

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
MARCH 11, 2010**

BEGINNING AT 7:00 P.M.

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (1)

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (3)

**THREE CHOPT:
PLAN OF DEVELOPMENT (Deferred from the February 24, 2010 meeting)**

POD-29-09 POD2009-00371 Surrey Lea – 2400 North Parham Road	Koontz-Bryant, P.C. for Haeja O. Namkoong: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story 11,998 square foot office building. The 1.65-acre site is located along the west line of N. Parham Road and the east line of Nesselwood Road, approximately 600 feet north of Fordson Road, on parcel 756-751-0563 and part of parcel 756-751-2085. The zoning is O-1C, Office District (Conditional). County water and sewer. (Three Chopt)
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This case was deferred at the February 24, 2010 Planning Commission meeting to allow discussion with the owner of the adjoining property to the north regarding potential relocation of the access drive through their adjacent O-1C site.

This plan of development request will permit demolition of two existing single family homes and construction of a one-story 11,998 square foot office building and a new driveway accessing Nesselwood Road.

The proposed access drive to the office building is located between two residential lots. The proffers of rezoning case C-36C-93 provide that access to the property would be from Nesselwood Road. Access to the office building is not permitted from N. Parham Road due to the property's proximity to the I-64 interchange. The property occupied by the adjoining single family residences was rezoned under the same case as the subject property and contemplated access between the residential lots.

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The building will have brick and EIFS walls accented with tinted glass windows and red aluminum frames. It will also have a simulated slate shingled roof accented with three cupolas. HVAC units will be screened with brick walls.

A neighborhood meeting was held on February 10, 2010. The main concerns noted by the neighbors were increased traffic and the close proximity of the proposed driveway between two existing homes on Nesslewood Road. The applicant has agreed to conditions # 9 and #11 amended so that the plan will return to the Planning Commission at a later date for further consideration of screening and buffering of the site from the adjacent properties.

Staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type and the following additional conditions:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
29. A concrete sidewalk meeting County standards shall be provided along the west line of Parham Road.
30. The proffers approved as a part of zoning cases C-21C-93 and C-36C-93 shall be incorporated in this approval.
31. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
32. The developer shall use best efforts to quitclaim the existing Trinity Drive private access easement located on this site prior to landscape plan approval

(Staff Report by Matt Ward)

(Applicant's Representative: Dan Jamison)

(Applicable Rezoning Cases and PUPs: C-21C-93; C-36C-93)

Approved

(Deferred from the February 11, 2009 Meeting)

C-4C-10 Andrew M. Conclin, Esq. for Reynolds Holdings, LLC and Reynolds Crossing Property Owners Association, Inc.: Request to amend proffered conditions accepted with Rezoning Case C-13C-07, on part of Parcels 765-744-6557 and 767-744-6325, located at the eastern intersection of Forest Avenue and Glenside Drive. The applicant proposes to amend Proffer 3 to allow one direct vehicular access from

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Glenside Drive to the site. The existing zoning is B-2C and B-3C Business Districts (Conditional) and O-3C Office District (Conditional). The Land Use Plan recommends Commercial Concentration and Office. The site is in the Enterprise Zone. **Staff – Livingston Lewis (Deferral requested to the September 9, 2010 Meeting) [Deferred to the September 9, 2010 Meeting](#)**

TUCKAHOE:

P-3-10 Kristine Riley for West End Farmers' Market: Request to amend Conditions 1, 3, and 5 approved with Provisional Use Permit P-4-09, on Parcels 732-751-4078, -0561 and 731-751-8088 located at the southwest intersection of Ridgefield Parkway and Gayton Road. The applicant proposes to change the hours of operation for an existing farmers' market. The existing zoning is B-3 Business District. The Land Use Plan recommends Commercial Concentration. **Staff – Livingston Lewis (Expedited Agenda Requested) [Recommended for Approval](#)**

BROOKLAND:

C-6C-10 Carol LeRoy for Kneading Therapy, Inc.: Request to amend proffered conditions accepted with Rezoning Case C-36C-92 on Parcel 755-758-3580, located at the southeast intersection of Springfield Road (State Route 157) and Huron Avenue. The applicant proposes to amend Proffer 1(a) related to landscaped buffers, amend Proffer 5(a) related to permitted uses, and amend Proffer 6 related to hours of service to allow for operation on Sundays. The existing zoning is B-2C. The Land Use Plan recommends Commercial Arterial. **Staff – Lisa Taylor [Deferred to the April 15, 2010 Meeting](#)**

VARINA:

(Deferred from the February 11, 2010 Meeting)

C-31C-09 Andrew M. Condlin for White Oak Crossing Acquisition, LLC: Request to conditionally rezone from A-1 Agricultural District, R-5 General Residence District and M-1 Light Industrial District to R-5C General Residence District (Conditional) and M-1C Light Industrial District (Conditional), Parcels 811-719-8863, 812-719-1130, 811-718-1589 and part of Parcel 813-720-9405, containing approximately 30.9 acres, located at the northwest intersection of S. Laburnum Avenue and Interstate 64, south of the Southern Railway right-of-way. The applicant proposes a multi-family development of no more than three hundred fifty (350) dwelling units and retail/business uses. The R-5 District allows a maximum gross density of 14.52 units per acre. The uses 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 – Jamie Sherry [Recommended for Approval](#)**

FAIRFIELD:

None.

APPROVAL OF MINUTES: Planning Commission February 11, 2010
Approved

Acting on a motion by Mr. Archer, seconded by Mrs. Jones, the Planning Commission adjourned its meeting at March 11, 2010 on 8:43 p.m.

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