



# C-34-09

## George M. Urban

Staff Report for Planning Commission Public Hearing  
Prepared November 23, 2009

*This report is prepared by the Henrico County Planning Staff to provide information to the Planning Commission and the Board of Supervisors to assist them in making a decision on this application. It may also be useful to others interested in this land use matter.*

### I. PUBLIC HEARINGS:

**Planning Commission:** December 10, 2010 Pending

### II. IDENTIFICATION AND LOCATIONAL INFORMATION:

**Requested Zoning:** A-1 Agricultural District

**Existing Zoning:** B-2C Business District (Conditional)

**Acreage:** 5.52 Acres

**Proposed Use:** Single Family Residential

**Location:** Located between the south line of Hickory Park Drive and the north line of New Wade Lane, approximately 725 feet southwest of Nuckols Road

**Magisterial District:** Three Chopt

**Land Use Plan Recommendation:** Office

**Parcel No.:** 746-770-9777

#### **Zoning of Surrounding Properties:**

North: O-3C Office District (Conditional)

South: A-1 Agricultural District

East: B-2C Business District (Conditional), A-1 Agricultural District and O-3C Office District (Conditional)

West: A-1 Agriculture District

**Staff Contact:** Rosemary D. Deemer, AICP  
501-4488

### **III. SUMMARY OF STAFF REPORT:**

This request would rezone a 5.52-acre parcel from B-2C Business District (Conditional) to A-1 Agriculture District. The property was part of case C-76C-05 to permit an office and hotel development which subsequently was not developed.

The 2026 Comprehensive Plan's recommended future land use is Office (OF) for the subject site. While the request is not consistent with the Plan recommendation, property adjacent and in close proximity remains agricultural and the proposed rezoning would be more compatible with its intended use. Staff supports this request.

### **IV. LAND USE ANALYSIS AND IMPLICATIONS:**

The subject property is located between the south line of Hickory Park Drive and the north line of New Wade Lane, approximately 725 feet southwest of Nuckols Road. In 2005 this property, along with an adjacent parcel to the east, were rezoned to B-2C Business District (Conditional) and O-3C Office District Conditional as part of case C-76C-05 to permit the development of two office buildings and a hotel. A 28,450 square foot office building and a 105-room hotel were proposed for the subject site.

Development of the hotel and office buildings has not occurred and the applicant proposes to rezone this parcel back to A-1 Agriculture District and continue its use as a single-family property. Reverting back to A-1 zoning would not hinder the office development planned through case C-76C-05. The adjacent parcel to the east would remain zoned a combination of B-2C and O-3C to provide additional office space in this portion of the County and take advantage of the nearby transportation network. Should additional office development be desired in the area, the subject parcel could be combined with other A-1 zoned property in the area to provide a cohesive development proposal.

The 2026 Comprehensive Plan recommends Office for the subject property. While the requested zoning is not consistent with this designation, it would be in keeping with the zoning of surrounding parcels to the south, east and west. In addition, as the applicant intends to reside on the property, the proposed rezoning would be more compatible with its intended use. Staff supports this request.

### **V. COMPREHENSIVE PLAN ANALYSIS:**

#### ***Land Use Recommendation:***

The 2026 Comprehensive Plan's recommended future land use for the site is Office (OF). The request is not consistent with the Plan's recommendation; however, it is in keeping with the zoning of surrounding properties.

#### ***Vision, Goal, Objectives, and Policies:***

This request is consistent with the Vision, Goals, Objectives and Policies of the 2026 Comprehensive Plan as listed below:

- Residential Keystone Policy 3: Encourage a variety of compatible housing options.

- Residential Keystone Policy 7: Promote development at densities which can be supported by the natural site conditions, availability of public facilities and the transportation network.
- Residential Keystone Policy 14: Encourage programs that promote homeownership and vitality in the community for a range of income levels.

## **VI. PUBLIC SERVICE AND SITE CONSIDERATIONS:**

### ***Department of Public Works/Traffic:***

This request is to conditional rezone 5.52 acres from B-2C to A-1. The following shows the typical trip generation for the proposed single-family dwelling:

Total Trips: 10 vehicles per day

AM Peak: 0 entering, 1 exiting

PM Peak: 1 entering, 0 exiting

The adjacent roadway network could accommodate the additional traffic volume.

### ***Department of Public Works/EESD:***

No comments on this request.

