

PLANNING COMMISSION

SUBDIVISION AND PLANS OF DEVELOPMENT

ACTIONS

June 23, 1999



The submission deadline for this hearing date was May 7, 1999.

ROLL CALL:

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

EXPEDITED AGENDA: (Presented by Kevin Wilhite)

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL (Presented by Kevin Wilhite)

Subdivision	Magisterial District	Original No. of Lots	Remaining Lots	Previous Extensions
Cedar Grove (June 1998 Plan)  ACTION: Approved	Fairfield	191	122	0
*Lakefield (Sept. 1986 Plan)  ACTION: Approved	Varina	92	28	13

Staff Recommends Extension for 12 Months until June 28, 2000.

***Staff recommendation will be made at the meeting.**

TRANSFER OF APPROVAL

POD-112-98
Hewlett-Packard –
White Oak
(Phase I and Master
Plan)

TIMMONS and John R. Rizzo for MIT-JPM Limited Partnership:
Request for transfer of approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code from Meridian Industrial Trust, Inc. and Hewlett Packard Company to MIT-JPM Limited Partnership. The 93.42-acre site is located along the east line of

Technology Boulevard approximately 2,400 sq. ft. north of Portugee Road on part of Parcel 187-A-5, White Oak Technology Park. The zoning is M-2, General Industrial District. County water and sewer. **(Varina)**

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 David D. O'Kelly)



ACTION: Approved

TRANSFER OF APPROVAL

POD-108-88
Exxon – Patterson
Avenue and
Lauderdale Drive

William H. Abbott for Abbot Enterprises, Inc.: Request for transfer of approval of a plan of development as required by Chapter 24, Section 24-106, of the Henrico County Code, from Exxon Corporation to Abbot Enterprises, Inc. The .88-acre site is located at the northeast corner of Patterson Avenue and Lauderdale Drive on Parcel 88-A-17. The zoning is B-2C, Business District (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 Mikel Whitney)



ACTION: Deferred to July 28, 1999

SUBDIVISION

Berkeley
(June 1999 Plan)

Q.M.T. for Gregory A. Windsor and Robert P. Bain, Ayers Realty, LLC, Martha A. Keyser Davis and Herbert W. Atkinson and Bawin, L.L.C.: The 67.6-acre site is located along the south line of Nuckols Road approximately 420 feet east of Pouncey Tract Road on part of Parcels 17-A-7A, 17-A-7B and part of 17-A-8. The zoning is R-2C, One-Family Residence District (Conditional), and R-2AC, One-Family Residence (Conditional). County water and sewer. **(Three Chopt)** 135 Lots

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 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. 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. A subdivision landscaping plan shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

(Staff Report by Kevin Wilhite)



ACTION: Approved

SUBDIVISION

Lake Ridge
(June 1999 Plan)

Q.M.T. for Windsor Enterprises, L.L.C.: The 50.6-acre site is located south of Lakeside Boulevard and west of I-95 on part of Parcel 73-A-18. The zoning is R-4, One-Family Residence District. County water and sewer. **(Fairfield)** 20 Lots

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

12. 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 Interstate I-95 shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

14. Each lot shall contain at least 8,000 square feet, exclusive of floodplain areas.

15. The construction plans shall be approved by VDOT prior to County approval.

(Staff Report by Ted McGarry)



ACTION: Approved


SUBDIVISION

Allen Estates, Section
B
(June 1999 Plan)

Engineering Design Associates for David H. Allen: The 15.20-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)

 **ACTION:** Deferred to July 28, 1999

SUBDIVISION

Park Meadows at
Twin Hickory
(June 1999 Plan)

Youngblood, Tyler and Associates for H. H. Hunt Corporation: The 13.15-acre site is located on the south line of proposed Old School Road 705 ft. west of proposed Twin Hickory Lake Drive on part of Parcels 27-A-5A, 26-A-31 and 26-A-27A. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. (**Three Chopt**) 33 Lots

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

12. 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 shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

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

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.

