

PLANNING COMMISSION

SUBDIVISION AND PLAN OF DEVELOPMENT AGENDA

ACTIONS

AUGUST 25, 1999

The submission deadline for this hearing date was July 9, 1999.

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS:




(Presented by Kevin Wilhite)

EXPEDITED AGENDA

(Presented by Kevin Wilhite)

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL

(Presented by Kevin Wilhite)

Subdivision	Magisterial District	Original No. of Lots	Remaining Lots	Previous Extensions
Cambridge (August 1998 Plan)	Three Chopt	57	32	0
 ACTION: Approved				
Eddleton Estates (August 1996 Plan)	Three Chopt	10	5	2
 ACTION: Approved				
Fairlawn (August 1993 Plan)	Varina	107	5	5
 ACTION: Approved				
Gaskins Center	Tuckahoe	23	23	0

(August 1998 Plan)

 **ACTION:**
Approved

Windsor Business Park (June 1998 Plan)	Fairfield	0	0	0
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 **ACTION:**
Approved

Staff Recommends Extension for 12 Months until August 23, 2000.

TRANSFER OF APPROVAL

POD-39-83
Virginia Center Technology
Park Phase 1

Principal Life Insurance Company for Highwoods/Forsyth Limited Partnership: Request for approval of a transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Ethelwood Corporation, Reuben K. Chewning, and Virginia Center Inc. to Principal Life Insurance Company. The site is located along the south line of Technology Park Drive, approximately 400 feet west of J.E.B. Stuart Parkway on Parcel 33-A-52 and 33-A-58A. The zoning is M-1C, Light Industrial District (Conditional). **(Fairfield)**

As of the preparation date of the agenda, the site inspection has not been completed. The staff recommendation will be made at the meeting.

(Staff Report by Leslie News)

 **ACTION:** DEFERRED to September 29, 1999

TRANSFER OF APPROVAL

POD-40-97
Hilton Garden Inn -
Lakepointe at Innsbrook

Manish S. Patel for Brentwood Innsbrook LLC: Request for approval of a transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Attack-Lakepointe LLC to Brentwood Innsbrook, LLC. The 4.9 acre site is located near the northwest corner of W. Broad Street (U.S. Route 250) and Cox Road on Parcel 48-5-B-16. The zoning is B-2C, Business District (Conditional). **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The staff recommends approval of this transfer request.
(Staff Report by Kevin Wilhite)

 **ACTION:** Approved

LANDSCAPE & LIGHTING PLAN (*Deferred from the July 28, 1999, Meeting*)

LP/POD-103-98 Eckerd Drug Store - Staples Mill Road and Hungary Road	McKinney & Company: Request for approval of a landscape and lighting plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 4.2 acre site is located on the southeast corner of Staples Mill Road (U.S. Route 33) and Hungary Road on Parcel 50-5-F-52. The zoning is B-2C, Business District (Conditional). (Brookland)
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Unresolved issues exist regarding preservation versus select clearing of the existing wooded buffer along Hungary Road, between Staples Mill Road and the entrance to the site from Hungary Road. The applicant has indicated a revised plan was to be submitted to address proposed treatment of this buffer, and staff's additional annotations. As of the preparation date of the agenda, the staff has not received this revised plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for landscape and lighting plans, and the following additional condition is recommended.

6. Lighting shall be reduced to no more than a security level following the close of business operations.

(Staff Report by Leslie News)

 **ACTION:** DEFERRED to September 29, 1999

LANDSCAPE & LIGHTING PLAN

LP/POD-52-97 Essex Plaza (<i>Formerly Highwoods Plaza</i>) Cox and Saddler Roads	CMSS Architects, P.C.: Request for approval of a landscape and lighting plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 8.5 acre site is located at the corner of Cox Road, approximately 450 feet south of Saddler Road on Parcel 28-5-1-1C. The zoning is O-3C, Office District (Conditional). (Three Chopt)
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The staff recommends approval subject to the annotations on the plan and the standard conditions for landscape and lighting plans.

