

PLANNING COMMISSION

SUBDIVISION AND PLAN OF DEVELOPMENT AGENDA

ACTIONS

9:00 A.M.

September 29, 1999

The submission deadline for this hearing date was August 13, 1999.

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS: (Presented by Ted McGarry)

EXPEDITED AGENDA(Presented by Ted McGarry)

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL - NONE

TRANSFER OF APPROVAL (*Deferred from the August 25, 1999, Meeting*)

POD-39-83
Virginia Center
Technology
Park Phase 1

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

The applicant has requested a deferral to the October 27, 1999, meeting.
(Staff Report by Leslie News)



ACTION: Deferred to November 17, 1999

TRANSFER OF APPROVAL

POD-44-96
Mediterranean Bakery
and Deli
(Formerly Boston

Jameel Abed: Request for approval of a transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from MayFair Partners, L.P. to Jameel Abed. The 0.98 acre site is located on Quioccasin Road, northeast of the intersection with Blue Jay Lane on

Market)

Parcel 90-A-28A. The zoning is B-2, Business District. (**Tuckahoe**)

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 subject to the following condition:

1. The deficiencies, as identified in the inspector's report dated **August 13, 1999**, shall be corrected by **November 30, 1999**.

(Staff Report by Kevin Wilhite)



ACTION: Approved

TRANSFER OF APPROVAL

POD-26-89

Lexington Commons

Lexington Commons Richmond, VA Limited Partnership: Request for a transfer of approval of a plan of development as required by Chapter 24, Section 24-106 the Henrico County Code from ELB Associates to Lexington Commons Richmond, VA L.P. The 2.68 acre site is located at the northwest corner of W. Broad Street (U.S. Route 250) and Fort McHenry Parkway on parcel 48-6-14F. The zoning is 0-2C, Office District, B-1C, Business District (Conditional) and B-2C, Business District (Conditional). County water and sewer (**Three Chopt**)

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

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

Cedar Point
(July 1999 Plan)

Thomas & Associates for Robert D. and Ernestine E. Wokaty, Sr.:
The 2.584 acre site is located on the south line of Creighton Road, at 3823 Creighton Road, approximately 0.35 mile west of Cedar Fork Road on parcel 130-A-15B. The zoning is A-1, Agricultural District. Individual well and septic/tank drainfield (**Fairfield**) 2 Lots

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 condition:
11. All conditions of variance A-120-99 shall be met.

(Staff Report by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-69-99
Harvest Baptist
Church
5561 Meadow Road

Engineering Design Associates for Harvest Baptist Church: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code for a master plan and a first phase construction of a 360-seat sanctuary and parking area. The 9.14 acre site is located on the northeast corner of Williamsburg Road (U.S. Route 60) and Meadow Road on parcels 177-A-48 and 48A. The zoning is A-1, Agricultural District. County water and individual septic tank/drainfield. **(Varina)**

As of the preparation date of the agenda, there was one unresolved issue. Fire hydrants needed for the hose lay requirements for future phases were not shown on the plan revised plans for the location of the future hydrants have been submitted to the County for review. The staff recommendations 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 developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.

24. The entrances and drainage facilities on Williamsburg Road (U.S. Route 60) shall be approved by the Virginia Department of Transportation and the County.

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

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

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

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

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

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

31. 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 the issuance of a building permit.

(Staff Report by Ted McGarry)



ACTION: Approved

LANDSCAPE PLAN (*Deferred from the August 25, 1999, Meeting*)

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

Clough, Harbour, & Associates, L.L.P.: 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 4.2 acre site is located on the southeast corner of Staples Mill Road (U.S. Route 33) and Hungary Road on Parcel 50-5-F-52. The zoning is B-2C, Business District (Conditional).
(Brookland)

Revised plans have been requested to address staff annotations including:

- A. provision of additional planting between Hungary Spring Road and the BMP in the proffered buffer and;
- B. retention of additional existing trees along Staples Mill Road and Hungary Road.

The plan currently purposes removing all trees along Staples Mill Road and all except for 12 trees in the Landscape Buffer B along Hungary Road. This plan also includes a request to expand the previously approved dumpster area.

