses for sale with a maximum density not to exceed 6.25 units per acre. 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. **Staff – Lee Tyson (Deferral requested to the August 11, 2005 Meeting). Deferred to August 11, 2005**

FAIRFIELD:

Deferred from the June 9, 2005 Meeting:

C-48C-04 Henry L. Wilton: Request to conditionally rezone from A-1 Agricultural District to B-3C Business District (Conditional), Parcels 804-737-4084 and 804-737-1251, containing 4.83 acres, located on the east line of Mechanicsville Turnpike (U.S. Route 360) opposite Springdale Road. The applicant proposes business uses. The uses will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Government and Urban Residential. The site is in the Airport Safety Overlay District. **Staff – Rosemary Deemer (Deferral requested to the August 11, 2005 Meeting). Deferred to August 11, 2005**

Deferred from the June 9, 2005 Meeting:

C-12C-05 Wilton Development Corp.: Request to conditionally rezone from B-2C and B-3C Business Districts (Conditional) to R-3C One Family Residence District (Conditional) and B-3C Business District (Conditional), Parcel 804-736-0481, containing 10.77 acres, located at the northeast intersection of Mechanicsville Turnpike (U.S. Route 360) and Neale Street. A single-family residential subdivision (6.87 acres) and business uses (3.9 acres) are proposed. The R-3 District allows a minimum lot size of 11,000 square feet, the equivalent of 3.96 units per acre. The proposed districts would be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Commercial Concentration. The site is in the Airport Safety Overlay District. **Staff – Rosemary Deemer (Deferral requested to the August 11, 2005 Meeting) Deferred to August 11, 2005**

Deferred from the June 9, 2005 Meeting:

C-23C-05 Gloria Freye for Avalon Investments, LLC: Request to conditionally rezone from O/SC Office/Service (Conditional) to O/S-2C Office/Service 2 (Conditional), Parcel 781-754-0930, containing 18.787 acres, located on the west line of Villa Park Drive approximately 2,117 feet south of Darracott Road. An office/warehouse/distribution facility (Brown Distributing Company) is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office/Service. **Staff – Rosemary Deemer Approved**

Deferred from the June 9, 2005 Meeting:

C-24C-05 G. Stuart Grattan for Commonwealth Home Building Corp. Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcel 778-768-4780, containing approximately 4.16 acres, located on the east line of Greenwood Road at Old Woodman Road. The applicant proposes a single family residential subdivision with overall density not to exceed 2.4 units per acre. The R-2A District allows a minimum lot size of 13,500 square feet with a maximum gross density of 3.23 units per acre. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Rosemary Deemer Approved**

APPROVAL OF MINUTES: Planning Commission June 9, 2005

Acting on a motion by **Archer**, seconded by **Branin**, the Planning Commission adjourned its meeting at **9:05 p.m.** on **July 14, 2005**

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