

PLANNING COMMISSION

SUBDIVISION AND PLAN OF DEVELOPMENT

ACTIONS

April 26, 2000

The submission deadline for this hearing date was March 10, 2000.

ROLL CALL:

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

EXPEDITED AGENDA: (Presented by Kevin Wilhite)

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL

(FOR INFORMATIONAL PURPOSE ONLY)

Subdivision	Magisterial District	Original No. of Lots	Remaining Lots	Previous Extensions	Year(s) Extended
Hunters Run (April 1999 Plan)	Varina	52	30	0	1 Year - 4/25/01
Hunton Park (March 1997 Plan) (A Dedication of Hunton Parkway)	Brookland	0	0	2	1 Year - 4/25/01
White Oak Forest (April 1999 Plan)	Varina	61	61	0	1 Year - 4/25/01

TRANSFER OF APPROVAL

POD-118-98
Springfield Office
Park

LeClair Ryan for RAS, LLC: Request for a transfer of approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, from HBR Associates and Barton Real

Estate to RAS, LLC. The 1.945 acre site is located along the west line of Springfield Road (State Route 157), approximately 300 feet north of Gaskins Road on parcels 48-A-15A and 16. The zoning is O-2C, 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

SUBDIVISION FOR RECONSIDERATION

Bowman Acres

E. D. Lewis & Associates, P.C. for Allison L. Kite and Darrell

(September 1999 Plan)

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 conditional approval of this subdivision, granted on September 29, 1999, included a condition that required the vacation of an existing private right-of-way easement along the side of Lot 1 and the rear of Lot 2. This easement had in the past provided access to the parcel of land that has since been developed as Shady Grove Estates Subdivision. This condition stated:

13. **ORIGINAL** - 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.

In his attempt to satisfy this condition, the developer has discovered that the approval of many of the lot owners in Shady Grove Estates Subdivision would be necessary to vacate this easement. As a result, the developer requests that this condition be modified to read:

13. **REVISED** - The record plat shall show the recorded easement at the southern boundary of the subdivision, and the subdivider shall submit a copy of the recorded quitclaim deed executed by the owner of Section B, Block C, Lot 9 of Shady Grove Estates. The plat shall also show the deed book and page numbers of the recorded easement and quitclaim deed.

The staff finds this revised condition to be acceptable and recommends that it be substituted for the original condition No. 13. The other conditions attached to the original conditional approval would remain unchanged. **(Staff Report by Kevin Wilhite)**



ACTION: Approved

LANDSCAPE & LIGHTING PLAN (*Deferred from the March 22, 2000, Meeting*)

LP/POD-122-98
Steward School

Van Yahres/Vince Narron: Request for a 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 35.7 acre site is located at the northwest corner of Gayton Road and Ryandale Road on parcels 77-A-4, 77-A-20 and 77-A-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 recommendation will be made at the meeting. **(Staff Report by Jim Strauss)**



ACTION: Approved

PLAN OF DEVELOPMENT (*Deferred from the March 22, 2000, Meeting*)

POD-14-00
Health South Medical
Center MRI Addition
&
Master Plan (POD-88-
93 Revised

TIMMONS for HealthSouth of Virginia and Health Care Realty Trust, Inc.: 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, 6,500 square foot MRI addition, a master plan for future dining area, emergency room and lobby additions. The 23.35 acre site is located on the north line of Parham Road 1,100 feet east of Shrader Road on parcel 60-A-24 and 22. The zoning is O-3, Office 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. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
25. A standard concrete sidewalk shall be provided along the north side of Parham Road.
26. Outside storage shall not be permitted.
27. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
28. 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. 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. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.

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. 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.
33. 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.
34. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction plans needed to implement this conceptual plan may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.

