

PLANNING COMMISSION

SUBDIVISION AND PLAN OF DEVELOPMENT AGENDA

Actions

May 26, 1999




The submission deadline for this hearing date is April 9, 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
Clarendon Farms, Parcel C (March 1995 Plan) (Controlled Density)  ACTION: Approved	Fairfield	195	195	3
Elinor Springs (May 1995 Plan)  ACTION: Approved	Three Chopt	33	27	3
Summerfield Woods (April 1998 Plan)  ACTION: Approved	Fairfield	5	5	0

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

SUBDIVISION - RECONSIDERATION

White Oak
Technology Park,
Section B
Dedication of a
Portion of Technology
Court
(Reconsideration)

TIMMONS FOR Henrico County Industrial Development

Authority: Request for reconsideration of approval of a subdivision as required by Chapter 24, Section 24-106 of the Henrico County Code. The site is located on the Elko Tract north of Portugee Road on part of parcel 187-A-5. The zoning is M-2, General Industrial District. County water and sewer. **(Varina)**

The staff recommends conditional approval subject to the following conditions:

1. All requirements of Chapter 18, 19, and 24 of the Henrico County Code shall be met.
2. The final plat shall be checked and approved by the Real Estate Assessment Office before the plat is recorded.
3. A copy of the letter from the Richmond Regional Planning District Commission giving approval to the street names in this subdivision shall be submitted to the Planning Office before the linens are submitted for recordation.
4. Signatures on plats for recordation shall be in opaque black ink suitable for reproduction.
5. The plat shall be revised as shown in red on Staff plan dated May 26, 1999, which shall be as much a part of this approval as if all details were fully described herein.
6. Pursuant to Chapter 19 of the Code of Henrico County and Section 15.1-475D of the Code of Virginia, the final plats shall be recorded by May 26, 2000. Unless reason(s) in writing are submitted detailing why a request for an extension of approval is necessary and an extension is granted by the Director of Planning, this subdivision approval shall become null and void. A written request and the required fee must be submitted at least two weeks prior to the expiration date.
7. The details for landscaping and lighting to be provided within the right of way shall be submitted to the Planning Office for review and approval.

(Staff Report by Dave O'Kelly)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-45-99
Hewlett-Packard
(Phase II)

Stock and Associates and Clayco Construction Company for

Henrico County Industrial Development Authority and Panattoni

Development Company: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story 642,160 sq. ft. office/warehouse and distribution facility and master plan for a 200,000 sq. ft. future building addition.

The 64.0 acre site is located approximately 2,000 feet north of the intersection of Technology Boulevard and Portugee Road at the terminus of proposed Technology Court on part of parcel 187-A-5. The zoning is M-2, General Industrial District. County water and sewer. **(Varina)**

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

21. The subdivision plat for White Oak Technology Park (Sections B and C – Road Dedication) shall be recorded prior to the issuance of an occupancy permit.
22. 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.
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 and utilities 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 and Public Utilities.
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. All subsequent detailed plans of development, architectural plans and construction plans needed to implement this plan and master plan may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval. Substantial deviations from the proposed master plan and architectural plans, development and layout may require approval of a revised plan of development by the White Oak Technology Park Development Review Board and the Planning Commission.
28. A plan for temporary construction trailers and offices shall be submitted for review and approval prior to issuance of a building permit.
29. The temporary construction office(s) and related improvements shall be removed from the site on or before May 26, 2000, unless further extension of time is granted by the Director of Planning.
30. Any temporary parking areas shall be properly compacted and maintained at all times.
31. The development and operations conducted on the property shall comply with the restrictive covenants applicable to White Oak Technology Park.
32. The transportation, collection, storage and disposal of any hazardous material shall be handled in accordance with all applicable state and federal regulations.
33. A detailed construction operation plan shall be submitted for review and approval to include construction, materials, delivery, and building operations, vehicular access and circulation and provide for an enforcement plan prior to the issuance of a building permit.
34. The developer shall provide a telephone number for citizens concerns during any construction activity on site in order to respond to citizen concerns and complaints as expeditiously as possible.
35. No construction vehicles shall use Portugee Road east of Technology Boulevard, Elko Tract Road or Elko Road during construction.
36. Rooftop mechanical equipment and other mechanical equipment shall be screened from view. A plan indicating sight lines for screening roof top equipment from property lines and adjacent development sites shall be submitted to the Planning Office for review and approval prior to the issuance of a building permit.
37. All Water Quality requirements for this development shall be complied with in accordance with County standards.

