

**PLANNING COMMISSION**

**SUBDIVISION AND PLAN OF DEVELOPMENT**

**ACTIONS**

February 23, 1999

The submission deadline for this hearing date was January 8, 1999.

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**REQUEST FOR DEFERRALS AND WITHDRAWALS:** (Presented by Kevin Wilhite)

**EXPEDITED AGENDA:** (Presented by Kevin Wilhite)

| <b>Subdivision</b>  | <b>Magisterial District</b> | <b>Original No. of Lots</b> | <b>Remaining Lots</b> | <b>Previous Extensions</b> |
|---|-----------------------------|-----------------------------|-----------------------|----------------------------|
| Wyndham Forest<br>(January 1998 Plan)<br>(Extended from the January 26, 1999 Meeting) | Three Chopt                 | 132                         | 64                    | 0                          |



**ACTION:** Approved

**RECONSIDERED SUBDIVISION**

|   |  |
|---|--|
| Wyndham Forest<br>(January 1999 Plan)<br>A Reconsideration of<br>Conditions of Approval | Jordan Consulting Engineers for Snyder Hunt Wyndham Development Corporation: The 67.8-acre site is located along the north line of Twin Hickory Lane (Private) approximately 1300 feet east of Nuckols Road on parcels 10-A-8 and 10-A-28. The zoning is R-3C, One-Family Residence District (Conditional) and R-4C, One-Family Residence District (Conditional), and C-1, Conservation District. County water and sewer. (Three Chopt) 132 Lots |
|---|--|

The Planning Commission granted conditional approval of this 132-lot subdivision in January of 1998. The extension of conditional approval appeared on the Commission's January 26, 1999, agenda and a one-month extension was granted in order to consider the applicant's request for a change to Condition

No. 14, which relates to the development of lots in the northern portion of this subdivision. Condition No. 14 of that approval reads:

14. Final Subdivision approval shall not be granted for any portion of the property that is located north of Concept Road 10-1 until such time that a second point of vehicular access is provided to that portion of the subdivision via a dedicated and constructed roadway.

The applicant proposes the following substitute condition:

14. **SUBSTITUTE** – No recordation of a subdivision plat will be allowed for any portion of the property located north of Concept Road 10-1 until such time as an emergency secondary access is provided to this area. This access will, at a minimum, consist of a 12-foot-wide stoned and surface treated driveway. The access drive location and design will have to be approved by the Director of Public Works or his Traffic Engineer.

The only point of access to this subdivision is via Wyndham Forest Drive. There are currently 53 lots recorded and the applicant is required under the conditions of approval to construct an emergency access to Twin Hickory Lane before the recordation of the 54th lot in this development.

The applicant's request for this change is predicated on their purchase of property adjoining this development and its rezoning to use as a single-family subdivision which would include a public road connection to Wyndham Forest. This zoning case (C-16C-99) has been filed and is scheduled to be heard by the Planning Commission on March 11, 1999.

The staff is currently reviewing this request and its recommendation will be made at the meeting

**(Staff Report by Kevin Wilhite)**



**ACTION:** Approved

FAIRFIELD

*(Deferred from the February 11, 1999, Meeting)*

**P-3-99 Gloria L. Freye for PrimeCo Personal Communications:** Request for approval of a provisional use permit in accordance with Sections 24-95(a) and 24-122.1 of Chapter 24 of the County Code in order to construct, operate and maintain a wireless communication monopole tower up to 199', on part of Parcel 24-A-2, containing 1296 sq. ft., located on the east side of Brook Road (U.S. Route 1) at the Henrico County and Hanover County line. The site is zoned O-2 Office District. **(Staff presentation by Mark Bittner)**



**ACTION:** Approved

## TRANSFER OF APPROVAL

POD-2-97  
Marriott Residence  
Inn - Westerre

**Mark Murphy for Innkeepers RI General, L.P.:** Request for transfer of approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code from Henricus Land Limited Partnership and Residence Inn by Marriott, Inc. to Innkeepers RI General, L.P. The 2.62-acre site is located on the west line of Westerre Parkway on parcel 48-A-37F. The zoning is B-2C, Business District (Conditional). County water and sewer. **(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 Mikel Whitney)**



