

PLANNING COMMISSION AGENDA

FOR

SUBDIVISIONS AND PLANS OF DEVELOPMENT

JULY 28, 1999

9:00 A.M.

Addendum Attached



PLANNING COMMISSION

Elizabeth G. Dwyer, C.P.C., Chairman (Tuckahoe)
Ernest B. Vanarsdall, C.P.C., Vice Chairman
(Brookland)
C. W. Archer, C.P.C. (Fairfield)
Debra Quesinberry, (Varina)
Mary L. Wade, (Three Chopt)
James B. Donati, Jr., Board of Supervisors *(News)*
Representative (Varina)
(News) John R. Mariles, AICP, Director of Planning, Secretary

COMMUNITY DEVELOPMENT DIVISION -
PLANNING OFFICE

Randall R. Silber, Assistant Director of Planning
David D. O'Kelly, Jr., Principal Planner
James P. Strauss, CLA, County Planner
E. J. (Ted) McGarry, III, County Planner
Kevin D. Wilhite, C.P.C., County Planner
Mikel Whitney, County Planner
Leslie A. News, CLA, County Planner
R. Kirby Smith, Drafting Technician
Robert J. Eagle, Associate County Planner
David Pennock, Planning Technician
Diana B. Carver, Office Assistant
L. B. Ann Cleary, Office Assistant

PLANNING COMMISSION SUBDIVISION AND PLAN OF DEVELOPMENT AGENDA

9:00 A.M.

Wednesday, July 28, 1999

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS:

(Presented by Ted McGarry)

EXPEDITED AGENDA

(Presented by Ted McGarry)

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL

(Presented by Kevin Wilhite)

Subdivision	Magisterial District	Original No. of Lots	Remaining Lots	Previous Extensions
A Ansley Glen (July 1998 Plan)	Fairfield	18	18	0
A Carter Oaks, Section C (July 1993 Plan)	Tuckahoe	8	8	6
A Clarendon Farms Parcel C-2 (July 1995 Plan)	Fairfield	24	24	3
A Glenwood Lakes (July 1997 Plan)	Fairfield	265	214	1
A Hungary Acres, Section E	Fairfield	11	11	8

Staff Recommends Extension for 12 Months until July 26, 2000.

TRANSFER OF APPROVAL

POD-57-81
Deep Run Business Center

Henry F. Liscio, Jr. for Deep Run L.L.C.:
Request for a transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code, from The Landmark Company of Virginia, Inc. to Deep Run L.L.C. The 6.52 acre site is located at the southeast corner of Deep Rock Road and W. Broad Street (U. S. Route 250) on parcel 48-4-A-1. The zoning is M-1C, Light Industrial 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 with the following condition:

1. A bond shall be posted to cover the site deficiencies as identified in the inspection report, dated July 15, 1999, and such deficiencies shall be correct by October 1, 1999.

Nicol Whitney

(Staff Report by ~~Leslie News~~)

APPROVED: <input checked="" type="checkbox"/>	DEFERRED: <input type="checkbox"/>	DENIED: <input type="checkbox"/>	WITHDRAWN: <input type="checkbox"/>
MOTIONED BY: <u>W</u>	SECONDED BY: <input checked="" type="checkbox"/>	ABSTAINED: <input type="checkbox"/>	
REMARKS: _____			

TRANSFER OF APPROVAL

POD-10-97
Texaco Eagle Markets
(Formerly D & C
Enterprises)

Foster & Miller, P.C. for Davis Investments LLC:
Request for a transfer of approval as required by
Chapter 24, Section 24-106 the Henrico County
Code, from Staples Mill South Associates to Davis
Investments LLC The 1.6 acre site is located on the
northeast corner of Staples Mill Road and Aspen
Avenue on parcel 82-11-D-22 and part of 82-A-41.
The zoning is B-2C, Business District (Conditional).
(Brookland)

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 Leslie News)

APPROVED: <input checked="" type="checkbox"/>	DEFERRED: <input type="checkbox"/>	DENIED: <input type="checkbox"/>	WITHDRAWN: <input type="checkbox"/>
MOTIONED BY: <input checked="" type="checkbox"/>	SECONDED BY: <input checked="" type="checkbox"/>	ABSTAINED: <input type="checkbox"/>	
REMARKS: _____			

LANDSCAPE & LIGHTING PLAN

LP/POD-103-98
Eckerd Drug Store -
Staples Mill Road and
Hungary Road

Clough, Harbour & Associates, LLP: 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)

As of the preparation date of the 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, the standard conditions for landscape and lighting plans are recommended.