As of the preparation date of the agenda, staff has not received revised plans 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 News)

LANDSCAPE & LIGHTING PLAN

LP/POD-77-98
Park West - Hungary
Road

Balzer & Associates: 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 23.21 acre site is located on the south line of Hungary Road, approximately 150 feet east of Lanver Lane on parcels 49-A-19, 20 and part of parcel 49-A-18. The zoning is R-5AC, General Residence District (Conditional). **(Brookland)**

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

(Staff Report by Leslie News)



ACTION: Approved

LANDSCAPE PLAN

LP/POD-41-99
Hops Restaurant, Bar
& Brewery Old
Springfield Road and
W. Broad Street

Charles C. Townes & 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 1.34 acre site is located at the northeast corner of Old Springfield Road and W. Broad Street (U.S. Route 250) on parcel 49-A-35P. The zoning is B-2, Business District. **(Brookland)**

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

(Staff Report by Jim Strauss)



ACTION: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-85-97
Lowe's @ Short Pump
Plaza

McKinney and Company: Request for approval of a landscape and lighting plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 16.21 acre site is located at the southeast corner of Interstate 64 and Pouncey Tract Road on part of parcel 36-A-18-G. The zoning is B-3C, Business District (Conditional) and W.B.S.O. (West Broad Street Overlay District). **(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

LANDSCAPE PLAN

POD-52-99
McDonald's @
Tuckahoe Village
Shopping Center

The Spectra Group: 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 0.665 acre site is located on the north line of Patterson Avenue (State Route 6), approximately 400 feet east of Westbriar Drive on Parcel 88-A-23 and part of parcel 88-A-25. The zoning is B-2, Business District. **(Tuckahoe)**

Staff has not had time to review the plans. Staff recommendation will be made at the meeting.

(Staff Report by Jim Strauss)



ACTION: Approved

SUBDIVISION (*Deferred from the August 25, 1999, Meeting*)

Cole Creek
(July 1999 Plan)

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

As of the preparation date of this agenda, the staff has not received any information regarding the status of this proposed subdivision, which was deferred at the applicant's request. The applicant is currently assessing the impact of the floodplain on the proposed development. 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:

11. Each lot shall contain at least 13,500 square feet, exclusive of floodplain areas.
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 30-foot-wide common area along Nuckols Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
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 Kevin Wilhite)



ACTION: Deferred to November 17, 1999

SUBDIVISION

Dakota Estates
(May 1999 Plan)

TIMMONS FOR Dakota Associates: The 54.68 acre site is located at the west line of Midview Road opposite Habersham Drive on parcels 192-A-19 and 192-A-20 and 192-A-7. The zoning is RTH, Residential Townhouse District, A-1, Agricultural District and R-5, General Residence District. County water and sewer. **(Varina)** 385 Lots

The applicant has requested a withdrawal of this case.

(Staff Report by Leslie News)



ACTION: Withdrawn

SUBDIVISION

Bowman Acres
(September 1999 Plan) **E. D. Lewis & Associates, P.C. for Allison L. Kite and Darrell Bowman:** The 4.996 acre site is located on the west line of Pouncey Tract Road (State Route 271) approximately 400 feet north of Perrywinkle Road on parcel 17-A-21A. The zoning is A-1, Agricultural District. County water and septic tank/drainfield. **(Three Chopt) 3 Lots**

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

11. The detailed plant list and specifications for the landscaping to be provided within the 10-foot-wide planting strip easement along Pouncey Tract Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

12. The existing 20-foot and 50-foot right-of-way easement on this parcel shall be vacated prior to the recordation of the subdivision plat.

(Staff Report by Kevin Wilhite)



ACTION: Approved

SUBDIVISION RECONSIDERATION

Edgemoor
(A Reconsideration of
April 1999 Plan) **Youngblood, Tyler & Associates, P.C. for Boone, Boone, Loeb & Pettit:** The 15.8 acre site is located on the east line of Nuckols Road at Wyndham Lake Drive on parcels 9-A-25 and 9-A-24. The zoning is R-2C, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt) 28 Lots**

Conditional approval for this subdivision was granted by the Planning Commission on June 10, 1999. An issue at the time of original approval was the status of Circus Farm Road, a private road that provided access to adjacent parcels to the east and to the south and was to be impacted by this proposed subdivision. This issue was addressed through condition No. 14 of the Planning Commission's approval which stated: Final approval shall not be granted for any of the proposed lots on which Circus Farm Road is currently located until such time that the legal status of said road is determined to the satisfaction of the Director of Planning and anyone having legal interest in the road has given consent for it to be removed or relocated.