(Staff Report by Jim Strauss)

 **ACTION:** Approved

SUBDIVISION (*Deferred from the July 28, 1999, Meeting*)

Cole Creek
(July 1999 Plan)

Youngblood, Tyler & Associates, P.C. for HHHunt Corporation and Teal/Centex Homes: The 13.32-acre site is located along the south line of Nuckols Road, approximately 1,200 feet west of Shady Grove Road on part of Parcel 10-A-12. The zoning is R-2AC, One-Family Residence District (Conditional) and C-1C, Conservation District (Conditional). County water and sewer. (Three Chopt) 18 Lots

As of the preparation date of this agenda, the staff has not received any information regarding the status of this proposed subdivision, which was deferred at the applicant's request. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

12. Each lot shall contain at least 13,500 square feet, exclusive of floodplain areas.
13. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-Year Floodplain." Dedicate floodplain as a "Variable Width Drainage & Utility Easement."
14. The detailed plant list and specifications for the landscaping to be provided within the 30-foot-wide common area along Nuckols Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
15. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

(Staff Report by Kevin Wilhite)

 **ACTION:** DEFERRED to September 29, 1999

SUBDIVISION

Michael Run
(July 1999 Plan)

Charles H. Fleet & Associates, P.C. and Randall K. Coleman for Charles H. Davis: The 1.766-acre site is located at the northwest corner of Michael Road and Le-Suer Road on Parcels 80-A-44, 44A and 45. The zoning is R-2, One-Family Residence District. County water and sewer. (**Three Chopt**) 3 Lots

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan. The staff recommendation will be made at the meeting. Should the

Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, the following additional condition is recommended.

12. Prior to requesting recordation, the developer shall furnish a letter from Virginia Power stating that this proposed development does not conflict with its facilities.

(Staff Report by Mikel Whitney)



ACTION: Approved

SUBDIVISION

Olde Mill Pond (August 1999 Plan)

Youngblood, Tyler & Associates, P.C. for Francis Run Associates, L.L.C., James L. & L. C. Dandridge, Harold W. Bushong, and Jane A. & Franklin Thomas: The 18.854 acre site is located on the west side of Francistown Road, 75 feet north of Francis Marion Court on Parcels 39-A-26, 39-A-11 and 39-A-9. The zoning is R-3AC, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt)** 44 Lots

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for subdivisions served by public utilities and the following additional conditions.

12. Each lot shall contain at least 9,500 square feet, exclusive of floodplain areas.
13. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100 Year Floodplain." Dedicate floodplain as a "Variable Width Drainage & Utility Easement."
14. The detailed plant list and specifications for the landscaping to be provided within the 20-foot-wide planting strip easement along Francistown Road, and common areas, shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
15. A County standard sidewalk shall be constructed along the west side of Francistown Road.
16. Any necessary off-site drainage easements must be obtained prior to final approval of the construction plans by the Department of Public Works.
17. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

(Staff Report by Mikel Whitney)



ACTION: Approved

SUBDIVISION

Osborne Acres
(August 1999 Plan)

Potts, Minter & Associates for Reginald H. & Sandra L. Webb: The 6.27 acre site is located on the east line of Osborne Turnpike, approximately 0.2 mile south of the intersection of Oakland Road on Parcel 191-A-31. The zoning is R-3, One-Family Residence District. County water and sewer. **(Varina)** 16 Lots

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for subdivisions served by public utilities, and the following additional conditions:

12. Final approval shall not be granted for lots adjoining any portion of the parcel labeled "60' strip reserved for road" until the legal status of this parcel is determined by the applicant to the satisfaction of the Director of Planning. If it is determined that the 60 foot strip is for public use, a 25-foot-wide planting strip will be required at the rear of the lots 11 thru 17.
13. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Osborne Turnpike shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
14. Any necessary off-site drainage easements must be obtained prior to final approval of the construction plans by the Department of Public Works.
15. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

(Staff Report by Jim Strauss)