(Staff Report by Leslie News)

8/25 by Applicant

APPROVED: _____	DEFERRED: <u>8/25</u>	DENIED: _____	WITHDRAWN: _____
MOTIONED BY: <input checked="" type="checkbox"/>	SECONDED BY: <input checked="" type="checkbox"/>	ABSTAINED: _____	
REMARKS: _____			

PLAN OF DEVELOPMENT

POD-57-99
Burning Bush Day Care
(POD-57-76 Revised)

*Deferred
by Applicant
8/25/99*

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)

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 parking requirement for childcare centers for 25 years.

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 an existing parking problem for this center. On two recent 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:

continue

Continued

- 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)

8/25/99 by Applicant

APPROVED: _____	DEFERRED: _____	DENIED: _____	WITHDRAWN: _____
MOTIONED BY: <u>A</u>	SECONDED BY: <u>V</u>	ABSTAINED: _____	
REMARKS: _____			

SUBDIVISION (Deferred from the June 23, 1999, Meeting)

Allen Estates,
Section B
(June 1999 Plan)

17.3

Engineering Design Associates for David H. Allen: The ~~18.20~~ acre site is located at the northwest corner of Portugee Road and Memorial Drive on part of Parcel 197-A-5B. The zoning is A-1, Agricultural District ASO (Airport Safety Overly District) Individual well and septic tank/drainfield. (Varina) 2 Lots

This plan proposes two lots. The lot fronting Portugee Road does not meet the minimum lot width at the required minimum front yard setback. Staff cannot recommend approval until a revised plan is submitted for review.

(Staff Report by Ted McGarry)

APPROVED: <input checked="" type="checkbox"/>	DEFERRED: <input type="checkbox"/>	DENIED: <input type="checkbox"/>	WITHDRAWN: <input type="checkbox"/>
MOTIONED BY: <u> O </u>	SECONDED BY: <u> U </u>	ABSTAINED: <input type="checkbox"/>	
REMARKS: _____			

LANDSCAPE PLAN

LP/POD-88-97
Greendale
Office/Warehouse

Susan E. Purvis for A. Bertozzi, Inc.: Request for of a landscape plan as required by Chapter 24, Section and 24-106 2 of the Henrico County Code The 1 18 is located on the northeast corner of Greendale R Irisdale Avenue on Parcel 93-12-B-13 The zoning Light Industrial District. (Brookland)

The staff recommends approval subject to the annotations on the plans and the conditions for landscape plans.

(Staff Report by Leslie News)

APPROVED: <input checked="" type="checkbox"/>	DEFERRED: <input type="checkbox"/>	DENIED: <input type="checkbox"/>	WITHDRAWN: <input type="checkbox"/>
MOTIONED BY: <u> U </u>	SECONDED BY: <u> A </u>	ABSTAINED: <input type="checkbox"/>	
REMARKS: _____			

SUBDIVISION

Cedar Point
(July 1999 Plan)

Thomas & Associates for Robert D., Sr. and Ernestine JE.
Wokaty: The 2.584-acre site is located approximately on the south line of Creighton Road at 3823 Creighton Road, 0.35 ± mile west of Cedar Fork Road on Parcel 130-A-15B. The zoning is A-1, Agricultural District. Individual Well and Septic Tank/Drainfield (Fairfield) 2 Lots

This plan proposes two lots. One lot does not meet the lot width requirement of 150 feet at the required building setback line of 50 feet. Staff cannot recommend approval until a revised plan is submitted for review.

(Staff Report by Ted McGarry)

7/16/99 by Applicant

APPROVED: _____	DEFERRED: <u>7/16/99</u>	DENIED: _____	WITHDRAWN: _____
MOTIONED BY: <u>A</u>	SECONDED BY: <u>V</u>	ABSTAINED: _____	
REMARKS: _____			

SUBDIVISION

Crosspoint, Crossings Green
(July 1999 Plan)
(Residential Townhouses)

Michael E. Doczi & Associates, P.L.L.C. for Virginia Center, L.L.C. and Roy B. Amason: The 2.965-acre site is located north of I-295, east of I-95 on the eastern line of Virginia Center Parkway on part of Parcel 33-A-69A. The zoning is RTHC, Residential Townhouse District (Conditional), B-2, Business District and O-3, Office District. County water and sewer. (Fairfield) 21 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 conditional:

- 13. 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.
- 14. The applicant shall extend the four-foot concrete sidewalk/golf cart path along the east side of Virginia Center Parkway to Crossings Way, prior to recordation of the plat.

(Staff Report by Ted McGarry)

APPROVED: <input checked="" type="checkbox"/>	DEFERRED: <input type="checkbox"/>	DENIED: <input type="checkbox"/>	WITHDRAWN: <input type="checkbox"/>
MOTIONED BY: <u>A</u>	SECONDED BY: <input checked="" type="checkbox"/>	ABSTAINED: <input type="checkbox"/>	
REMARKS: _____			

SUBDIVISION (Deferred from the June 23, 1999, Meeting)

**Magnolia Ridge,
Phase 3
(June 1999 Plan)
(A dedication of a
portion of Magnolia
Ridge Drive)**

Jordan Consulting Engineers, P.C. for Ukrop's Super Market:
The 2 836-acre site is located on the west line of Brook Road (U.S. Route 1) approximately 1,800 feet north of its intersection with J.E.B. Stuart Parkway on part of Parcel 23-A-9D. The zoning is 0-2C, Office District (Conditional), B-3C, Business District (Conditional) and B-2C, Business District (Conditional). County water and sewer. (Fairfield) 0 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 condition.

