

AGENDA

APPLICATION REVIEW COMMITTEE

June 26, 2019 at 9:30 A.M. (In house)

July 3, 2019 at 9:30 A.M. (With Applicant)

Planning Department Conference Room

I. INTRODUCTORY ITEMS:

PLN-REZ-2019-014

Jimmy McNamara

PROJECT: The Retreat at Western Branch

APPLICANT(S): Taylor Road Corp

OWNER: Chesapeake Hospital Authority

AGENCY: Williams Mullen

PROPOSAL: A zoning reclassification of 69 acres from B-1, Neighborhood Business, and O&I, Office and Institutional Districts to R-MF-1, Multifamily Residential District.

PROPOSED COMP LAND USE / DENSITY: Low Density Residential with 1.22 dwelling units per acre

EXISTING COMP LAND USE / DENSITY: Business/Commercial, Office, and Institutional / Government

LOCATION: A parcel located north of Taylor Road, west of Lynnhurst Boulevard

TAX MAP SECTION/PARCEL(S): 0090000001110

BOROUGH: Western Branch

PLN-PUDC-2019-002

Mark Hobbs

PROJECT: Ashburn Property

APPLICANT(S): Precon Development II, LLC

OWNER(S): Amwell, LLC et als

AGENCY: Land Planning Solutions

PROPOSAL: A zoning reclassification of approximately 55.60 acres from A-1, Agricultural District to PUD, Planned Unit Development District.

PROPOSED COMP LAND USE / DENSITY: Single Family and Multi-Family Residential

EXISTING COMP LAND USE / DENSITY: Low Density Residential and Office/Research

LOCATION: 321 Peaceful Road

TAX MAP SECTION/PARCEL(S): 0730000000680

BOROUGH: Pleasant Grove

PLN-SPEX-2019-001

Nathen Lamb

PROJECT: The Overton Group, Inc.
APPLICANT(S): The Overton Group, Inc.
OWNER(S): Overtons Markets, Inc.
AGENCY: Land Planning Solutions
PROPOSAL: A special exception to Section 12-605.C.3 of the Zoning Ordinance pertaining to location of parking and Section 12-605.C.H.1 of the Zoning Ordinance regarding building wall planes
ZONE: B-5, Urban Business, and B-2, General Business Districts
LOCATION: 1400, and 1419 22nd Street, 1401, 1407, 1411, and 1423 Poindexter Street, 910 A Street, 911, and 913 B Street
TAX MAP SECTION/PARCEL(S): 1280000000541, 1280000000550, 1280000000560, 1280000000600, 1280000000580, 1280000000590, 1280000000591, 1280000000540, and 1280000000570
BOROUGH: South Norfolk

PLN-REZ-2019-013

Breanna McCoy

PROJECT: Shaumin Liu Rezoning
APPLICANT: Ammen, LLC
OWNER: Ammen, LLC
PROPOSAL: A zoning reclassification from O-I to B-2
PROPOSED COMP LAND USE: Regional Mixed Use
EXISTING COMP LAND USE / DENSITY: Regional Mixed Use
LOCATION: 2600 Taylor Road
TAX MAP SECTION/PARCEL(S): 0100000000622
BOROUGH: Western Branch

PLN-USE-2019-026

Breanna McCoy

PROJECT: Greenbrier Towing and Recovery
APPLICANT: Mad-Em Enterprises, LLC
OWNER: Mad-Em Enterprises, LLC
AGENT: Pender and Coward PC
PROPOSAL: A conditional use permit to operate a towing service with outside storage.
ZONE: M-1, Light Industrial District
LOCATION: 1209 McCloud Road
TAX MAP SECTION/PARCEL(S): 0260000000480
BOROUGH: Washington

PLN-USE-2019-028

Breanna McCoy

PROJECT: Alicia's Place Behavioral Health Services
APPLICANT: Alicia's Place
OWNER: Charles D. Meyer & Alicia Meyer
PROPOSAL: A conditional use permit to operate behavioral health services as a level II home occupation.
ZONE: A-1, Agricultural District
LOCATION: 500 Mill Stone Road
TAX MAP SECTION/PARCEL(S): 0742004000020
BOROUGH: Pleasant Grove