**ACTION:** Approved

## SUBDIVISION ALTERNATIVE FENCE HEIGHT PLAN

Rolfield Subdivision

**Rolfield, L.L.C.:** Request for approval of an alternative fence height plan as required by Chapter 24, Section 24-95 (1.) (7)b of the Henrico County Code. The 35.3-acre site is located at the southeast corner of Ridgefield Parkway and proposed John Rolfe Parkway on parcel 66-A-14N. The zoning is R-3C, One-Family Residence District (Conditional) and R-3AC, One-Family Residence (Conditional). **(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 >Jim Strauss)**



**ACTION:** Approved

## LANDSCAPE PLAN *(Deferred from the January 26, 1999, Meeting)*

LP/POD-26-98  
Sunrise Cottages

**Niles Bolton Associates:** Request for approval of a landscape plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 6.33-acre site is located at the northeast corner of Parham and Michael Road on parcel 79-A-69. The zoning is R-6C, General Residence District (Conditional). **(Three Chopt)**

**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:** Approved

**SUBDIVISION** (*Deferred from the January 26, 1999 Meeting*)

Twin Hickory  
Collector Roads  
(January 1999 Plan)

**Youngblood, Tyler & Associates, P.C. for HHHunt Corporation:** The 426.45-acre site is located on the terminus of Twin Hickory Road on parcels 18-A-2, 39A, 55, 26-A-30, 31, 32, 27-A-3A, 4, 5A, 6, 7, 8, 9A, 11 and 37-A-1. The zoning is R-2C, One-Family Residence District (Conditional), R-2AC, One-Family Residence District (Conditional), R-3C, One-Family Residence District (Conditional), R-4C, One-Family Residence District (Conditional), R-5C, General Residence District (Conditional), R-6C, General Residence District (Conditional), RTHC-Residential Townhouse District (Conditional), O-1C, Office District (Conditional) and O/S-2C, Office Service District (Conditional). (**Three Chopt**) 0 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 conditions are recommended:**

**10. 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."**

**11. 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:** Deferred to March 11, 1999

**PLAN OF DEVELOPMENT**

POD-13-99  
Banks Brothers First  
Health II – Innsbrook  
(POD-18-89 Revised)

**TIMMONS for Banks Richmond Ltd. Partnership and DPR Construction Services:** Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a three-story, 54,750 square foot office building and a two-story, 26,854 square foot parking deck addition to an existing office site. The 7.881-acre site is located on the west line of Cox Road, 900 feet ± south of Waterfront Place, at 4300 Cox Road on parcel 38-3-B-7. The zoning is O-3C, Office District (Conditional) and C-1, Conservation District. County water and sewer (**Three Chopt**)

**The 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 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 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 limits and elevations 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."**

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

**26. 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.**

**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. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.**

**29. 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.**

**30. 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.**

**31. 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 Mikel Whitney)



**ACTION: March 23, 1999**

## PLAN OF DEVELOPMENT

POD-12-99  
The Goddard School –  
Westgate @ Wellesley

**TIMMONS for Wellesley Centre, L.C. and J & N, L.L.C.:** Request for approval of plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 8,487 square foot childcare facility. The 1.41-acre site is located along the north line of Three Chopt Road, approximately 870 feet east of Lauderdale Drive on part of parcel 36-A-49A. The zoning is O-3C, Office District (Conditional) and WBSO (West Broad Street Overlay District). County water and sewer (**Three Chopt**)

**As of the preparation date of this agenda, the staff has not received any additional information showing the location of the playground fencing and fence detail. The staff recommendation will be made at the meeting.**

**This proposed development modifies the original conceptual master plan submitted with zoning case C-69C-95 in that no buildings were originally proposed this close to the eastern boundary of this development. The developer's proposal also requests approval of a second point of access to Three Chopt Road. The proffered conditions of case C-69C-95 limits this development to a single point of access to Three Chopt Road unless otherwise requested and specifically approved, or if required, by the County and/or any other governmental body. 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. A standard concrete sidewalk shall be provided along the north side of Three Chopt Road.**
- 26. Outside storage shall not be permitted.**
- 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. 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.**