(Staff Report by Dave O'Kelly)



ACTION: Approved

Deferred from the May 13, 1999 meeting:

C-28C-99 Henry L. Wilton for Shady Grove Associates: Request to conditionally rezone from O-2C Office District (Conditional) to RTHC Residential Townhouse District (Conditional), Parcel 10-A-19, containing approximately 12.63 acres, located at the northeast corner of Old Nuckols Road and Shady Grove Road. Townhouses or condominiums are proposed. The applicant has proffered a maximum density of 6 units per acre. The Land Use Plan recommends Environmental Protection Area and Office. **(Staff presentation by Mark Bittner)**



ACTION: Deferred to June 10, 1999

Deferred from the May 13, 1999 meeting:

C-35C-99 Richard H. Youngblood for Francis Run Associates, L.C.: Request to conditionally rezone from A-1 Agricultural District to R-3AC One Family Residence District (Conditional), Parcels 39-A-7, 9, 11 and 26, containing 18.712 acres, located on the west line of Francistown Road approximately 800' south of its intersection with Nuckols Road. A single family subdivision is proposed. The R-3A District requires a minimum lot size of 9,500 square feet. The Land Use Plan recommends Suburban Residential, 1, 1.0 to 2.4 units net density per acre, and Environmental Protection Area. **(Staff presentation by Mark Bittner)**



ACTION: Recommended for Approval

TRANSFER OF APPROVAL

POD-50-83
Chase Gayton
Apartments

Wilkes, Artis, Hedrick and Lang for Principal Life Insurance Company: Request for transfer of approval of a plan of development as required by Chapter 24, Section 24-106, of the Henrico County Code, from Avalon Collateral, Inc. to Principal Life Insurance Company. The 27.67 acre site is located on the northeast corner of Gaskins and Quioccasin Roads on parcel 78-A-46. The zoning is R-5, General Residence District. County water and sewer. **(Tuckahoe)**

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

(Staff Report by Mikel Whitney)



ACTION: Approved

TRANSFER OF APPROVAL *(Deferred from April 20, 1999 Meeting)*

POD-30-98
North Court at
Innsbrook
(POD-25-90 Revised)

Hirschler, Fleischer, Weinberg, Cox & Allen for I.O.B., L.C.: Request for transfer of approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code from 5020 Associates, L.L.C. and R.L. Stanfield to I.O.B., L.C. The 2.71-acre site is located on the southwest corner of Nuckols Road and Cox Road on

parcel 28-A-43I. The zoning is O-2C, Office District (Conditional) and O-3C, Office District (Conditional) (**Three Chopt**)

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The staff recommends approval of this transfer request.

(Staff Report by Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-44-99
KFC/Taco Bell at
Hungary Brook
Shopping Center
(Rev. POD-79-95)

Langley & McDonald, P. C. for A. L. Trice and Kentucky Fried Chicken of California: 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, 2,712 square foot restaurant on parcel 63-15-A-2. The 0.761 acre site is located on the west line of Brook Road (U.S. Route 1) in front of the Hungary Brook Shopping Center. The zoning is B-3, Business 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 developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
24. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
25. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
26. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
27. The 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.
28. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to the issuance of a certificate of occupancy for this development.
29. 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.
30. 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.

31. Outside storage shall not be permitted.

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

> (Staff Report by Ted McGarry)



ACTION: Approved

LANDSCAPE PLAN

LP-POD-89-98

Lawrence Chrysler
Plymouth – Laburnum
Avenue

Gerri Nolan for Lawrence Chrysler Plymouth: 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 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, Industrial District, and ASO, Airport Safety Overlay District. (**Varina**)

As of the preparation date of this agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for landscape plans are recommended.