ACTION: Approved

SUBDIVISION

Westerre Parkway
(August 1999 Plan)

Hankins & Anderson, Inc. and Read F. Goode, Jr. for T. Walter Brashier and RealtiCorp Commercial Investment Fund: The 2.83 acre site is located east of Cox Road approximately 800 feet south of the intersection of W. Broad Street (U.S. Route 250) and Cox Road on parts of Parcels 48-A-41, 48-A-55, 48-A-40, 48-A-43B, 48-A-38 and 48-A-42. The zoning is O-3C, Office District (Conditional), B-2C, Business District (Conditional) and A-1, Agricultural District. County water and sewer. 0 Lots **(Three Chopt)**

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for subdivision served by public utilities and the following additional condition.

10. Any necessary off-site drainage easements must be obtained prior to final approval of the construction plans by the Department of Public Works.

(Staff Report by Mikel Whitney)

 **ACTION:** Approved

PLAN OF DEVELOPMENT *(Deferred from the July 28, 1999, Meeting)*

POD-37-99

Church of Christ - Educational
and Worship
Facility - Sandy Lane and
Howard Street

Griffith Graham & Associates, Inc. for The Church of Christ: 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, 48,705 square foot education and worship facility. The 10.54-acre site is located on the east line of Sandy Lane at the intersection with Howard Street on Parcel 129-A-20A. The zoning is A-1, Agricultural District. (Fairfield)

As of the preparation date of this agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting.

(Staff Report by Jim Strauss)

 **ACTION:** DEFERRED to October 27, 1999

PLAN OF DEVELOPMENT *(Deferred from the July 28, 1999, Meeting)*

POD-57-99

Burning Bush Day Care
(POD-57-76 Revised)
5237 Wilkinson Road

Foster & Miller, P.C. for Burning Bush Day Care: Request for approval of a revised plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 2,250 square foot day care addition for four classrooms. The 0.574-acre site is located at 5237 Wilkinson Road, approximately 800 feet north of Azalea Avenue on Parcel 96-A-21. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

Since the Commission's July meeting, several meetings between staff, elected and appointed officials and the applicant have been held. There is no resolution of the parking issues. Another meeting with the applicant is scheduled August 17. The staff recommendation will be made at the meeting. The previous staff report follows.

This development was approved for Kinder Care on October 26, 1976 as POD-57-76. The developer proposed four classrooms and provided 12 parking spaces. The staff required eight spaces at two per classroom. This requirement by interpretation has been the minimum parking requirement for day care centers for 25 years. However, standard condition No. 5 for all POD's requires sufficient, effectively usable parking shall be provided. If experience indicates the need, additional parking shall be provided.

The floor plan submitted with the expansion shows the existing facility with seven classrooms, plus a library, kitchen, reception area, administrative office and four toilet rooms. The proposed expansion includes four classrooms, two administrative offices, conference room, and three toilet rooms.

The following information was obtained from County records and the applicant. The existing building contains 4,560 square feet. A 2,250 square foot expansion is proposed (50% increase). The number of classrooms originally approved is four and eleven is proposed (175% increase). Current enrollment is 107 children and 172 would be authorized (60% increase). Current number of employees is 11 and 14 would be employed. The current parking provides 12 spaces and 18 spaces are proposed. Eighteen parking spaces would allow only a total of nine classrooms not the proposed eleven.

Staff is aware of the existing parking situation for this center. On two previous site visits, of the 12 spaces currently provided, there was only one available parking space and some parents were parking in the widening strip along Wilkinson Road. Also two van buses are usually parked in the lot. The applicant has tried to lease additional parking from the surrounding property owner with no success.

Adding additional classrooms without expanding parking on site to meet the two spaces per classroom requirement (a total of 22 spaces) does not meet zoning requirements. The 0.574 acre site is fully developed with parking, building and required outside play area. Staff recommends the expansion be scaled back to provide the office, conference room, three toilets and no more than two additional classrooms. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.

24. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works. 25. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works. 26. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit. 27. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

(Staff Report by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT AND TRANSITIONAL BUFFER DEVIATION

(Deferred from the July 28, 1999, Meeting)

POD-59-99
McBal Office Building -

Balzer & Associates, P.C. for Virginia Center Inc. and McBal Corporation: Request for approval of a plan of development and

Technology Park Drive

transitional buffer deviation as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code to construct a two-story, 15,375 square foot office building.
The 1.90-acre site is located on the north line of Technology Park Drive, 250 feet east of its intersection with J.E.B. Stuart Parkway on part of Parcels 33-A-64A and 52A. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer.
(Fairfield)

The applicant has requested a deferral to the September 29, 1999 Planning Commission hearing. The owner has elected to make same design changes to the building, which have not been submitted. Should the Commission act on this request, the standard conditions for developments of this type, and the following additional conditions are recommended.

23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued.

24. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.

25. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.

26. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.

27. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.

28. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to issuance of a certificate of occupancy for this development.

(Staff Report by Leslie News)



ACTION: DEFERRED to September 29, 1999

PLAN OF DEVELOPMENT (*Deferred from June 23, 1999 meeting*)

POD-22-99
Four Mile Creek
Commercial Center –
Master Plan - New
Market Road

Balzer and Associates for Essex Properties: Request for approval of a plan of development for a master plan as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a commercial center consisting of four buildings, including a previously approved one-and-a half story, 4,122 square foot convenience store with fuel pumps, bank and a car wash; a one-story, 1,890 square foot restaurant; a one-story 3,366 square foot restaurant, and a three-story, 68 unit hotel. The 24.80 acre site is located along the south line of New Market Road (State Route 5) 1600 feet east of its intersection with I-295 on part of parcel 249-A-51. The zoning is

B-3C, Business District (Conditional), and ASO, Airport Safety Overlay District. County water and sewer. (**Varina**)

The applicant has requested a deferral to the September 29, 1999, Planning Commission meeting.

This request is for approval of a master plan to construct three buildings in addition to the convenience center previously approved with this POD. It is the intent of the applicant to submit subsequent detailed plans of development to implement the proposed development for administrative review by staff. Issues to be resolved include conformance with the proffer which states that "all principal buildings shall be of colonial design..." and "the intent of this condition is to promote a consistent colonial architectural theme for the principal buildings on the property." Architectural plans for Building D have not been submitted, and this site has been excluded from the request.

Should the Commission act on this request, in addition to the standard conditions for developments of this type, the previously approved conditions for this POD, as well as Nos. 39 and 40 are recommended:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams and fixture mounting height details shall be submitted for Planning Office review and Planning Commission approval.
23. The right-of-way for widening of Four Mile Drive and Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least 60 days prior to requesting occupancy permits.
24. A copy of the letter from the Richmond Regional Planning District Commission giving approval to the street names for Four Mile Drive and Road A shall be submitted to the Planning Office prior to issuance of a certificate of occupancy for this development.
25. A subdivision plat for the extension of Four Mill Drive to Buffin Road shall be submitted to the Planning Office for conditional and final approval and shall be recorded prior to the issuance of an occupancy permit for this development.
26. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued.
27. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.
28. The entrances and drainage facilities on New Market Road (State Route 5) shall be approved by the Virginia Department of Transportation and the County.
29. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Planning Office prior to any occupancy permits being issued.

30. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
31. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.
32. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
33. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
34. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up delivery facilities, the owner/occupant shall close the drive-up delivery facilities until a solution can be designed to prevent traffic backup.
35. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
36. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
37. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
38. The initial phases of development (shown on the conceptual mater plan as sites B and C) shall be allowed to be use private grinder pump station(s) and a private two-inch force main. Future development shall be required to connect to a public sewage pumping station (sps). Sites B and C will connect to the public sps when it becomes operational. An overall plan for sewer service to the site shall be approved by the Department of Public Utilities prior to approval of the utility plan.
39. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to issuance of a certificate of occupancy for this development.
40. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction plans needed to implement this conceptual plan with the exception of landscape and lighting plans, may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.