### ***Public Utilities:***

The existing house on this parcel is not served with County water or sewer. County water and sewer are located in Hickory Park Drive north of the parcel. County sewer is also located in New Wade Lane approximately 100 ft. from the property, and water is in New Wade Lane approximately 400 ft from the property. If the parcel is subdivided, the developer would be responsible for the installation of water and sewer main extensions and services to the proposed dwelling(s).

### ***Department of Community Revitalization:***

No comments on this request.

### ***Schools:***

This case does not have adverse educational impacts.

### ***Division of Fire:***

No comments on this request.

### ***Division of Police:***

The applicant is encouraged to contact and work with the Community Policing Unit within the Division of Police for crime prevention techniques and Crime Prevention Through Environmental Design (CPTED) concepts as a subdivision is drafted to be submitted for review.

### ***Recreation and Parks Department:***

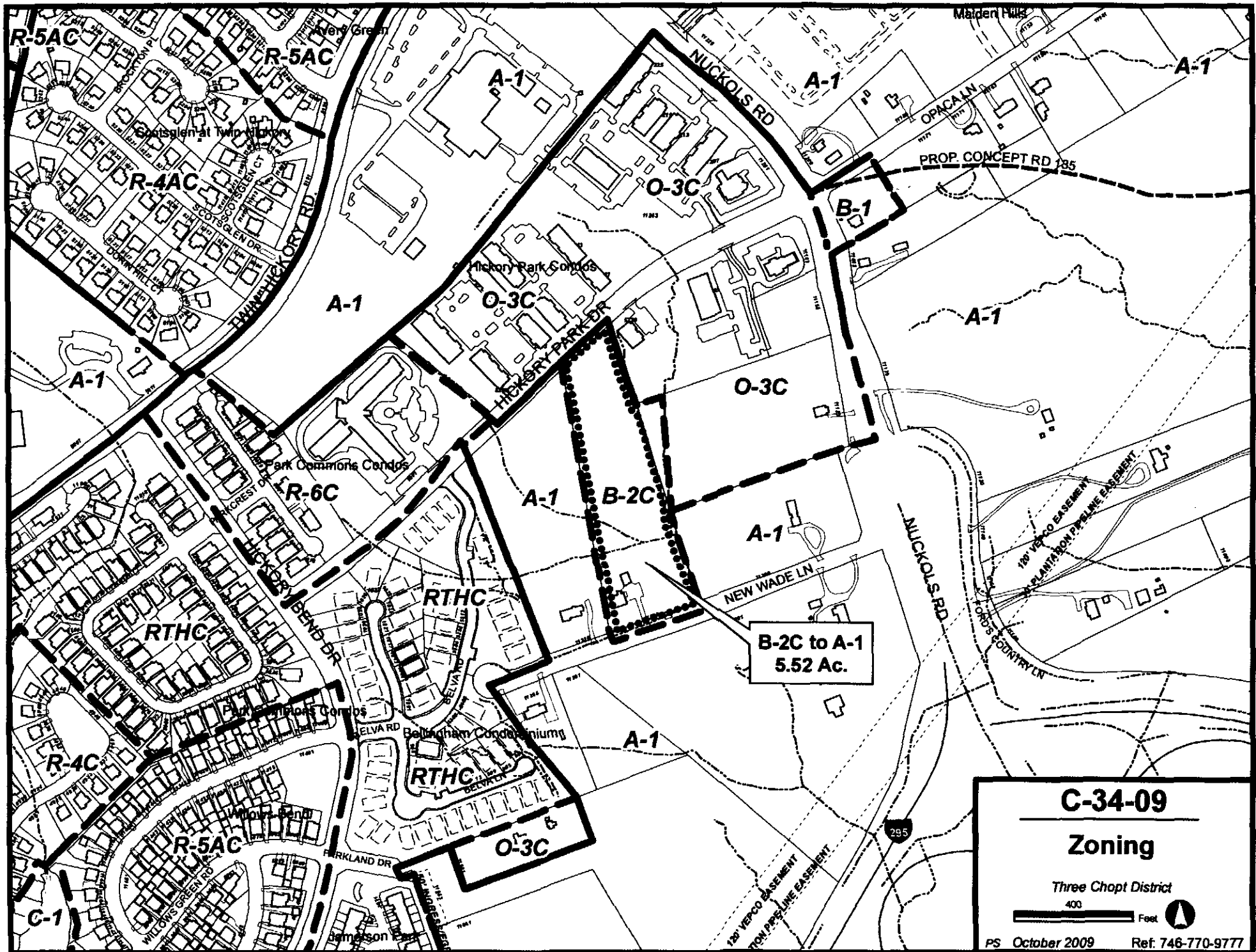
No park or recreation facilities, historical, archeological or battlefield impact.