(Staff Report by Mikel Whitney)

 **ACTION:** Deferred to July 15, 1999

SUBDIVISION

Autumnwood at Twin
Hickory
(Controlled Density)
(May 1999 Plan)

Youngblood, Tyler & Associates, P.C. for H.H. Hunt Corporation: The 21.38-acre site is located at the south line of proposed Twin Hickory Road at Shady Grove Road on parcel 27-A-3A. The zoning is R-2AC, One-Family Residential District (Conditional), and R-3C, One-Family Residential District (Conditional). County water and sewer. (**Three Chopt**) 50 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:

14. The detailed plant list and specifications for the landscaping to be provided within the 25 foot-wide planting strip easement along Shady Grove Road and proposed Twin Hickory Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

15. A County standard sidewalk shall be constructed along the south side of Shady Grove Road

and Twin Hickory Road.

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

17. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

(Staff Report by Mikel Whitney)



ACTION: Deferred to July 15, 1999

PLAN OF DEVELOPMENT (*Deferred from May 26, 1999 meeting*)

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

Balzer and Associates for Essex Properties: Request for approval of a plan of development for a master plan as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a commercial center consisting of five buildings, including a previously approved one and a half story, 4,122 square foot convenience store with fuel pumps, bank and a car wash; a one-story, 1,700 sq. ft. restaurant; a one-story 3,675 sq. ft. restaurant; a one-story 15,000 sq. ft. restaurant and a three-story 33,480 sq. ft. hotel. The 24.80 acre site is located along the south line of New Market Road (State Route 5) 1600 feet east of its intersection with I-295 on part of parcel 249-A-51. The zoning is B-3C, Business District (Conditional), and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

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

As of the preparation date of the agenda, and since the last request for deferral, the staff has not received any additional information. Staff recommends deferral. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the previously approved conditions for this POD, as well as Nos. 39 and 40 are recommended:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits.

11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams and fixture mounting height details shall be submitted for Planning Office review and Planning Commission approval.

23. The right-of-way for widening of Four Mile Drive and Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least 60 days prior to requesting occupancy permits.

24. A copy of the letter from the Richmond Regional Planning District Commission giving approval to the street names for Four Mile Drive and Road A shall be submitted to the Planning

Office prior to issuance of a certificate of occupancy for this development.

25. A subdivision plat for the extension of Four Mill Drive to Buffin Road shall be submitted to the Planning Office for conditional and final approval and shall be recorded prior to the issuance of an occupancy permit for this development.

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

27. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.

28. The entrances and drainage facilities on New Market Road (State Route 5) shall be approved by the Virginia Department of Transportation and the County.

29. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Planning Office prior to any occupancy permits being issued.

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

31. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.

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

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

34. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up delivery facilities, the owner/occupant shall close the drive-up delivery facilities until a solution can be designed to prevent traffic backup.

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

36. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

37. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.


38. The initial phases of development (shown on the conceptual mater plan as sites B and C) shall be allowed to be use private grinder pump station(s) and a private two-inch force main. Future development shall be required to connect to a public sewage pumping station (sps). Sites B and C will connect to the public sps when it becomes operational. An overall plan for sewer service to the site shall be approved by the Department of Public Utilities prior to approval of the utility plan.

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

40. The conceptual master plan, as submitted with this application, is for planning and

information purposes only. All subsequent detailed plans of development and construction plans needed to implement this conceptual plan with the exception of landscape and lighting plans, may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.

(Staff Report by Leslie News)

 **ACTION:** Deferred to August 25, 1999

PLAN OF DEVELOPMENT

POD-50-99
AGC Office Building

Balzer and Associates for Loch Levan Land L.P. and AGC of Virginia: 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, 5,452 sq. ft. office building. The 1.80-acre site is located on the north line of Nuckols Road approximately 175 ft. west of Wyndham Lake Drive on Parcel 9-A-19C. The zoning is O-1C, Office District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the revised architectural plans. 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. 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 Kevin Wilhite)

 **ACTION:** Approved

PLAN OF DEVELOPMENT

POD-51-99
Gaskins Retirement Center - Gaskins Road

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,

(Revised POD-8-91) 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 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, the following additional conditions are recommended:

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 sidewalk 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.

(Staff Report by Mikel Whitney)



ACTION: Deferred to July 28, 1999

SUBDIVISION

Westerre Parkway
(June 1999 Plan)

Balzer and Associates for Westerre Land Office Development, L.L.C. and Trammel Crow Company: The 3.072-acre site is located on the south line of W. Broad Street (U.S. Route 250) at its intersection with Fort McHenry Parkway on part of Parcel 48-A-37A. The zoning is

0-3C, Office District (Conditional). County water and sewer. **(Three Chopt) 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:

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:** Approved

PLAN OF DEVELOPMENT

POD-47-99
Glen Center Office
Warehouse 3

Balzer and Associates for Carter Properties: 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, 16,500 sq. ft. office/warehouse building. The 0.99-acre site is located at the northwest corner of Mechanicsville Turnpike (U.S. Route 360) and Barlow Street on part of Parcel 139-14-A-1B. The zoning is M-2, Industrial District. County water and sewer. **(Fairfield)**

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

23. The entrances and drainage facilities on (State Route 360) shall be approved by the Virginia Department of Transportation and the County.
24. 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.
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. 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.