The applicant is requesting that this revised plat included in your packet be approved. The new subdivision plat shows the portion of the property on which Circus Farm Road is located being removed from the subdivision lots and being reserved for future development. The position of the applicant is that it is not currently feasible to obtain the consent of the adjacent property owners to vacate the road and that they would like to develop the subdivision in one section.

The staff does not recommend approval of this revised plat. The applicant should resolve the issues of Circus Farm Road with the development of this subdivision as originally approved and not impact the layout in order to defer resolution of this issue. The staff recommends that the

original plan and conditions remain in effect.

(Staff Report by Kevin Wilhite)



ACTION: Deferred to October 27, 1999

PLAN OF DEVELOPMENT (*Deferred from August 25, 1999 meeting*)

POD-22-99

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

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

This request is for approval of a master plan to construct three buildings in addition to the convenience store with gas pumps, car wash and bank previously approved with this POD. It is required, per condition #40, that the applicant submit subsequent detailed plans of development to implement the proposed development for administrative review by staff. The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams and fixture mounting height details shall be submitted for Planning Office review and Planning Commission approval.
23. The 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: Approved

PLAN OF DEVELOPMENT (*Deferred from the August 25, 1999, Meeting*)

POD-48-99
Wynbrook Baptist
Church - Pouncey
Tract
Road and Nuckols
Road

TIMMONS for Wynbrook Baptist Church: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 3,360 square foot church and Sunday School (modular units - Phase 1) and a one-story, 3,340 square foot multi-purpose building (Phase 2). The 7.126 acre site is located at the southeast corner of the intersection of Pouncey Tract Road (State Route 271) and Nuckols Road on Parcel 17-A-3. The zoning is A-1, Agricultural District. County water and sewer. **(Three Chopt)**

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

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

(Staff Report by Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT (*Deferred from the August 25, 1999, Meeting*)

POD-59-99
McBal Office
Building -
Technology Park
Drive

Balzer & Associates, P.C. for Virginia Center Inc. and McBal Corporation: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a two-story, 15,375 square foot office building. The 1.90-acre site is located on the north line of Technology Park Drive, 250 feet east of its intersection with J.E.B. Stuart Parkway on part of Parcels 33-A-64A and 52A. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Fairfield)**

The applicant has requested a deferral to the October 27, 1999 Planning Commission hearing. The owner has elected to make some design changes to the building, which have not been submitted. Should the Commission act on this request, the standard conditions for developments of this type, and the following additional conditions are recommended.

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

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

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

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

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

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

(Staff Report by Leslie News)



ACTION: Deferred to October 27, 1999

PLAN OF DEVELOPMENT

POD-70-99
Red Robin Restaurant
- Virginia
Center Commons Mall

Bengston, DeBell & Elkin for North Park Peripheral Associates L.P. and Red Robin International, Inc.: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 6,157 square foot restaurant. The 12.168 acre site is located on the north line of J.E.B. Stuart Parkway, approximately 1,100 feet east of its intersection with Brook Road (U.S. Route 1) in the Virginia Center Commons Mall on part of parcel 24-A-7E. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

A revised plan has been requested to address staff's comments. Currently, the plan as proposed does not meet required building setbacks or proffered landscape strip requirements along J.E.B. Stuart Parkway. Additionally, requirements of Building Inspections and the Division of Fire have not been satisfied.

Staff has also strongly recommended that the building colors currently proposed, which are bright red and yellow, be revised to be compatible with existing development at Virginia Center Commons Mall.

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

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

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

(Staff Report by Leslie News)



ACTION: Deferred to October 27, 1999

PLAN OF DEVELOPMENT & LIGHTING PLAN

POD-71-99

Costco Retail Fuel
Sales Facility - W.

Broad Street Road and
Springfield Road
(POD-28-99 Revised)

Bohler Engineering, P.C. for The Price Company: Request for approval of a revised plan of development and lighting plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code to construct a one-story, 2,816 square foot canopy with a 72 square foot controller enclosure for the retail sale of gasoline on an existing retail site. The 12.86 acre site is located on the northwest corner of W. Broad Street Road (U.S. Route 250) and Springfield Road (State Route 157) on parcel 48-A-23A. The zoning is B-3C, Business District

(Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of this agenda, the staff has not received any information regarding the status of the proposed development. The issue of water quality has yet to be resolved. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

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 entrances and drainage facilities on W. Broad Street (U.S. Route 250) shall be approved by the Virginia Department of Transportation and the County.
25. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Planning Office prior to any occupancy permits being issued.
26. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
27. Employees shall be required to use the parking spaces provided at the rear of the building(s) as shown on the approved plans.
28. Outside storage shall not be permitted.
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. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up fueling facility, the owner/occupant shall close the drive-up fueling facility until a solution can be designed to prevent traffic backup.
32. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.