(Staff Report by Leslie News)



ACTION: DEFERRED to September 29, 1999

PLAN OF DEVELOPMENT

POD-48-99

Wynbrook Baptist Church
- Pouncey Tract Road and
Nuckols Road

TIMMONS for Wynbrook Baptist Church: 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, 3,360 square foot church and Sunday School (modular units - Phase 1) and a one-story, 3,340 square foot multi-purpose building (Phase 2). The 7.126 acre site is located at the northeast intersection of Pouncey Tract Road (State Route 271) and Nuckols Road on Parcel 17-A-3. The zoning is A-1, Agricultural District. County water and sewer. **(Three Chopt)**

As of the preparation date of this agenda, the staff has not received additional architectural plans, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The right-of-way for widening of Nuckols Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least 60 days prior to requesting occupancy permits.
24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued.
25. The required building setback shall be measured from the proposed right-of-way line and the parking shall be located behind the proposed right-of-way line.
26. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
27. Outside storage shall not be permitted.
28. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
29. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
30. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
31. The conceptual master plan for Phase II, as submitted with this application, is for planning and information purposes only.

(Staff Report by Kevin Wilhite)



ACTION: DEFERRED to September 29, 1999

PLAN OF DEVELOPMENT & LANDSCAPE PLAN

POD-52-99
McDonald's @ Tuckahoe
Village Shopping Center
(POD-41-83 Revised)

The Spectra Group for Tuckahoe Village Shopping Center Corporation and McDonald's Corporation: Request for approval of a revised plan of development and landscape plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code to construct a one-story, 3,400 square foot fast-food restaurant with a drive-thru window. The 0.665 acre site is located on the north line of Patterson Avenue (State Route 6), approximately 400 feet east of Westbriar Drive on Parcel 88-A-23 and part of parcel 88-A-25. The zoning is B-2, Business District. County water and sewer. **(Tuckahoe)**

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the revised plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, and the following additional conditions are recommended:

23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
25. Outside storage shall not be permitted.
26. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.
27. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
28. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
29. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
30. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

(Staff Report by Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-56-99
Crosspoint, Crossings Green
(Residential
Townhouses) - Virginia
Center Parkway

Michael E. Doczi & Associates, P.L.L.C. for Virginia Center, L.L.C., Links Corporation and Roy B. Amason: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 21, two-story townhouse units for sale, relocate the Crossings Golf Course access road, and construct for the Crossings an additional 40 parking spaces. The 2.965-acre site is located north of I-295, and east of I-95 on the eastern line of Virginia Center Parkway on Parcel 33-A-69A and part of 66. The zoning is RTHC, Residential Townhouse District (Conditional), B-2, Business District and O-3, Office District. County water and sewer.
(Fairfield)

The staff recommends approval subject to the annotations on the plans, the standard conditions for residential townhouses, and the following additional conditions:

23. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
24. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
25. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
26. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
27. The Homeowners Association, in conjunction with the Golf Villas, Carriage Homes, and Fairway Homes, shall jointly maintain the spine road, gatehouse, provide an entrance guard, maintain all landscaped areas, street signs, entrance monuments and pedestrian/golf cart sidewalk. Prior to requesting final subdivision approval, a draft of the covenants and deed restrictions for maintenance of the above referenced items shall be submitted to the Planning Office for review and approval.

(Staff Report by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-60-99
CVS/Pharmacy - W. Broad
Street @ Homeview Drive

TIMMONS for W. S. Richardson, Jr. and Rebkee Company: 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, 10,125 square foot retail pharmacy and

food store with a drive-thru facility. The 1.26-acre site is located at the northeast corner of W. Broad Street (U.S. Route 250) and Homeview Drive on Parcel 59-A-12. The zoning is B-3, Business District. County water and sewer. **(Brookland)**

As of the preparation date of this agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued.
24. The entrances and drainage facilities on W. Broad Street (U.S. Route 250) shall be approved by the Virginia Department of Transportation and the County.
25. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Planning Office prior to any occupancy permits being issued.
26. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
27. A standard concrete sidewalk shall be provided along the north side of W. Broad Street (U.S. Route 250).
28. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
29. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
30. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-thru facilities, the owner/occupant shall close the drive-thru facilities until a solution can be designed to prevent traffic backup.
31. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.