PLN-USE-2019-029

Breanna McCoy

PROJECT: Chubby's Pumpkin Patch

APPLICANT: Chad Mapes

OWNER: Charles R. Warren Jr. & Carolyn M. Warren

AGENCY: Williams Mullen

PROPOSAL: A conditional use permit to operate an outdoor pumpkin patch and carnival, and a request for an alternative parking surface

ZONE: A-1, Agricultural District

LOCATION: Two parcels located south of Peaceful Road, and west of Battlefield Boulevard

TAX MAP SECTION/PARCEL(S): 0730000000860 and 0730000000870

BOROUGH: Pleasant Grove

PLN-REZ-2019-016

Bill McKay

PROJECT: Hickory Woods

APPLICANT: Kotarides Developers LLC

OWNER: Sprinkle Chesapeake LLC

PROPOSAL: A conditional zoning reclassification for 39.3 acres from A-1, Agricultural District to B-1, Neighborhood Business District (7.7 acres) and from A-1, Agricultural District to R-MF-1, Multifamily Residential District (31.6 acres). The applicant also requests an expansion of the Public Utilities Franchise Area.

PROPOSED COMP LAND USE / DENSITY: Medium Density Residential with 10 dwelling units per acre

EXISTING COMP LAND USE / DENSITY: Business / Commercial

LOCATION: West side of Battlefield Blvd. South, north of Hawk Blvd.

TAX MAP SECTION/PARCEL(S): 0850000000210

BOROUGH: Pleasant Grove

PLN-REZ-2019-017

Bill McKay

PROJECT: No Limits Rezoning

APPLICANT: No Limits LLC

OWNER: No Limits LLC

PROPOSAL: A conditional zoning reclassification from B-1, Neighborhood Business District to R-TH-1, Residential District for a .3 acre parcel.

PROPOSED COMP LAND USE / DENSITY: Medium Density Residential with 10 dwelling units per acre

EXISTING COMP LAND USE / DENSITY: Business / Commercial

LOCATION: East side of Oldwood St. approx. 150 feet south of Patrick St.

TAX MAP SECTION/PARCEL(S): 1290000004080, 1290000004070, 1290000003720, and 1290000003740

BOROUGH: South Norfolk

PLN-USE-2019-027

Bill McKay

PROJECT: Nisha Petting Zoo

APPLICANT: Nisha Management Corp

PROPOSAL: A conditional use permit to allow a petting zoo on an approximately 5 acre parcel.

ZONE: A-1, Agricultural District

LOCATION: 2053 S. Centerville Turnpike

TAX MAP SECTION/PARCEL: 0860000000390

BOROUGH: Butts Road

PLN-STCL-2019-001

Bill McKay

PROJECT: Hickory Road Street Closure

APPLICANT: Kotarides Developers, LLC

AGENCY: Williams Mullen

PROPOSAL: A street closure petition for 24,764 square feet of Hickory Road (paper street) running between the northern terminus of Hickory Road and the Chesapeake Expressway.

ZONE: A-1, Agricultural District

LOCATION: North of the northern terminus of Hickory Road

TAX MAP SECTION/PARCEL: 0850000000210

BOROUGH: Pleasant Grove

PLN-STCL-2019-002

Bill McKay

PROJECT: Sign Pine Road Street Closure

APPLICANT: Kotarides Developers, LLC

AGENCY: Williams Mullen

PROPOSAL: A street closure petition for 24,777 square feet of Sign Pine Road (paper street) running between the Battlefield Blvd. South and the Chesapeake Expressway.

ZONE: A-1, Agricultural District

LOCATION: Approximately 2900 feet south of Hillcrest Parkway

TAX MAP SECTION/PARCEL: 0850000000210

BOROUGH: Pleasant Grove