(Staff Report by Leslie A. News)



ACTION: Deferred to June 23, 1999

SUBDIVISION

Windsor Oaks
(May 1999 Plan)

E. D. Lewis for Continental Development: The 23-acre site is located at the southeast corner of Darbytown & Doran Roads on part of parcel 216-A-51. The zoning is R-2AC, (Conditional), and ASO (Airport Safety Overlay District) (**Varina**) 52 Lots

This subdivision proposes residential development on the portion of the parcel which can be served by public sewer. It provides a stub road to the parcel residue, which when developed could provide an additional access to Doran Road. In its motion, the Commission should grant approval for 52 lots on a single point of access. 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. A County standard sidewalk shall be constructed along the south side of Darbytown Road abutting Lots 1-5, Block B.

13. The detailed plant list and specifications for the landscaping to be provided within the 25 foot wide planting strip easements along both Darbytown and Doran Roads 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 second point of access shall be provided with any future expansions.

(Staff Report by Ted McGarry)

 **ACTION:** Approved

SUBDIVISION

University Court
(May 1999 Plan) **Koontz, Bryant, P.C. for W. W. Whitlock Trustee:** The 1.92-acre site is located at the northwest intersection of Shelley Road and Saw Mill Road on parcel 101-5-A-8. The zoning is R-2, One-Family Residence District. **(Tuckahoe)** 3 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. The proposed cul-de-sac shall be dedicated and constructed to Department of Public Works' standards. The dedication shall remain as public right of way.

(Staff Report by Ted McGarry)

 **ACTION:** Approved

LANDSCAPE PLAN – PHASE ONE

POD-122-98
The Steward School **Van Yahres Associates for Vincent Narron-The Steward School:** Request for approval of a landscape plan for Phase One as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico Code. The 35.7 acre site is located at the northwest corner of Gayton Road and Ryandale Road, on parcels 77-A-4, 20 and 21. The zoning is A-1, Agricultural District. **(Tuckahoe)**

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

(Staff Report by Jim Strauss)

 **ACTION:** Approved

LANDSCAPE AND LIGHTING PLAN

LP/POD-18-98
Raintree Office
Village

Virginia Classic Homes for Thomas P. Hood-Raintree Office Village: Request for approval of a landscape and lighting plan review as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico Code. The 1.65 acre site is located 600 feet south of Falconbridge Drive on the east line of Raintree Drive on parcel 78-8-19-D. The zoning is B-1, 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

LIGHTING PLAN

POD-26-98
Sunrise Cottages

TIMMONS: Request for approval of a lighting plan review as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico Code. The 6.33 acre site is located at the northeast corner of Parham and Michael Road on parcel 79-0A-69. The zoning is R-6C, General Residence District, (Conditional) **(Three Chopt)**

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

(Staff Report by Jim Strauss)



ACTION: Approved

SUBDIVISION

Audubon Drive –
A dedication of a
portion of Audubon
Drive, west of
Oakley's Lane

Engineering Design Associates for Beacon Construction Company and County of Henrico: The 2.991-acre site is located between existing Audubon Drive east of Laburnum Avenue, and Oakley's Lane, on parcels 162-A-74, 72C, 72B. The zoning is R-5, Residential District, A-1, Agricultural District, and O-2C, Office District and ASO, Airport Safety Overlay District. County water and sewer. 0 Lots **(Varina)**

This subdivision involves dedication of the portion of Audubon Drive which fronts Audubon Village Apartments. Dedication of the right of way is required as a condition of POD-14-99, Audubon Village. 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:

10. With the final dedication and construction of the road, the applicant shall be responsible for obtaining any necessary wetlands permits from the U. S. Army Corps of Engineers.

(Staff Report by Leslie A. News)

 **ACTION:** Approved

LANDSCAPE AND LIGHTING PLAN

LP/POD-43-98
Skipwith Assisted
Living Center

William H. Spell, ASLA: 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 5.04-acre site is located on the west line of Skipwith Road approximately 722 feet south of its intersection with Parham Road, on parcel 69-A-92 and part of parcel 59-A-97. The zoning is R-6C, General Residence District (Conditional). **(Three Chopt)**

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

CONDITIONAL SUBDIVISION

Jameswood
(May 1999 Plan)

