



21SN0695 – Bellwood Commons LLC

Magisterial District – Bermuda

Agent – Jeffery Geiger (804-771-9557)

CPC Public Hearing – August 16, 2022

Time Remaining

100 Days

Case Manager

Ryan Ramsey

(804-751-4474)

Request

Rezoning, Conditional Use & Conditional Use Planned Development

A mixed-use development, consisting of commercial, multifamily (apartments/stacked one-over-one condominiums) and townhouse uses, is proposed. Up to 658 new dwellings are planned.

Staff Recommendation

Deferral

The Property

9201 Route 1, 9241 Route 1 & 2341 Willis Road

Site Size

39.71 Acres

Comprehensive Plan – Land Use Designation

Regional Mixed Use

Plan Area

Northern Route 1
Special Area Plan

Figure 1: Aerial of Request Area – Click Image for Link to GIS

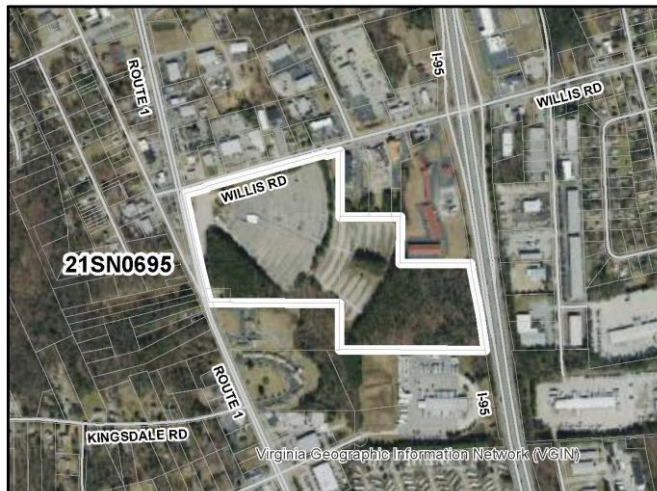
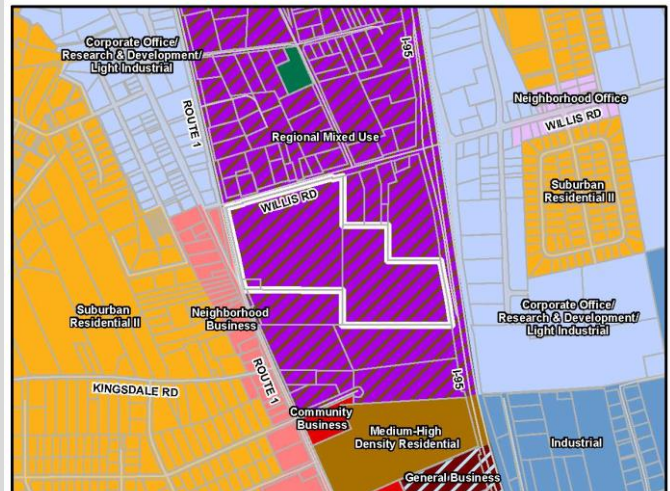