(Staff Report by Mikel Whitney)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-72-99
Westerre IV -
Westerre Parkway

Balzer & Associates, P.C. for Westerre Land Development, L.L.C. and Trammell Crow 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 four-story, 95,840 square foot office building. The 4.82 acre site is located along the south line of Westerre Parkway, approximately 1,100 south of W. Broad Street (U. S. Route 250) on part of parcel 48-A-37A. The zoning is O-3C, Office District. County water and sewer. **(Three Chopt)**

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

23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
25. Outside storage shall not be permitted.
26. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
27. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
28. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
29. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
30. The portion of Westerre Parkway along the frontage of the site shall be constructed prior to the issuance of any certificates of occupancy for this project.

(Staff Report by Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-73-99

Stranges' Florist - W.
Broad Street

TIMMONS for Strange's Florist Inc.: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 23,729 square foot garden center an addition to an existing retail store. The 10.76 acre site is located on the southwest corner of W. Broad Street and Gayton Road on parcel 35-A-10. The zoning is B-3C, Business District (conditional) and W.B.S.O. (W. Broad Street Overlay) District. County water and Septic tank/drainfield. **(Three Chopt)**

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

23. The right-of-way for widening of N. Gayton 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 entrances and drainage facilities on W. Broad Street (U.S. Route 250) shall be approved by the Virginia Department of Transportation and the County.
26. A notice of completion form, certifying that the requirements of the Virginia Department of

Transportation entrances permit have been completed, shall be submitted to the Planning Office prior to any occupancy permits being issued.

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

28. 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.

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. 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 the issuance of a building permit.

33. 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.

34. 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.

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

(Staff Report by Mikel Whitney)



ACTION: Approved

RECONSIDERATION OF SUBDIVISION

Wyndham Forest

(A Reconsideration of
Wyndham
Forest January 1998
Plan)

Jordan Consulting Engineers for Synder Hunt Wyndham

Development Corporation: The 67.8 acre site is located along the north line of Twin Hickory Lane (private), approximately 1,300 feet east of Nuckols Road on parcels 10-A-8 and 10-A-28. The zoning is R-3C, One-Family Residence District (Conditional), R-4C, One-Family Residence District (Conditional), and C-1, Conservation District. County water and Sewer. 132 Lots (**Three Chopt**)

The Planning Commission granted conditional approval of this 132-lot subdivision in January of 1998. The original condition No. 14 of that approval related to the development of lots in the northern portion of the subdivision and read:

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

This condition was modified in February of 1999 in anticipation of the addition of more land to the west to be developed as Wyndham Forest, Section 7. A second permanent point of access was to be established for this development via a connection to Shady Grove Road. The condition was revised to currently read:

No certificates of occupancy shall be issued for any lots north of Concept Road 10-1 until such time as a subdivision plat providing a second point of access is recorded and that said access is constructed, or bond is posted for its construction.

The only permanent point of access to this subdivision currently is via Wyndham Forest Drive to Nuckols Road. An emergency access has been provided to Twin Hickory Lane at Lemoore Drive which was required by Condition No. 16 of the original approval. There are currently 82 lots recorded and final approval has been granted for another 50 lots.

Recently, property to the east was rezoned to single-family use and a plan for conditional approval of a new section of Wyndham Forest has been submitted for Planning Commission approval on October 27, 1999. Twin Hickory Lane is proposed to be the primary point of access into this new section. As a result, the applicant will be required to construct Twin Hickory Lane to County standards. The applicant wishes to now provide a second permanent point of access to the original section of Wyndham Forest at Lemoore Drive via Twin Hickory Lane rather than construct the road through Section 7 to connect to Shady Grove Road.

A concern that arises from shifting the location of this second point of permanent access is that this leaves more than 100 lots on a single point of access from the intersection of Wyndham Forest Drive and Lemoore Drive northward.

The staff is currently reviewing this request and its recommendation will be made at the meeting. **(Staff Report by Kevin Wilhite)**



ACTION: Deferred to October 27, 1999

APPROVAL OF MINUTES: July 28, 1999 Minutes



ACTION: Approved

ADJOURN at 11:00 a.m.