E. D. Lewis & Associates, P.C. for John R. Tashjian: The 28.3-acre site is located north of CSX Railroad and the west line of Gaskins Road, approximately 1,150 feet south of Daniels Road (private) on parcels 123-A-5 and 8. The zoning is R-0, One-Family Residential District. County water and sewer. **(Tuckahoe)** 14 Lots

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

12. Each lot shall contain at least 43,560 sq. ft. 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 Gaskins Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
15. 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 Jim Strauss)

 **ACTION:** Approved

SUBDIVISION (Deferred from April 20, 1999)

Sadler Green
(April 1999 Plan)

Youngblood, Tyler and Associates, P.C. for Lester G. and Esther P. Smith and Fidelity Properties, Ltd.: The 10.1 acre site is located on the west line of Sadler Road, approximately 200 feet south of Trexler Road (private) on part of parcels 27-A-26 and 27-A-44. The zoning is R-3AC, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt)** 30 Lots

As of the preparation date of the agenda, the staff cannot recommend approval of this proposed subdivision because the BMP design is unacceptable to the Department of Public Works. In addition, there are unresolved issues dealing with access to the BMP, right-of-way dedication and improvements in the reserved area next to Sadler Road, and the provision of stub streets to the adjoining properties. Staff will continue to work towards resolving these issues prior to 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 previously approved for this POD are recommended:

12. The detailed plant list and specifications for the landscaping to be provided within the 15-foot common area along Sadler Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

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.

(Staff Report by Kevin Wilhite)



ACTION: Approved

SUBDIVISION (Deferred from the April 20, 1999 meeting)

Edgemoor
(April 1999 Plan)

Youngblood, Tyler and Associates, P.C. for Boone, Boone, Loeb and Pettit: The 15.8 acre site is located along the south line of Nuckols Road at its intersection with Wyndham Lake Drive on parcels 9-A-24 and 25. The zoning is R-2AC, One-Family Residence District. County water and sewer. **(Three Chopt)** 28 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 and the following additional conditions are recommended:

12. The detailed plant list and specifications for the landscaping to be provided within the common area along Nuckols Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

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.

(Staff Report by Kevin Wilhite)

 **ACTION:** Deferred to June 10, 1999

BEGINNING AT 10:30 A.M.

CONDITIONAL SUBDIVISION

Westfield
(A Reconsideration of
the April 1998 Plan)

Wingate and Kestner, PLC for The Stone Brook Company: The approximately 43-acre site is located along the west line of Pouncey Tract Road, approximately 600 feet south of County Creek Way on part of parcel 99-A-33. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Three Chopt) 8 Lots**

This subdivision received conditional approval April 28, 1998. At that time, the approval was conditioned upon a road connection along Lot 8 to Old Pouncey Tract Road (State Route 271). Through this road connection, these lots were to be supplied with County Water with the required utility contracts and plans. Each lot would be served by individual septic sewer systems.

During final subdivision review, the Va. Department of Transportation recommended against the proposed road connection to Old Pouncey Tract Road as a potential "cut-through" from this and adjoining subdivisions. The Director of Planning granted final approval on March 25, 1999, eliminating the road connection. However, the condition for connection to the county water system remained.

During the preparation of the final construction plans, it became apparent that the connection to the county water system would not be feasible due to the elimination of the road connection. The applicant has requested to remove the conditions dealing with public water and receive conditional approval with each lot being served by individual well and septic tank/drainfield systems.

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

11. 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."

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

(Staff Report by Mikel Whitney)

 **ACTION:** Approved

PLAN OF DEVELOPMENT (*Deferred from March 23, 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 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, in addition to a previously approved one and a half story, 4,122 square foot convenience store with fuel pumps, bank and a car wash. 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, the staff has not had an opportunity to complete its review of the revised plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, 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 A 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 an occupancy permit for this development.
25. A subdivision plat for the extension of Four Mile 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 as "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 facilities, the owner/occupant shall close the drive-up facilities until a solution can be designed to prevent traffic backup.
35. Insurance Service 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 master plan as sites B and C) shall be allowed to use private grinder pump station(s) and a private two-foot 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 services 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 the 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 A. News)