### ***Libraries:***

No comments on this request.

### ***Topography and Land Characteristics Adaptability:***

There are no known topographic reasons why the site could not be developed as proposed.



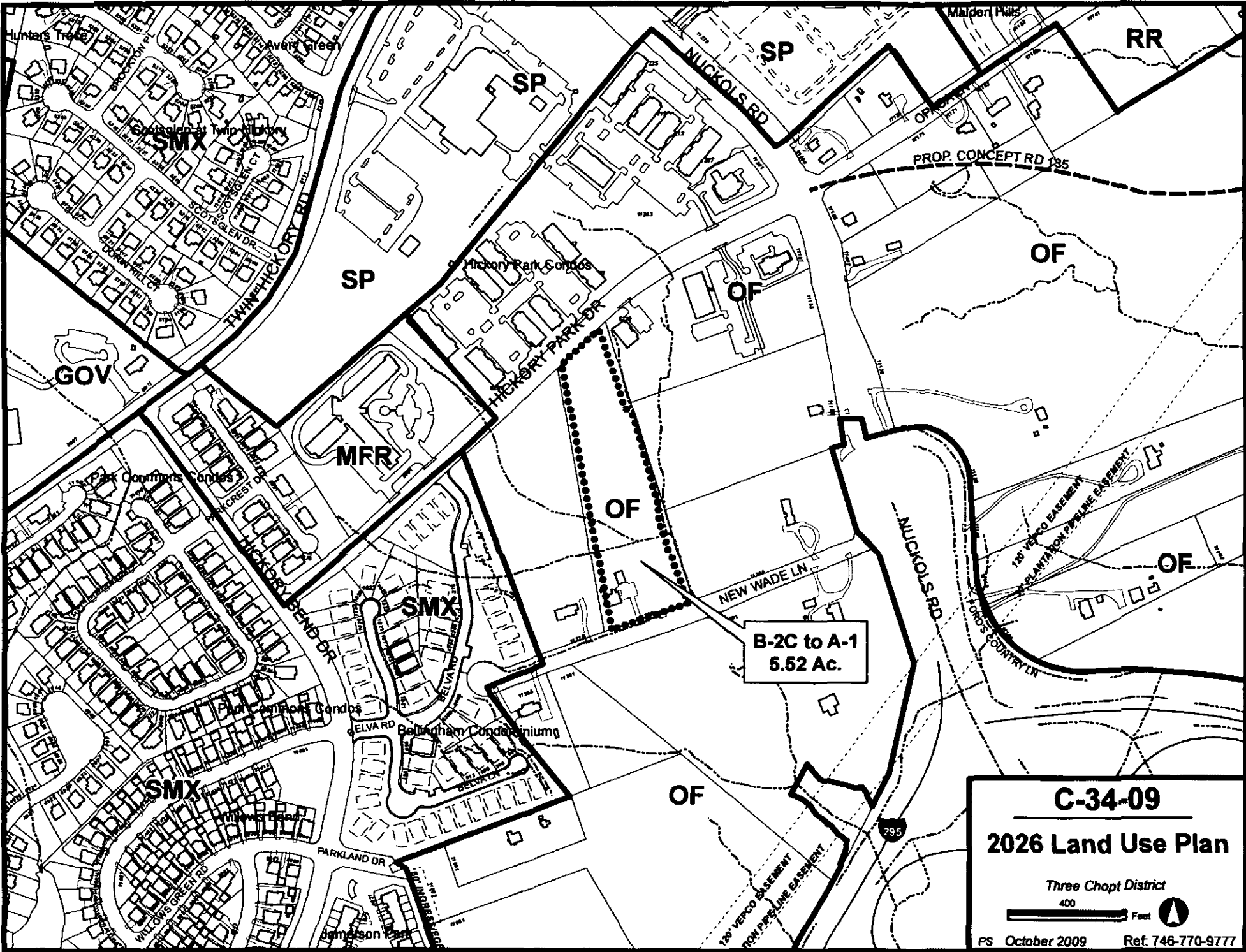
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**Zoning**

Three Chopt District

400 Feet

PS October 2009 Ref: 746-770-9777




**B-2C to A-1  
5.52 Ac.**

**C-34-09**

**2026 Land Use Plan**

*Three Chopt District*

400 Feet 

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