- 12. Prior to recordation of the plat, the developer shall escrow or bond improvements which will consist of half of Grenville Lane, plus 12 feet to complete the extension of Magnolia Ridge Drive from Brook Road (U.S. Route 1) to J.E.B. Stuart Parkway. The Bond shall cover all described portions of the road not required to be constructed by the conditions of POD-77-96.

(Staff Report by Leslie News)

APPROVED: <input checked="" type="checkbox"/>	DEFERRED: <input type="checkbox"/>	DENIED: <input type="checkbox"/>	WITHDRAWN: <input type="checkbox"/>
MOTIONED BY: <u>A</u>	SECONDED BY: <input checked="" type="checkbox"/>	ABSTAINED: <input type="checkbox"/>	
REMARKS: _____			

PLAN OF DEVELOPMENT

POD-37-99
Church of Christ -
Educational and Worship
Facility

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 Sandy Lane at Howard Street on Parcel 129-A-20A. The zoning is A-1, Agricultural District. (Fairfield)

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

(Staff Report by Jim Strauss)

2/25/99 by Applicant

APPROVED: _____	DEFERRED: _____	DENIED: _____	WITHDRAWN: _____
MOTIONED BY: <u>A</u>	SECONDED BY: <u>✓</u>	ABSTAINED: _____	
REMARKS: _____			

LANDSCAPE & LIGHTING PLAN

LP/POD-59-98
7-11 @ Pouncey Tract and
W. Broad Street

Grattan Associates, 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 1.34-acre site is located at the northeast corner of W. Broad Street (U.S. Route 250) and Pouncey Tract Road (State Route 271 on Parcel 36-A-20A. The zoning is B-3, Business District and West Broad Street Overlay District (WBSOD). (Three Chopt)

See Addendum

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan. The staffs recommendation will be made at the meeting. Should the Commission act on this request, subject to the annotations on the plans and the standard conditions for landscape and lighting plans are recommended.

(Staff Report by Jim Strauss)

APPROVED: <u>✓</u>	DEFERRED: _____	DENIED: _____	WITHDRAWN: _____
MOTIONED BY: <u>W</u>	SECONDED BY: <u>✓</u>	ABSTAINED: _____	
REMARKS: _____			

LANDSCAPE PLAN

LP/POD-119-98
Great To Go #3

CMSS Architects, P.C.: 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 2.34-acre site is located at the northeast corner of Dominion Boulevard and W. Broad Street (U S. Route 250) on Parcel 47-2-B-11A. The zoning is B-2C, Business District (Conditional).
(Three Chopt)

The staff recommends approval subject to the annotations on the plans and the standard conditions for landscape plans.

(Staff Report by Jim Strauss)

APPROVED: <input checked="" type="checkbox"/>	DEFERRED: <input type="checkbox"/>	DENIED: <input type="checkbox"/>	WITHDRAWN: <input type="checkbox"/>
MOTIONED BY: <u>W</u>	SECONDED BY: <u>A</u>	ABSTAINED: _____	
REMARKS: _____			

ALTERNATIVE FENCE HEIGHT PLAN

Aspen, Gayton Terrace
(POD-77-82)

Broe Companies, Inc. for Broe Companies, Inc.: Request for approval of an alternative fence height plan as required by Chapter 24, Section 24-95(l)(6)(b) of the Henrico County Code. The 9 8-acre site is located between Gayton Road and Poplar Forest Drive, south of the intersection of Gayton Road and Ridgefield Parkway on Parcel 65-0A-2. The zoning is R-6C, General Residence District Conditional. (Tuckahoe)

See Addendum

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

(Staff Report by Jim Strauss)

APPROVED: <input checked="" type="checkbox"/>	DEFERRED: <input type="checkbox"/>	DENIED: <input type="checkbox"/>	WITHDRAWN: <input type="checkbox"/>
MOTIONED BY: <u>D</u>	SECONDED BY: <u>O</u>	ABSTAINED: _____	
REMARKS: _____			

LIGHTING PLAN

LP/POD-10-98
St. Andrew's United
Methodist Church

Robert K. Carter: Request for approval of a lighting plan as required by Chapter 24, Section 24-106 of the Henrico County Code. The 8.552 acre site is located on the southwest corner of the intersection of Fort King Road and Pine Bluff Drive on Parcel 68-A-17. The zoning is R-2A, One-Family Residence District (Tuckahoe)

The staff recommends approval subject to the annotations on the plans and the standard conditions for lighting plans.