**30. 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 Kevin Wilhite)

 **ACTION: Approved**

**PLAN OF DEVELOPMENT, TRANSITIONAL BUFFER DEVIATION AND ALTERNATIVE FENCE HEIGHT**

*(Deferred from the January 26, 1999 Meeting)*

POD-6-99  
Rite Aid @ Church  
And Pump Roads

**Jordan Consulting Engineers, P.C. for Earl Thompson, Inc. and Sigma Development of Virginia Inc.:** Request for approval of a plan of development, a transitional buffer deviation and an alternative fence height as required by Chapter 24, Sections 24-106, 24-206.2 and 24-95(1) of the Henrico County Code to construct a one-story, 10,000 square foot pharmacy with a drive-thru window. The 1.34-acre site is located on the southwest corner of Pump and Church Roads on part of parcel 66-A-11J. The zoning is B-3, Business District. County water and sewer. **(Tuckahoe)**

**The staff cannot recommends approval of this development because it is in conflict with the 2010 Major Thoroughfare Plan. This site is located directly in the path of the proposed John Rolfe Parkway. In addition, issues regarding water quality, road improvements and transitional buffers have not been resolved. 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. A standard concrete sidewalk shall be provided along the north side of Church Road.**

**26. 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.**

**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. 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.

29. 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.

30. 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 Kevin Wilhite)



**ACTION:** Deferred to March 23, 1999

## LIGHTING PLAN

LP/POD-7-96  
Mountain Laurel  
Townhouses –  
Phase 3

**Bon Air Electrical Service Company:** Request for approval of a lighting plan as required by Chapter 24, Sections 24-106 of the Henrico County Code. The 10.6-acre site is located at the northeast corner of Woodman and Mountain Roads on parcels 32-A-11, 12, 13A and 14. The zoning is RTHC, Residential Townhouse (Conditional) District. (Fairfield)

The staff recommends approval subject to the annotations on the plan and the standard conditions for lighting plans. (Staff Report by Jim Strauss)



**ACTION:** Approved

## SUBDIVISION

Afton  
(February 1999 Plan)

**Mayton & Associates, Inc. for Roy T. & Grace F. Tepper and The Easy Living Corporation:** Request for approval of a conditional subdivision and an exception pursuant to Section 19-4 of the Henrico County Code for double frontage lots along North Road. The 31.0-acre site is located on the north line of North Road at the intersection of Edgefield Street on parcels 85-A-2, 3 and 5. The zoning is R-4AC, One-Family Residence District (Conditional) County water and sewer. (Fairfield) 79 Lots

There are two issues. First an exception to the subdivision ordinance has been requested to permit double frontage lots on North Road a minor street. The proffers provide a 15-foot vegetative buffer with evergreen trees planted at specific initial height and spacing requirements on those lots abutting North Road. There are two houses directly across the street that will face into these rear yards.



Secondly, the developer proposes Road C and D be 40-foot-wide rights-of-way. Forty-foot-wide streets have parking restrictions along one side. In subdivisions with 60-foot-wide lots there is inadequate on-street parking for the homeowners. The developer has offered to provide two paved off street parking spaces in the front yard as a means to overcome this problem. Staff recommends the right-of-way be widened to provide right-of-way for full on street parking. This is stated as Planning annotation #2. 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. 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."

13. The detailed plant list and specifications for the landscaping to be provided within the 15-foot-wide and the 30-foot-wide planting strip easements along North Road and abutting the Montrose property respectively, shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

14. 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.

15. The developer shall apply to rezone the unused portion of the site to C-1, Conservation District, prior to final plan approval.

(Staff Report by Ted McGarry)



**ACTION: Approved**

## SUBDIVISION

Scandia Lake  
(January 1999 Plan)

### **Wingate & Kestner for Rogers – Chenault, Inc. and Wingate & Kestner:**

The 45.5-acre site is located at the eastern terminus of Scandia Road approximately one mile east of White Oak Road on part of parcel 20-A-7B and part of 7C. The zoning is A-1, Agricultural District. County water and septic tank/drainfield. (**Varina**) 32 Lots

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for subdivisions not served by public utilities, and the following additional conditions:

11. Each lot shall contain at least one-acre exclusive of floodplain areas.

(Staff Report by Ted McGarry)



**ACTION: Deferred to March 23, 1999**

## LANDSCAPE & LIGHTING PLAN

LP/POD-15-97  
Highwoods 3

**CMSS Architects:** 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 31.03-acre site is located approximately 600 feet north of the terminus of Cox Road and along the west line of Jones Road on parcels 28-A-20N, 28-A-20T and 19-A-34. The zoning is M-1C, Light Industrial District (Conditional). **(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 staff recommendation will be made at the meeting. (Staff Report by Jim Strauss)**