(Staff Report by Ted McGarry)

 **ACTION:** Approved

LANDSCAPE AND LIGHTING PLAN

LP/POD-4-99
Burger King @
Tuckahoe Village

G. Stuart Grattan: 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 .67-acre site is located approximately 580 feet east of Westbriar Drive on Patterson Avenue (State Route 6) on Parcel 88-A-22 and part of 88-A-25. The zoning is B-2, General Business District. (**Tuckahoe**)

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

(Staff Report by Jim Strauss)

 **ACTION:** Approved

SUBDIVISION

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)

 **ACTION:** Deferred to July 28, 1999

SUBDIVISION

Wyndham Forest,
Section 7
(June 1999 Plan)

Jordan Consulting Engineers for Vernelle H. Barr and H. H. Hunt:
The 25.40 acre site is located along the east line of Shady Road and adjacent to Chickahominy River on part of Parcel 10-A-7B. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt)** 51 Lots

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 subdivisions served by public utilities, the following additional conditions are recommended:

12. Each lot shall contain at least 11,000 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 detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Shady Grove Road, and the 20-foot planting strip easement along concept Road 10-1, shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
15. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

(Staff Report by Kevin Wilhite)



ACTION: Approved

SUBDIVISION

Wyndham Forest,
Section 8
(June 1999 Plan)

Jordan Consulting Engineers for Vernelle H., Garland A., Lewis A. Barr, Theresa Barr Young and H. H. Hunt Corporation: The 3.28 acre site is located at the western terminus of Alder Ridge Place on part of Parcels 10-A-7C and 10-A-8. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt)** 12 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:

12. Each lot shall contain at least 8,000 square feet, exclusive of floodplain areas.
13. Prior to requesting final approval, the engineer shall furnish the Planning Staff a plan showing a dwelling situated on Lot 4 to determine if the lot design is adequate to meet the requirements of Chapter 24, of the Henrico County Code.

14. 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."

15. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

16. An application for the vacation of the excess right-of-way in the existing cul-de-sac at the end of Alder Ridge Place shall be submitted to the Real Property Office prior to the recordation of the subdivision plat for this development.

(Staff Report by Kevin Wilhite)



ACTION: Approved

SUBDIVISION

Hunton Estates
(May 1999 Plan)

Foster and Miller, P.C. for RMA/Hunton, L.C. and Gunst

Associates, L.C.: The 176.496-acre site is located between the south line of Mill Road and I-295 and west of the CSX Railroad on Parcels 13-A-25, 26, 31A, 32A, 33 and part of 14-A-60B and 61; and 22-A-1, 2, 10 and 11B. The zoning is R-1AC, Single-Family Residence District (Conditional). County water and sewer. **(Brookland)** 165 Lots

There are two outstanding issues. First, the Major Thoroughfare Plan (MTP) shows major Access Road 21-1 terminating within this subdivision. The applicant must request confirmation from the Directors of Planning and Public Works that the proposed "Roads A and C" location is acceptable for implementation of the MTP. As of the preparation date of the agenda, the request has not been made in writing.

Secondly, County policy requires sidewalks along collector or arterial streets within a one mile radius of a public facility. An elementary school may be constructed within the subdivision with access from many internal streets, only one of which is a major access road. Staff and the applicant have not agreed on the extent of the sidewalk network. 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 25-foot-wide planting strip easement along I-295 and around any utility box located in front of a dwelling 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. A County standard sidewalk shall be constructed along one side of each Road A to its Road B

intersection, Road C, Road F and Road K from Mill Road to Road F.