(Staff Report by Mike Whitney)

APPROVED: <input checked="" type="checkbox"/>	DEFERRED: <input type="checkbox"/>	DENIED: <input type="checkbox"/>	WITHDRAWN: <input type="checkbox"/>
MOTIONED BY: <u>D</u>	SECONDED BY: <input checked="" type="checkbox"/>	ABSTAINED: <input type="checkbox"/>	
REMARKS: _____			

PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION

POD-46-99
Parham Green
(POD-18-97 Revised)

A

Carter Design for Parmill, L.L.C and Market Square Partners:
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, 9,000 square foot office, retail and restaurant building. The 1.06-acre-site is located at the intersection of Hooper Road and Staples Mill Road on part of Parcels 61-A-42, 43 and 38 and 38A. The zoning is B-2C, Business District (Conditional). County water and sewer. (Brookland)

A transitional buffer deviation has been requested to allow stormwater quality measures (as currently shown) in the transitional buffer. Removal of the existing trees along Parham Road as shown to expand the stormwater management facility is a violation of a proffered condition. This condition requires the existing vegetation to remain until the adjacent parcel is no longer zoned or used for residential purposes. A revised plan has been requested to address stormwater quality in an alternate manner. As of the preparation date of the agenda, a revised plan has not been received as requested. The staff's 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. 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.
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. 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. 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.
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. Trash pick up from the site shall be limited to the hours of 7 00 a.m. to 8:00 p m , Monday through Saturday. There shall be no trash pick up on Sundays

(Staff Report by Leslie News)

APPROVED: <input checked="" type="checkbox"/>	DEFERRED: <input type="checkbox"/>	DENIED: <input type="checkbox"/>	WITHDRAWN: <input type="checkbox"/>
MOTIONED BY: <input checked="" type="checkbox"/>	SECONDED BY: <input checked="" type="checkbox"/>	ABSTAINED: <input type="checkbox"/>	
REMARKS: _____			

SUBDIVISION

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

The applicant has requested a deferral until the Planning Commission's meeting on August 25, 1999.

(Staff Report by Kevin Wilhite)

APPROVED: <input type="checkbox"/>	DEFERRED: <input checked="" type="checkbox"/>	DENIED: <input type="checkbox"/>	WITHDRAWN: <input type="checkbox"/>
MOTIONED BY: <input checked="" type="checkbox"/>	SECONDED BY: <input checked="" type="checkbox"/>	ABSTAINED: <input type="checkbox"/>	
REMARKS: _____			

8/25/99 by Applicant

SUBDIVISION

Echo Lake Ridge
(July 1999 Plan)

Jordan Consulting Engineers, P.C. for Attack Properties and Gunst Associates: The 23.37-acre site is located at the intersection of Springfield Road and Francistown Road on Parcel 20-A-27C, 27A and 27F. The zoning is R-3C, One-Family Residence District (Conditional) and C-1C, Conservation District (Conditional). County water and septictank/drainfield (Three Chopt) 26 Lots

See Addendum

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for subdivisions served by public water and private septictank/drainfield, and the following additional conditions:

- 12. Each lot shall contain at least 18,000 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 location of the "no parking signs" required along the 40 foot right-of-way shall be shown on the construction plans. The developer shall include "no parking signs" in his request for street signs and such installation must occur prior to requesting the first occupancy permit. The Zoning Conformance Officer shall inspect for continuing compliance prior to issuance of each subsequent occupancy permit until County acceptance of the street.
- 15. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Springfield Road (State Route 157) shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
- 16. A County standard sidewalk shall be constructed along the south and west sides of Springfield Road (U S Route 157).

n. See Addendum
(Staff Report by Mikel Whitney)

APPROVED: _____	DEFERRED: <u>8/12/99</u>	DENIED: _____	WITHDRAWN: _____
MOTIONED BY: <u>W</u>	SECONDED BY: <u>✓</u>	ABSTAINED: _____	
REMARKS: _____			

SUBDIVISION (Deferred from the July 15, 1999, Rezoning Meeting)

Tanfield
(June 1999 Plan)

E. D. Lewis and Associates, P.C. for Earl Thompson, Inc.: The 18.2-acre site is located north of Shrader Road and Green Run Drive on part of Parcel 50-A-70 and 70NA. The zoning is R-2A, One-Family Residence District (Conditional), and C-1, Conservation District. County water and sewer. (Brookland) 21 Lots

Approved

This case was deferred by the Planning Commission at the meeting on July 15, 1999, in order to allow time for the applicant to meet with the Shannon Green homeowners.