**ACTION: Approved**

## LANDSCAPE PLAN

LP/POD-110-97  
Temple Beth El

Gerstenmaier Design Studio. Request for approval of a landscape plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 16.25-acre site is located on N. Parham Road east of its intersection with Derbyshire Road on parcels 100-A-46, 100-20-B-214, 22 and 23. The zoning is R-2, One-Family Residence District and R-3, One-Family, Residence District. (Tuckahoe)

**The staff recommends approval subject to the annotations on the plans and the standard conditions for landscape plans. (Staff Report by Jim Strauss)**



**ACTION: Approved**

## PLAN OF DEVELOPMENT

POD-10-99  
Storage World –  
W. Broad Street

**Anderson & Associates, Inc. for John F. McGeorge, Sr. Family Trust and Mike Carter Construction, Inc.:** Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a two-story, 78,102 square foot self-service storage facility with a recreational vehicle storage area and a 10,000 square foot future retail building. The 5.26-acre site is located at 6100 W. Broad Street on the north line of W. Broad Street, 200 feet east of Falmouth Street on parcel 103-A-5. 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 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.**
- 25. 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.**
- 26. 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.**
- 27. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.**
- 28. A standard concrete sidewalk shall be provided along the north side of W. Broad Street (U.S.Route 250).**
- 29. Outside storage shall not be permitted.**
- 30. 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.**
- 31. 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.**
- 32. 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.**
- 33. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.**
- 34. 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.**
- 35. 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.**

(Staff Report by Mikel Whitney)



**ACTION: Approved**

**PLAN OF DEVELOPMENT** (*Deferred from the December 15, 1998, Meeting*)

POD-114-98  
River Road Church -  
Baptist – Additions  
And Renovations

Draper Aden Associates for River Road Church - Baptist: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a two-story, 16,000 square foot education building addition and related improvements to an existing church site. The 6.8-acre site is located at the intersection of River Road and Ridge Road on parcels 113-9-K2, 126-A-2 and 126-5-C-2. The zoning is R-1, One-Family 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 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. 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. 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: Deferred to March 11, 1999**

## PLAN OF DEVELOPMENT

POD-9-99  
Collegiate Upper  
School – Science  
Building

**Draper Aden Associates for The Collegiate School:** Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a two-story, 23,500 square foot science classroom building. The 1.19-acre portion of the site is located on the southeast corner of Mooreland Road and Tarrytown Drive on part of parcels 112-A-1 and 112-A-2. The zoning R-2, One-Family Residence District. County water and sewer. (**Tuckahoe**)

**As of the preparation date of this agenda, the staff has not received updated parking calculations for this site in order to determine if the existing number of parking spaces is sufficient to meet Code requirements. In addition, more detailed architectural information was 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 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. 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.**

**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 Kevin Wilhite)



**ACTION: Deferred to March 23, 1999**

## PLAN OF DEVELOPMENT

POD-11-99  
Pruitt Retail @ Short  
Pump Crossing

**McKinney & Company for Pruitt Associates, LLC:** 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, 16,600 square foot retail building and a future one-story, 6,600 square foot retail building in an existing shopping center. The 2.759-acre site is located on the southwest corner of W. Broad Street (U.S. Route 250) and Pump Road on parcels 46-A-14E and 46-A-14F and part of parcel 46-A-14D. The zoning is B-2C, Business District (Conditional) and WBSO (West Broad Street Overlay District). County water and sewer. **(Three Chopt)**

**As of the preparation date of this agenda, the staff has not received the architectural drawings for the future building, as requested. In addition to the retail building shown, the applicant requests the approval of a future retail building, with the site plan details being approved administratively. 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. 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.**
- 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. 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 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.**
- 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**

## SUBDIVISION

Canterbury on  
The James  
(February 1999 Plan)

**Koontz-Bryant, P.C. for Wilton Development Corporation:** The 19.86-acre site is located at the southwest corner of Parham Road and River Road on parcel 125-A-18A. The zoning is R-1, One-Family Residence District. County water and sewer. **(Tuckahoe) 13 Lots**

**The applicant requests that this subdivision plan be withdrawn.**

(Staff Report by Mikel Whitney)



**ACTION: Withdrawn by the applicant**

## PLAN OF DEVELOPMENT

POD-3-99  
Home Depot –  
6517 W. Broad Street  
(POD-55-73 Rev.)