(Staff Report by Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-61-99
Marchetti Office/Warehouse
Waco Street

Foster & Miller, P.C. for Charles M. Marchetti: 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, 10,080 square foot office/warehouse. The 0.54 acre site is located on the east line of Waco Street, approximately 185 feet

north of Galion Road on Parcel 81-6-P-4. The zoning is M-1, Light Industrial District. County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan. The issue concerning fire suppression has been resolved. The developer has agreed to construct the building using a rated firewall and add an additional fire hydrant to the satisfaction of the Department of Public Utilities and Division of Fire. The remaining issue concerns access and traffic circulation on-site. Additional information has been provided to the Traffic Engineer, therefore, the staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
25. Outside storage shall not be permitted.
26. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
27. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
28. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
29. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
30. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
31. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
32. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

(Staff Report by Mikel Whitney)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-63-99
Airport America USA -
Audubon Drive
(POD-73-98 Revised)

Charles C. Townes & Associates, P.C. for International Airport Centre L.C. and Airport America USA LLC: Request for approval of a revised plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a commercial parking lot. The 15.465 acre site is located along the south line of Audubon Drive, approximately 1000 feet west of Airport Drive (State Route 156) on Parcels 163-A-14B and part of 19E. The zoning is M-1, Light Industrial District, B-3, Business District, A-1, Agricultural District and ASO (Airport Safety Overlay District). County water and sewer. **(Varina)**

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

23. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
24. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
25. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
26. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
27. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

(Staff Report by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION

POD-64-99
Old Dominion Mechanical
Warehouse Addition -
8511 Oakview Avenue
(POD-35-80 Revised)

Hulcher & Associates for Anthony L. Collins: Request for approval of a revised plan of development and transitional buffer deviation as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code to construct a one-story, 2,475 square foot warehouse addition to an existing office/warehouse. The 0.40 acre site is located at 8511 Oakview Avenue on Parcel 61-7-5-5. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

A variance of the rear yard setback was approved by the Board of Zoning Appeals to construct this warehouse addition. The approval of the variance is subject to all conditions that may be placed on the proposed development in the plan of development approval. Conditions of the variance also included a requirement that the rear property line be screened in a manner as to minimize adverse impact to the adjacent residential property; that trailers be removed from the property and materials and equipment be removed or properly screened; and that construction details for the addition minimize the impact of existing/future drainage for the lot adjacent to the rear property line.

The addition is located completely within a 50' transitional buffer. The applicant has submitted a request for a transitional buffer deviation based on the following information:

1. The addition will be constructed of split face block facing the residential property;
2. The parking lot will be screened by a 8' Height wood fence on the rear property line;
3. Views to the site are obstructed by trees on the adjacent parcels;
4. Views to the new fence and warehouse will be an improvement over the current views;
and
5. The adjacent neighbors do not oppose the request.

There currently are unresolved issues regarding stormwater and fire protection requirements. Waiver requests have been submitted to both the Department of Public Works and the Department of Public Utilities. Both of these departments have requested that the applicant submit additional information.

As of the preparation date of the agenda, the staff has not received additional information as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, and the following additional conditions:

23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
25. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
26. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
27. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.