ACTION: Deferred to June 23, 1999

PLAN OF DEVELOPMENT AND SPECIAL EXCEPTION

POD-30-99
Summit Gayton
Apartments

Foster and Miller, P.C. for Pacific American Property Exchange Corporation and Summit Properties: Request for approval of a plan of development and special exception for height as required by Chapter 24, Sections 24-106 and 24-94(b) of the Henrico County Code to construct 13 three-story apartment buildings totaling 290 units. The 22.649-acre site is located on the east line of N. Gayton Road Extended on part of parcel 36-A-45 and part of 36-A-43. The zoning is R-5C, General Residence District (Conditional) and R-6C, General Residence District (Conditional). County water and sewer. **(Three Chopt)**

This plan of development includes a request for special exception for height to allow construction of three-story apartment buildings. As is normal procedure, staff makes no recommendation regarding the special exception. It is the applicant's responsibility to present evidence to the Commission to support the request.

Should the Commission approve the applicant's request for the special exception, staff recommends approval of the POD subject to the annotations on the plan, the standard conditions for developments of this type, and the following additional conditions:

9. **AMENDED** – A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits.
23. The right-of-way for widening of North Gayton Road Extended and future ramp for I-64 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 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. The 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. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to the issuance of a certificate of occupancy for this development.

(Staff Report by Mikel Whitney)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-41-99
Hops Restaurant, Bar
& Brewery - W. Broad
St.
(Revised POD-48-94)

Charles C. Townes & Associates, P.C. for FFCA Acquisition Corporation and Hops Restaurant, Bar & Brewery: 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, 5,463 square foot restaurant. The 1.34-acre site is located at the northeast corner of Old Springfield Road and W. Broad Street (9498 West Broad Street), on parcel 49-A-35P. The zoning is B-2, Business District. County water and sewer. **(Brookland)**

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

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

(Staff Report by Mikel Whitney)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-43-99
Stillman Place III -
Steel Services, Inc. –
Pemberton Road and

Engineering Design Associates for The Harvard Co., L.L.C., R&M, L.L.C. and Steel Services, Inc.: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico Code to construct a two-story, 6,039 square foot office building. The

Mayland Drive .95-acre site is located at the northwest corner of Pemberton Road (State Route 157) and Mayland Drive on parcel 58-A-21. The zoning is 0-2C, Office 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:

- 23. The right-of-way for widening of Pemberton Road (S.R. 157) 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 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. 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-42-99 Arby's Restaurant at Downtown Short Pump – Pouncey Tract Road (POD-15-95 Rev.)	Balzer and Associates, Inc. for the Restaurant Company: 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, 5,577 square foot fast food restaurant with outdoor dining and drive-thru facilities in an existing shopping center. The 2.96 acre site is located along the west line of Pouncey Tract Road (State Rt. 271), approximately 700 feet north of W. Broad Street (U.S. Route 250) on parcels 36-A-19 E and F. The zoning is M-1, Industrial District, and WBSO, West Broad Street Overlay District. County water and sewer. (Three Chopt)
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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 additional right-of-way for Pouncey Tract 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 developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts. 26. A standard concrete sidewalk shall be provided along the west side of Pouncey Tract Road.

27. Outside storage shall not be permitted.

28. 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.

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

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

34. An amount up to \$15,000 shall be placed in escrow with Henrico County in favor of VDOT to assist in the cost of installation of a future traffic signal and appurtenances to be installed at the entrance to this shopping center from Pouncey Tract Road to the south of this site. The escrow shall be in place prior to the issuance of any occupancy permit for this site.

(Staff Report by Kevin Wilhite)



ACTION: Approved

SUBDIVISION

Regal Oaks at Twin
Hickory
(May 1999 Plan)

Youngblood, Tyler and Associates, P.C. for HHHunt 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

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan. Revisions are requested which relate to issues which deal with the intent of Concept Roads AA and BB within this development. The staff recommendation will be made at the meeting.

Should the Commission act on this request, in addition to 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 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 north side of Concept Road BB.

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)



ACTION: Approved

SUBDIVISION

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

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan. Revisions are requested which relate to issues which deal with the intent of Concept Roads AA and BB within this development. The staff recommendation will be made at the meeting.

Should the Commission act on this request, in addition to 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 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 north side of Concept Road BB.