**VHB, Inc. and Greenberg Farrow for Anita M. Cook, V.F.W. Home Association Post #6364, Belvidere Associates, L.P., The Linhart Company, Kimco Realty Corporation, Crestar Bank, Communications Systems of Virginia, Inc., Joan Middleton, Robert L. Thompson, Edna P. Chewing and Home Depot U.S.A. Inc.:** 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, 109,500 square foot home improvement retail center addition to an existing retail site. The 22.26-acre site is located on the southwest corner of W. Broad Street (U.S. Route 250) and Horsepen Road on parcels 92-A-39, 40, 41, 47; 92-09-D-11, 12, 18; 92-09-F-3, 4, 5, 6 and 7. The zoning is B-2, Business District and B-3, Business District. County water and sewer. **(Three Chopt)**

**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 right-of-way for widening of W. Broad Street (U.S. Route 250) 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 entrances and drainage facilities on W. Broad Street (U.S. Route 250) shall be approved by the Virginia Department of Transportation and the County.**

**26. 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.**

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

**28. A standard concrete sidewalk shall be provided along the south side of W. Broad Street (U.S. Route 250).**

**29. Outside storage shall not be permitted.**

**30. 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.**

**31. 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.**

**32. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.**

**35. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.**

**34. 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.**

**35. 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.**

**36. 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.**

**37. 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 Mikel Whitney)



**ACTION: Approved**



**PLAN OF DEVELOPMENT** (*Deferred from the January 26, 1999 Meeting*)

POD-4-99

Burger King @ Tuckahoe Village Shopping Center (POD-70-96 Revised) **Grattan Associates, P.C. for Burger King Corporation and Tuckahoe Village Shopping Center Corporation:** 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, 3,695 square foot restaurant addition to an existing shopping center. The 0.67-acre site is located approximately 580 feet east of Westbriar Drive on Patterson Avenue (State Route 6) on part of parcel 88-A-25 and all of 88-A-22. The zoning is B-2, Business District. County water and sewer (**Tuckahoe**)

**This plan was deferred from the January 26, 1999 meeting to allow the applicant to address neighborhood concerns. First, a more traditional Burger King building design has been substituted for the original contemporary structure. Secondly, neighbors' concerns regarding landscaping have been addressed in the annotations and the requirements for landscaping and lighting approval by the Commission. Finally, the revised plan was recently received and staff review of the site layout is not complete. 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:**

**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. Only retail business establishments permitted in a B-2 zone may be located in this center.**

**24. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.**

**25. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).**

**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. 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. 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.**

**30. 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.**

**31. 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.**

**32. 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.**

**33. 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.**

(Staff Report by Ted McGarry)



**ACTION: Approved**

## **PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION**

POD-16-99  
CVS & Retail/Office @  
Woodman and Hungary  
Roads (POD-134-87  
and POD-25-86  
Revised) (POD-146-88  
Expired)

**Vanasse Hangen Brustlin, Inc. for Market Square Partners and Wilton Partners Woodman LLC:** Request for approval of a plan of development and transitional buffer deviation as required by Chapter 24, Section 24-106 and 24.106.2 of the Henrico County Code to redevelop an existing one-story, 10,318 square foot building for a retail pharmacy and construct a one-story, 5,017 square foot retail/office building. The 1.74-acre site is located at 9501 Woodman Road, at the northeast corner of the intersection of Woodman and Hungary Roads on parcels 51-A-89 and 89A. The zoning is B-2C, Business District (Conditional). **(Brookland)**

**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 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. 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.**

**29. The owner or manager on duty shall be responsible for temporarily closing the car facility when the on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way. The owner shall arrange with the Traffic Engineer to provide standard traffic control signs to notify customers that stopping or standing on the public right-of-way shall not be permitted near the entrances to the drive thru facility.**

**(Staff Report by Leslie News)**



**ACTION: Approved**

**THE FOLLOWING ITEMS ARE SCHEDULED AT 1:00 P.M. IN THE COUNTY MANAGERS CONFERENCE ROOM**

**WORK SESSION: Williamsburg Road Technical Boulevard Corridor Study  
(Staff Presentation by John Merrithew)**

**WORK SESSION: Residential Strategies Discussion  
(Staff Presentation by John Marlles)**

**ADJOURN**