At the last meeting, staff distributed with your addendum a graphic exhibit, which was a part of proffer #14 (C-60C-84). This exhibit indicated an area of some 30 acres of the Shannon Green project that was to remain as open space. This exhibit was specifically referenced in proffer #14, and in effect, would preclude the construction of dwelling units within an area that was shaded gray, and the proffer indicated that the area shall be used exclusively for "recreational purposes." This proffer would preclude the development of the proposed Tanfield subdivision, which is located within the shaded area.

The applicant has challenged the validity of the proffer because the rezoning application C-60C-84 did not physically include the area shaded in gray. Since that time, the County Attorney has determined that although the proffer in question has a presumption of validity, the proffer is in itself unenforceable. Therefore, the County Attorney has advised staff that the Commission should consider this application for conditional approval of a subdivision, without regard to proffer #14 and with respect only to the applicable proffers, and the regulations and requirements of the ordinance and the subdivision code.

If the Commission should approve this application, staff recommends that in addition to the standard conditions, the following additional conditions be approved:

- 12. The applicant shall dedicate a 44-foot right of way for Schrader Road. The balance of the 66 feet shown on the plan shall be used for landscaping and screen planting along both sides of Schrader Road extended. The applicant shall submit a landscape plan for staff review and approval prior to approval of the final construction plans.
- 13. The applicant shall convey the unused portion of Tanfield subdivision property that is adjacent to the Shannon Green Common Area (as depicted on the staff plan) to Shannon Green, to become part of their common open area.
- 14. The applicant shall provide along the northern and eastern property lines, which adjoin the Hoehn's and Wright's properties on their western and southern boundaries respectively, a 100 foot and a 40 foot scenic easement/undisturbed buffer. The buffer shall be recorded with the final subdivision, and the existing trees shall remain undisturbed, with the exception of activity associated with the maintenance and installation of planting and fences.

(Staff Report by Jim Strauss)

See Addendum

APPROVED: DEFERRED: _____ DENIED: _____ WITHDRAWN: _____
MOTIONED BY: SECONDED BY: ABSTAINED: _____
REMARKS: _____

PLAN OF DEVELOPMENT (Deferred from the June 23, 1999, Meeting)

POD-51-99
Gaskins Retirement
Center - Gaskins Road
(Revised POD-8-91)

A

Balzer and Associates for South Gaskins Retirement, L.L.C.:
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, 29,871 sq. ft. assisted living facility. The
9.955-acre site is located along the west line of Gaskins Road and
approximately 500 ft. south of Three Chopt Road on part of Parcel
58-A-35B. The zoning is R-6C, General Residence District
(Conditional). 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 submitted on July 19, 1999. 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

23. The right-of-way for widening of Gaskins 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 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."
26. 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.
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 side walk shall be provided along the west side of Gaskins Road.
29. 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.
30. 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.
31. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
32. 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.
33. 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.

Revised →

34. See Addendum p. 35 to be added
(Staff Report by Mikel Whitney)

APPROVED: <input checked="" type="checkbox"/>	DEFERRED: <input type="checkbox"/>	DENIED: <input type="checkbox"/>	WITHDRAWN: <input type="checkbox"/>
MOTIONED BY: <u>D</u>	SECONDED BY: <input checked="" type="checkbox"/>	ABSTAINED: <input type="checkbox"/>	
REMARKS: _____			

PLAN OF DEVELOPMENT

POD-58-99
KBS, Inc Office/Warehouse

Bengtson, DeBell, Elkin, Ltd. For Virginia Center Inc. and Pall, L.L.C.: 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, 54,540 square foot office/warehouse and 44,270 square foot future warehouse addition. The 8.86-acre site is located along the north line of Technology Park Drive, approximately 600 feet west of JEB Stuart Parkway on Parcels 33-A-62 and part of 33-A-64C and 24-A-9B The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. (Fairfield)

A

As of the preparation date of this agenda, the staff has not received a revised plan, as requested. The staff's 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:

11. Amended

- 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.
- 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)

APPROVED: <input checked="" type="checkbox"/>	DEFERRED: <input type="checkbox"/>	DENIED: <input type="checkbox"/>	WITHDRAWN: <input type="checkbox"/>
MOTIONED BY: <u>A</u>	SECONDED BY: <input checked="" type="checkbox"/>	ABSTAINED: <input type="checkbox"/>	
REMARKS: _____			

PLAN OF DEVELOPMENT AND TRANSITIONAL BUFFER DEVIATION

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 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 August 25, 1999, Planning Commission hearing. 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)

8/25/99 by Applicant

APPROVED: _____	DEFERRED: <u>8/25/99</u>	DENIED: _____	WITHDRAWN: _____
MOTIONED BY: <u>A</u>	SECONDED BY: <u>V</u>	ABSTAINED: _____	
REMARKS: _____			

LANDSCAPE PLAN

LP/POD-126-96
Oley Office Building

Balzer & 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 86-acre site is located on the north line of Three Chopt Road, approximately 250 feet west of Eastridge Road on Parcel 91-A-8 The zoning is O-1, Office District. **(Three Chopt)**

The staff recommends approval subject to the annotations on the plans and the standard conditions for landscape plans.