16. Both the two 25 foot and 50 foot rights of way shall be vacated prior to construction plan approval.

17. The construction plans shall be approved by VDOT prior to County approval.

(Staff Report by Ted McGarry)



ACTION: Approved

SUBDIVISION

Rivendell
(June 1999 Plan)

E. D. Lewis & Associates, P.C. for Earl Thompson, Inc.: The 30.5-acre site is located on the east line of Osborne Turnpike (State Route 5), 1,200 feet south of its intersection with Oakland Road on Parcels 191-A-30 and 41A. The zoning is R-3, One-Family Residence District and R-5, General Residence District. County water and sewer. **(Varina)** 79 Lots

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

12. Final approval shall not be granted for lots containing any portion of the parcel labeled "60' strip reserved for road" until the legal status of this parcel is determined to the satisfaction of the Director of Planning, and anyone having legal interest in the parcel has given consent for it to be incorporated into this development as shown on the Staff Plan.

13. No more than fifty lots shall be approved for recordation prior to the developer providing a second point of access.

14. The portion of the property currently zoned R-5 must be rezoned for compatible single family use prior to the final approval of this subdivision.

(Staff Report by Leslie News)



ACTION: Approved

LANDSCAPE PLAN

LP/POD-115-98
NAPA - Retail Store
Williamsburg Road
and Klockner
(POD-65-98 Rev.)

E. D. Lewis and Associates, 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 2.003-acre site is located on the southeast corner of the intersection of Williamsburg Road (U.S. Route 60) and Klockner Drive on part of Parcel 162-09-03-36A. The zoning is B-3, Business District, M-1, Light Industrial District and ASO (Airport Safety Overlay District). **(Varina)**

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

(Staff Report by Leslie News)



ACTION: Approved

SUBDIVISION

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

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

12. Each lot shall contain at least 13,500 square feet, exclusive of floodplain areas.
13. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100 Year Floodplain." Dedicate floodplain as a "Variable Width Drainage & Utility Easement."
14. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement on Old West Drive shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
15. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

(Staff Report by Jim Strauss)



ACTION: Deferred July 15, 1999

PLAN OF DEVELOPMENT

POD-49-99
Jiffy Lube – Deep Run
Business Center
(Rev. POD-60-81)

TIMMONS and Douglas W. Roan for B & G Associates: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story 3,745 sq. ft. automobile service building. The 1.11-acre site is located along the south line of W. Broad Street (U.S. Route 250) 150 ft. west of Gaskins Road on Parcel 48-04-B-01. The zoning is M-1C, General Industrial District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan. The 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. 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 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. All repair work shall be conducted entirely within the enclosed building.

30. Outside storage shall not be permitted.

31. 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.

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

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

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

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

36. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the 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

LIGHTING PLAN

LP/POD-119-97
The Park at Dickens

Susan E. Purvis: Request for approval of a Lighting Plan as required by Chapter 24, Section 24-106 of the Henrico County Code. The 5.61-acre

Place site is located at the intersection of Dickens Place and Perl Circle on Parcel 93-A-45B. The zoning is M-1C, Light Industrial District (Conditional). **(Brookland)**

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

LANDSCAPE AND LIGHTING PLAN

Gerard T. Canavan and Alesa Hemenway, Canavan Construction: 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 1.4-acre site is located in the Maybeury Shopping Center located at the intersection of Patterson Avenue and Quail Lane, on part of Parcel 100-12-D-3 and 100-12-D-4. The zoning is B-2C, General Business District (Conditional). **(Tuckahoe)**

LP/POD-16-98
CVS Pharmacy
Patterson Avenue

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 May 26, 1999 Meeting)*

Gerri Nolan for Lawrence Chrysler Plymouth: Request for approval of a Landscape Plan and minor revisions to paving and parking areas as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 4.9-acre site is located on the southwest corner of Laburnum Avenue and Eubank Road on Parcel 172-A-27. The zoning is M-1, Light Industrial District, and ASO, Airport Safety Overlay District. **(Varina)**

LP/POD-89-98
Lawrence Chrysler
Plymouth – Laburnum
Avenue

A request to add additional paved areas for vehicle display has been received from the applicant. As of the preparation date of the agenda, staff has not had an opportunity to complete its review. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for landscape plans are recommended.

(Staff Report by Leslie News)



ACTION: Approved

Approval of Minutes: March 23, 1999 and April 20, 1999



ACTION: Deferred to July 15, 1999

DISCUSSION: Level of Service Review on Proposed Developments -- The Chesapeake Example.

(Staff Presentation by John Merrithew)

Status of the Residential Strategies Study

(Staff Presentation by Jo Ann Hunter)

ADJOURN