(Staff Report by Leslie News)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-65-99
Eubank Center - Eubank Rd.
(POD-17-99 Revised)

Engineering Design Associates for John A. & Wyatt L. Heisler, IV: Request for approval of a revised plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 6,600 square foot office/warehouse and a one-story, 4,800 square foot office warehouse. The 0.71 acre site is located on the north line of Eubank Road, 250 feet east of Klockner Drive on parcel 172-3-C-5. The zoning is M-1, Light Industrial District and ASO, (Airport Safety Overlay District). County water and sewer.
(Varina)

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

23. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
24. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
25. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
26. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
27. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
28. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to issuance of a certificate of occupancy for this development.
29. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
30. Prior of issuance of a building permit, the developer must furnish a letter from Virginia Power stating that this proposed development does not conflict with their facilities.

(Staff Report by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION

POD-66-99
Lakewood Manor Entrance
Road - Lauderdale Drive

TIMMONS for Virginia Baptist Homes, Inc.: Request for approval of a plan of development and special exception as required by Chapter 24, Section 24-106 and Section 24-52(e) of the Henrico County Code to construct an entrance road for an existing assisted living facility. The 3.0 acre portion of this site is located at the intersection of Lauderdale Drive and John Rolfe Parkway on Parcel 76-A-8F and part of parcel 77-A-2A. The zoning is A-1, Agricultural District and R-5, General Residence District. County water and sewer. **(Tuckahoe)**

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan. The staff recommendation will be made at the meeting.

(Staff Report by Kevin Wilhite)



ACTION: September 9, 1999

PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION

POD-67-99 C. P. Equipment
Storage
- Mechanicsville Turnpike

Balzer & Associates, Inc. for Carter Properties: Request for approval of a plan of development and transitional buffer deviation as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code to construct a gravel storage lot. The 3.44 acre site is located on the west line of Mechanicsville Turnpike (U.S. Route 360), approximately 500 feet east of Barlow Street on parcel 128-A-5. The zoning is M-2C, General Industrial District (Conditional). County water and sewer. **(Fairfield)**

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

23. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
24. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
25. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
26. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation

maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.

27. Site access will be permitted from Mechanicsville Turnpike (U.S. Route 360) but must be terminated and Glen Center Street used for access at such time as approval of a building permit or other site improvements are made on this parcel.

(Staff Report by Ted McGarry)

 **ACTION:** Approved

APPROVAL OF CALENDAR: 2000 Planning Commission Calendar for Rezoning Meetings and Subdivision and Plan of Development Meetings

 **ACTION:** Approved

APPROVAL OF MINUTES: May 26, 1999 and June 23, 1999, Minutes

 **ACTION:** Approved

RESOLUTION: Eastern Alternative School Site Substantially In Accord with the Comprehensive Plan (**Audrey Anderson**)

 **ACTION:** Approved

BEGINNING AT 1:00 P.M.

PUBLIC HEARING (*Deferred to October 27, 1999 at 1:00 P.M.*)

AN ORDINANCE to amend and reordain Section 19-2 of the Code of the County of Henrico Entitled "Definitions," Section 19-4 Entitled "Granting of exceptions," Section 19-31 Entitled "Agents for approval," Section 19-51 Entitled "Required," Section 19-52 Entitled "Application for approval," Section 19-53 Entitled "Review of plat; action by planning commission," Section 19-54 Entitled "Approval or disapproval to be noted on plat," Section 19-55 Entitled "Effect of approval; expiration of approval," Section 19-71 Entitled "Required; construction plans," Section

19-72 Entitled "Form and contents," Section 19-73 Entitled "Submission of plat for portion of subdivision," Section 19-117 Entitled "Public sites and open spaces," Section 19-146 Entitled "Sanitary sewers," and Section 19-148 Entitled "Street name signs," and to add Section 19-150 Entitled "Terminus of stub road and other streets," all in order to provide an expedited review procedure for certain subdivisions.

AN ORDINANCE to amend and reordain Section 24-3 of the Code of the County of Henrico Entitled "Definitions," Section 24-95(q) Entitled "Controlled density development," and Section 24-106(d) Entitled "Required information," all in order to provide an expedited review procedure for certain plans of development

APPROVAL OF MINUTES: May 26, 1999 and June 23, 1999

ADJOURN at 2:45 P.M.