(Staff Report by Jim Strauss)

APPROVED: <input checked="" type="checkbox"/>	DEFERRED: <input type="checkbox"/>	DENIED: <input type="checkbox"/>	WITHDRAWN: <input type="checkbox"/>
MOTIONED BY: <u>W</u>	SECONDED BY: <u>V</u>	ABSTAINED: <input type="checkbox"/>	
REMARKS: _____			

LIGHTING PLAN

LP/POD-64-97
Overlook Phase II

Trolley Electric: Request for approval of a lighting plan for phase II of this project, as required by Chapter 24, Section 24-106 of the Henrico County Code. The 12.4-acre site is located on Sadler Road (realigned) and Nuckols Road on part of Parcels 28-A-25 and 28-A-24A and Parcels 28-A-23, 35A and 35B. The zoning is O-2C, Office District (Conditional) **(Three Chopt)**

*see
Alderman*

As of the preparation date of this agenda, the staff has not had an opportunity to complete its review of the plan. The staff's recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for lighting plans are recommended.

(Staff Report by Jim Strauss)

APPROVED: <input checked="" type="checkbox"/>	DEFERRED: <input type="checkbox"/>	DENIED: <input type="checkbox"/>	WITHDRAWN: <input type="checkbox"/>
MOTIONED BY: <u>D</u>	SECONDED BY: <u>V</u>	ABSTAINED: <input type="checkbox"/>	
REMARKS: _____			

SUBDIVISION RECONSIDERATION

Regal Oaks at Twin
Hickory (May 1999 Plan)

Youngblood, Tyler and Associates, P.C. for HHH Hunt Corporation: The 22.73-acre site is located along proposed Twin Hickory Lake Drive at proposed Regal Oaks Lane on parcels 27-A-5A, 27-A-3A. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. (Three Chopt) 38 Lots

This reconsideration is before the Commission because of a change in the pedestrian network in the Twin Hickory development. As it was presented to you at your meeting on July 15, 1999, with the staff's presentation on the Autumnwood and Park Meadows conditional approvals, a more logical sidewalk interconnection between the trails and subdivisions has been agree upon. Due to this fact, the additional conditions regarding the sidewalk in Regal Oaks must be revised.

The staff recommends conditional approval subject to the annotations on the plans, 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 25 foot wide planting strip easement along proposed Old School Road ~~Concept Road BB~~ shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
- 14. A County standard sidewalk shall be constructed along the north side of proposed Old School Road from Regal Oaks Court east to the subdivision boundary, along the east side of Regal Oaks Road and along the south side of Hearth Stone Lane.
- 15. Any necessary off-site drainage easements must be obtained prior to final approval of the construction plans by the Department of Public Works.
- 16. 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)

APPROVED: <input checked="" type="checkbox"/>	DEFERRED: <input type="checkbox"/>	DENIED: <input type="checkbox"/>	WITHDRAWN: <input type="checkbox"/>
MOTIONED BY: <u>W</u>	SECONDED BY: <u>A</u>	ABSTAINED: <input type="checkbox"/>	
REMARKS: _____			

SUBDIVISION RECONSIDERATION

Harvest Glen at
Twin Hickory
(May 1999 Plan)

Youngblood, Tyler & Associates, P.C. for HHHunt Corporation:
The 26.54-acre site is located 1,450' northwest of proposed Twin Hickory Lake Drive on parts of parcels 27-A-5A, 27-A-3A, 26-A-27A, and 26-A-31. The zoning is R-2AC, One-Family Residence District (Conditional) & R-3C, One-Family Residence District (Conditional). County water and sewer. (Three Chopt) 56 Lots

This reconsideration is before the Commission because of a change in the pedestrian network in the Twin Hickory development. As it was presented to you at your meeting on July 15, 1999, with the staff's presentation on the Autumnwood and Park Meadows conditional approvals, a more logical sidewalk interconnection between the trails and subdivisions has been agree upon. Due to this fact, the additional conditions regarding the sidewalk in Harvest Glen must be revised.