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)



ACTION: Approved

SUBDIVISION

Wyndham Forest
(May 1999 Plan)

Jordan Consulting Engineers, P.C. for H.H. Hunt: The 1.6 acre site is located east of Shady Grove Road and south of the 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)** 0 Lots

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

(Staff Report by Kevin Wilhite)



ACTION: Case Withdrawn

PLAN OF DEVELOPMENT AND SPECIAL EXCEPTION

POD-29-99
Discovery United
Methodist Church –
Gayton Road and
Lauderdale Drive

Koontz-Bryant, P.C. for Discovery United Methodist Church: Request for approval of a plan of development and special exception for height limitations as required by Chapter 24, Sections 24-106 and 24-95(a)(1(a) of the Henrico Code to construct a one-story 10,790 sq. ft. sanctuary and narthex with a 122 foot spire and future additions. The 7.69 acre site is located at the intersection of Lauderdale Drive and Gayton Road on parcel 55-A-3. The zoning is RTH, Residential Townhouse District. County water and sewer. **(Three Chopt)**

As of the preparation date of this agenda, the staff has not received any additional information on the future additions, as requested. The staff recommendation will be made at the meeting.

Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued.
24. The 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. The commercial trailers currently located on this site shall be removed prior to the approval of the construction plans for this development.

(Staff Report by Kevin Wilhite)



ACTION: - POD: Approved



ACTION: - Special Exception: Deferred to June 10, 1999

PLAN OF
DEVELOPMENT
POD-40-99
Batteries Plus -West
Broad Street
(POD-24-92 Rev.)

Bengtston, DeBell & Elkin, Ltd. for Taco Bell and K-Holding, LLP.: 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 1,936 square foot retail building. The 0.46 acre-site is located on the north line of West Broad Street (U.S. 250) 900' east of Old Springfield Road on part of parcel 59-A-6N. The zoning is B2, Business District. County water and sewer. (**Brookland**)

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

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

24. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts. 25. Outside storage shall not be permitted.

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

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

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

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

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

(Staff Report by Mikel Whitney)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-32-99
St. Paul's Baptist
Church –
Creighton Road

Hulcher and Associates for David L. Avery: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a 3,000 seat church. The 46.27-acre site is located on the south line of Creighton Road, approximately 1,200 feet east of Cedar Fork Road on parcel 130-A-20. The zoning is A-1, Agricultural District and ASO, Airport Safety Overlay District. County water and septic tank/drainfield. (**Varina**)

This project is located within the Creighton Road Corridor Special Strategy area of the 2010 Land Use Plan with this site being specifically designated for office/service development. The current zoning, however, permits a church use to be developed here, as is proposed. In keeping with the goals of the special strategy area, high quality design standards are expected for this site. Staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type and the following additional conditions:

23. The right-of-way for widening of Creighton 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 developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts. 26. A standard concrete sidewalk shall be provided along the south side of Creighton Road, west of the primary vehicular entrance to the site.

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

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

29. The applicant shall furnish proof to the Planning Office that conditions satisfactory to the Health Department have been met that insure the proposed septic tank drainfield system is suitable for this project prior to signature of construction plans.

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. 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 Leslie A. News)



ACTION: Approved

APPROVAL OF MINUTES: February 23, 1999



ACTION: Approved

PUBLIC HEARING BEGINNING AT 1:30 P.M.

AN ORDINANCE to amend and reordain Section 24-3 Entitled "Definitions," Section 24-9 Entitled "Street frontage required," and Subsection (r) of Section 24-95 Entitled "Additional Requirements, exceptions and modifications," all to regulate cul-de-sac lots, stem lots and flag lots in the County. (Deferred from the April 20, 1999 meeting.)



ACTION: Approved

AN ORDINANCE to amend and reordain Section 19-113 of the Code of the County of Henrico Entitled "Lot arrangement" and to add Subsection (c) to Section 19-4 Entitled "Granting of Exceptions," and Subparagraph k. to Subsection 19-52(2) Entitled "Required," all in order to regulate the granting of exceptions for stem lots, cul-de-sac lots, and other lots of unusual design. (Deferred from the April 20, 1999 Meeting.)



ACTION: Approved

ADJOURN