Figure 2: Area Map of Request & Land Use Plan Map

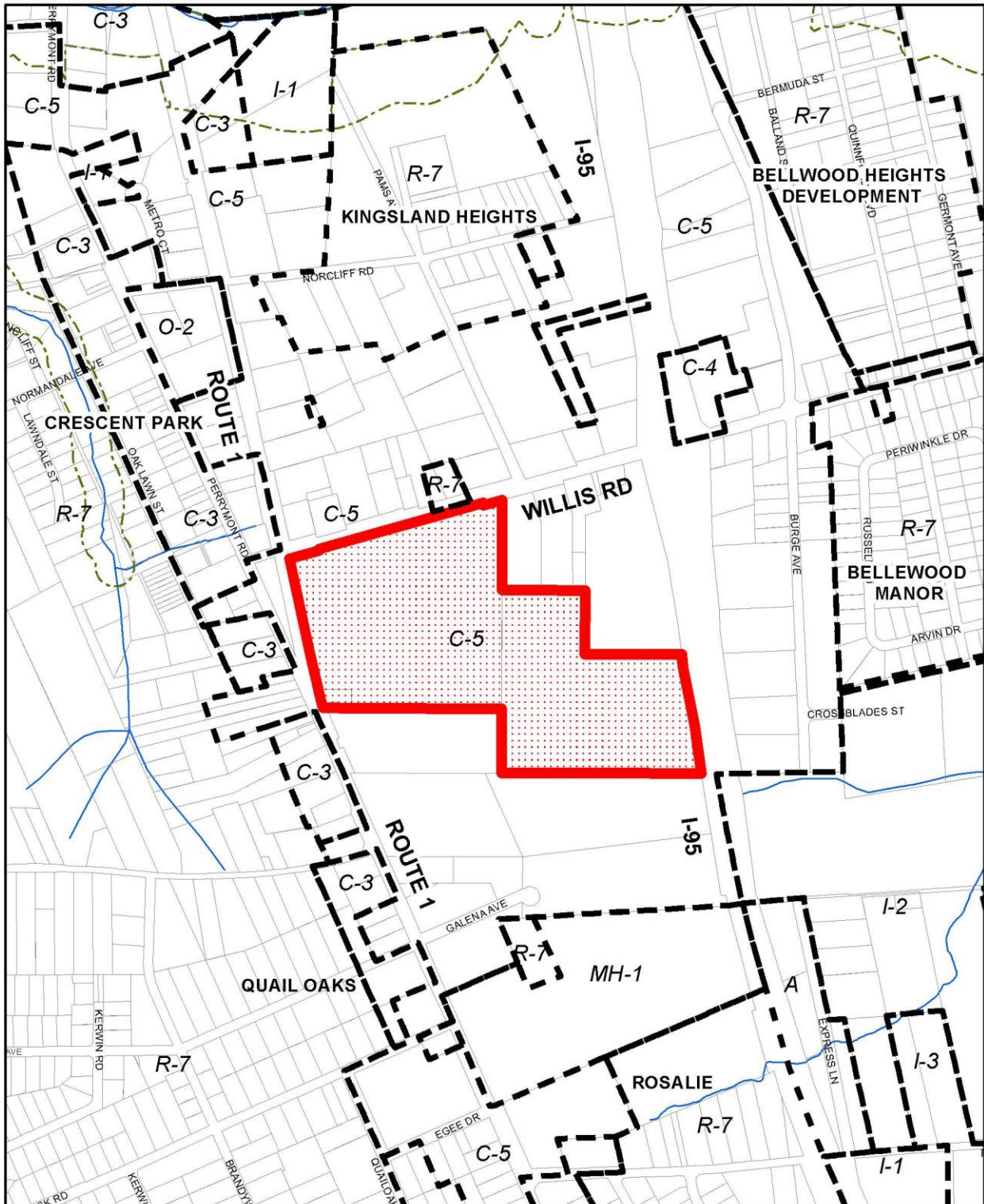


Summary of Proposal

Rezoning from General Business (C-5) to Regional Business (C-4) with a conditional use to permit multifamily (apartments and stacked one-over-one condominium dwellings) and townhouse uses plus conditional use planned development to permit exceptions relative to uses and development standards. Specifically, exceptions are requested for a use exception to permit accessory neighborhood recreational amenities and exceptions to the Northern Route 1 Design District standards.

***NOTE: The applicant and District Commissioner have agreed to request a deferral of this application until the Planning Commission’s scheduled public hearing on Thursday, September 22, 2022. Additional time is necessary for the applicant to develop and finalize case documents.**

Current Zoning Map



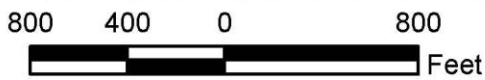
Map 1: Subject Property



Case #: 21SN0695

Acreage: 39.71

Address: 2341 WILLIS ROAD, 9201 AND 9241 ROUTE 1

GPIN's: 794-670-8416, 793-670-8762 AND 793-670-5113



-  Resource Protection Area
-  Streams