The staff recommends conditional approval subject to the annotations on the plans, 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 25 foot wide planting strip easement along proposed Old School Road ~~Concept Road BB~~ shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
- 14. A County standard sidewalk shall be constructed along the south side of ~~the north side of Concept Road BB~~ proposed Old School Road and along the east side of proposed Harvest Glen Drive north of proposed Old School Road to the subdivision boundary.
- 15. Any necessary off-site drainage easements must be obtained prior to final approval of the construction plans by the Department of Public Works.
- 16. 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)

APPROVED: <input checked="" type="checkbox"/>	DEFERRED: <input type="checkbox"/>	DENIED: <input type="checkbox"/>	WITHDRAWN: <input type="checkbox"/>
MOTIONED BY: <u>W</u>	SECONDED BY: <u>A</u>	ABSTAINED: <input type="checkbox"/>	
REMARKS: _____			



PLAN OF DEVELOPMENT

POD-54-99
Strayer University -
Nuckols Road

Youngblood, Tyler & Associates, P.C. for Loch Levan Land Limited Partnership and Strayer University: 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, 20,800 square foot educational facility. The 10.6-acre site is located along the south line of Nuckols Road opposite its intersection with Concourse Boulevard on part of Parcel 10-A-20N. The zoning is O/SC, Office/Service District (Conditional). 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*
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 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 "
 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. A pedestrian pathway shall be constructed along Nuckols Road in accordance with the Wyndham overall development plan.

(Staff Report by Kevin Wilhite)

APPROVED: <input checked="" type="checkbox"/>	DEFERRED: <input type="checkbox"/>	DENIED: <input type="checkbox"/>	WITHDRAWN: <input type="checkbox"/>
MOTIONED BY: <i>W</i>	SECONDED BY: <input checked="" type="checkbox"/>	ABSTAINED: <input type="checkbox"/>	
REMARKS: _____			

PLAN OF DEVELOPMENT

POD-55-99
Belmont Park @ Twin
Hickory

A

Youngblood, Tyler & Associates, P.C. for HHHunt Corporation: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 62, 1 and 2 two-story detached condominiums. The 14.76-acre site is located at the intersection of proposed Twin Hickory Road and proposed Twin Hickory Lake Drive on part of Parcel 27-A-4 and part of 18-A-39A. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer.
(Three Chopt)

As of the preparation date of the agenda, there remained one outstanding issue. The Fire Marshall has requested fire lane access to this project from either Twin Hickory Road or Twin Hickory Lake Drive. Grade changes of between 8 and 10 feet are proposed along here presenting access difficulties. Once revised ISO calculations are review and the exact number of required fire hydrants is determined, then the hoselay will be used to determine the best location of this access. Should the Commission act on this request, however, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

- 9. Amended*
23. The right-of-way for widening of Twin Hickory 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 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."
 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 south side of Twin Hickory Road and the east side of Twin Hickory Lake Drive
 28. A 25-foot planting strip to preclude ingress or egress along the south side of Twin Hickory Road and the east side of Twin Hickory Lake Drive shall be shown on the approved plans. The details shall be included with the required landscape plans for review and approval.
 29. 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.
 30. 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.
 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. 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 Mikel Whitney)

APPROVED: <input checked="" type="checkbox"/>	DEFERRED: <input type="checkbox"/>	DENIED: <input type="checkbox"/>	WITHDRAWN: <input type="checkbox"/>
MOTIONED BY: <u>W</u>	SECONDED BY: <input checked="" type="checkbox"/>	ABSTAINED: <input type="checkbox"/>	
REMARKS: _____			

APPROVAL OF MINUTES: June 10, 1999 Rezoning Minutes *A*

DISCUSSION: Residential Strategies Update *JoAnn Hunter*

ADJOURN @ *2:40 p.m.*

PLANNING COMMISSION SUBDIVISION
AND PLAN OF DEVELOPMENT
July 28, 1999

9:00 A.M.

ADDENDUM

PRIOR TO THE 10:30 A.M. AGENDA THERE WILL BE A CLOSED MEETING WITH THE PLANNING COMMISSION:

CLOSED MEETING: As permitted by Section 2.1-344 (A)7) of the Code of Virginia, the Planning Commission will go into a closed meeting for consultation with legal counsel for legal advice regarding the Tanfield (June 1999 Plan) subdivision application deferred from the July 15, 1999, meeting

PAGE 11 - REVISED RECOMMENDATION & REVISED PLANS ATTACHED

LANDSCAPE & LIGHTING PLAN

LP/POD-59-98
7-11 @ Pouncey Tract and
W Broad Street

Approved

Grattan Associates, 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 1.34-acre site is located at the northeast corner of W Broad Street (U.S. Route 250) and Pouncey Tract Road (State Route 271) on Parcel 36-A-20A. The zoning is B-3, Business District and West Broad Street Overlay District (WBSOD) (Three Chopt)

Staff has received additional information as requested regarding the light fixtures proposed for the canopy. Staff recommends approval subject to the annotations on the plans, and the standard conditions for landscape and lighting plans.

(Staff Report by Jim Strauss)

ALTERNATIVE FENCE HEIGHT PLAN

Aspen, Gayton Terrace
(POD-77-82)

A

Broe Companies, Inc. for Broe Companies, Inc.: Request for approval of an alternative fence height plan as required by Chapter 24, Section 24-95(l)(6)(b) of the Henrico County Code. The 9.8-acre site is located between Gayton Road and Poplar Forest Drive, south of the intersection of Gayton Road and Ridgefield Parkway on Parcel 65-0A-2. The zoning is R-6C, General Residence District Conditional. (Tuckahoe)

As of the preparation date of the agenda, the staff had some concerns about sight distance at the entrance to this project. Since that time, the fence location has been staked in the field and the Traffic Engineer has reviewed and approved the fence location. Staff can now recommend approval of the plan as annotated.

(Staff Report by Jim Strauss)

SUBDIVISION

Echo Lake Ridge
(July 1999 Plan)

De-Permitted
by P.C.
8/12/99

Jordan Consulting Engineers, P.C. for Atack Properties and Gunst Associates: The 23 37-acre site is located at the intersection of Springfield Road and Francistown Road on Parcel 20-A-27C, 27A and 27F. The zoning is R-3C, One-Family Residence District (Conditional) and C-1C, Conservation District (Conditional). County water and septic tank/drainfield. (Three Chopt) 26 Lots

The staff can recommend conditional approval subject to the owner providing a minimum 44-foot right-of-way, the annotations on the plans, the standard conditions for subdivisions served by public water and private septic/drainfield, the additional conditions on the agenda, and the following added condition:

- 17 Prior to recordation of the plat, the owner shall obtain approval from the Board of Supervisors for an amended Proffer #9 (Case C-53C-98) to allow for the transfer of a 50-foot strip of land to the County for addition to the Echo Lake Park Property.

(Staff Report by Mikel Whitney)

PAGE 17 - REVISED RECOMMENDATION & A NEW SET OF ADDED CONDITIONS

SUBDIVISION (Deferred from the July 15, 1999, Rezoning Meeting)

Tanfield
(June 1999 Plan)

A

E. D. Lewis and Associates, P.C. for Earl Thompson, Inc.: The 18 2-acre site is located north of Shrader Road and Green Run Drive on part of Parcel 50-A-70 and 70NA. The zoning is R-2A, One-Family Residence District (Conditional), and C-1, Conservation District County water and sewer. (Brookland) 21 Lots

This case was deferred by the Planning Commission at the meeting on July 15, 1999, in order to allow time for the applicant to meet with the Shannon Green homeowners.

The meeting took place on the evening of July 15 and the applicant has submitted a revised plan

Staff recommends that the time limit be waived for consideration of this plan

Staff also recommends that the maximum length for cul-de-sacs (Sec. 19-112) be waived for consideration of design due to special conditions

If the Commission should approve this application, staff recommends that in addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended.

12 The owner/developer shall make the best effort to convey land not used in lots and as designated on the revised staff plan (July 28, 1999) to the appropriate Homeowners Association of Shannon Green

(Revised)

13 The owner/developer shall provide a 100-foot-wide scenic easement as shown on the revised staff plan (July 23, 1999) This scenic easement shall be an undisturbed buffer, and shall be recorded with the final subdivision plan, and the existing trees shall remain undisturbed, with the exception of activity associated with the maintenance and installation of planting or the existing fence

14 The developer and builder of this subdivision shall not perform any construction activity on Sunday

(Staff Report by Jim Strauss)

PLAN OF DEVELOPMENT (Deferred from the June 23, 1999, Meeting)

POD-51-99
Gaskins Retirement
Center - Gaskins Road
(Revised POD-8-91)

A

Balzer and Associates for South Gaskins Retirement, L.L.C.:
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, 29,871 sq ft assisted living facility. The
9.955-acre site is located along the west line of Gaskins Road and
approximately 500 ft. south of Three Chopt Road on part of Parcel
58-A-35B. The zoning is R-6C, General Residence District
(Conditional) County water and sewer. (Tuckahoe)

- 34. Prior to the issuance of a full building permit, the owner shall pursue the implementation and design of a shared entrance between this project and the adjoining parcel (58-A-48C) as annotated on the staff plan dated June 23, 1999. All subsequent detailed plans of development and construction plans needed to implement this entrance 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

35. To be added, on
(Staff Report by Mikel Whitney)

PAGE 23 - REVISED RECOMMENDATION

LIGHTING PLAN

LP/POD-64-97
Overlook Phase II

A

Trolley Electric: Request for approval of a lighting plan for
phase II of this project, as required by Chapter 24, Section 24-
106 of the Henrico County Code The 12.4-acre site is located
on Sadler Road (realigned) and Nuckols Road on part of
Parcels 28-A-25 and 28-A-24A and Parcels 28-A-23, 35A and
35B The zoning is O-2C, Office District (Conditional)
(Three Chopt)

The staff can recommend approval subject to the annotations on the plans and the standard conditions for lighting plans

(Staff Report by Jim Strauss)