(Staff Report by Mikel Whitney)



ACTION: Approved

SUBDIVISION (*Deferred from the March 22, 2000 Meeting*)

Four Mile Run
(January 2000 Plan)

TIMMONS for Pendragon Development Company: The 97.53 acre site is located at the eastern terminus of Four Mile Run Drive, approximately 0.33 mile north of New Market Road (U.S. Route 5) on parcels 238-A-31 and part of 249-A-48. The zoning is R-2AC, One-Family Residential District (Conditional) and A-1, Agricultural District and ASO (Airport Safety Overlay District). County water and sewer. **(Varina)** 172 Lots

The applicant requests deferral to the May 24, 2000 meeting.

There is one outstanding issue for this development. An authorized signature for inclusion of Parcel B with this application has not been received. Without this parcel included in the application, access can not be provided to the lots shown as Section F, and these lots shall be removed from the request for approval. Should the Commission act on this request, in addition to the annotations on the plan and the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

12. Prior to construction plan approval, the developer shall furnish a letter from Virginia Power stating that this proposed development does not conflict with its facilities.
13. The detailed plant list and specifications for the landscaping to be provided within the 35-foot-wide landscape easement along I-295 and the Virginia Power easement, and within the common area shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
14. Prior to 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 maximum of 50 lots may be recorded on a single point of access, inclusive of Four Mile

Run Sections B, C and D.

16. Prior to construction plan approval, revised construction plans showing installation of required sidewalk along Four Mile Run Drive and King Elder Drive shall be submitted to the Planning Office for review and approval.

(Staff Report by Leslie News)



ACTION: Deferred to May 24, 2000

PLAN OF DEVELOPMENT & MASTER PLAN

POD-32-00

Crestview Apartments,
Phase 1

E. D. Lewis & Associates for New Apartments, LLC: Request for approval of a plan of development and master plan as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 18, two-story, apartment buildings totaling 131 units. The 9.34 acre site is located on the northwest corner of Horsepen Road and Miami Avenue on parcels 102-9-D-1 thru 15. The zoning is R-5, General Residence District and R-5C, General Residence 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 Horsepen 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 sixty (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. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

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. 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. 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. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All Subsequent detailed plans of development and construction plans needed to implement this conceptual plan may be administratively reviewed and approved and

shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.

(Staff Report by Mikel Whitney)



ACTION: Approved

PLAN OF DEVELOPMENT, TRANSITIONAL BUFFER DEVIATION & SPECIAL EXCEPTION

POD-13-00

Tarmac Block Plant
Addition

(POD-47-80 Revised)

E. D. Lewis & Associates for Tarmac America, Inc.: Request for approval of a revised plan of development, transitional buffer deviation and special exception for a building exceeding 50 feet in height, as required by Chapter 24, Sections 24-106, 24-106.2 and 24-94(g) of the Henrico County Code to construct a one-story, 1,800 square foot addition to an existing 34,025 square foot concrete block plant that exceeds 50 feet in height. The 5.0 acre site is located at 1650 Darbytown Road, 762 feet north of the CSX Railroad right-of-way, on parcel 181-A-44A. The zoning is M-2, General Industrial District. County water and sewer. **(Varina)**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, 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. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
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. 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. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
27. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
28. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
29. 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 Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-33-00 Varina Veterinary Clinic - New Market Road (POD-99-88 Revised)	Engineering Design Associates for New Market Property, LLC: Request for approval of a revised plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to convert a one-story, 2,930 square foot bank to a veterinary clinic and to enclosed existing drive-thru for a kennel. The 7.29 acre site is located at 1312 New Market Road (State Route 5) at Herman Street on part of parcel 202-A-23. The zoning B-1C, Business District (Conditional). County water and Sewer. (Varina)
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As of the preparation date of the agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, 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. Outside storage shall not be permitted.
25. All exterior lighting fixtures shall be designed and arranged so the source of light is not visible from the roadways or adjacent residential properties. The lighting shall be low intensity, residential in character, and the height or standards shall not exceed 15 feet.
27. This business shall not remain in operation after midnight and no exterior signs shall remain lighted after (12:00 midnight - B-1 zone).
28. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
29. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
30. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
31. The building shall be constructed of red brick and the brick shall not be painted at any time.

(Staff Report by Michael Kennedy)



ACTION: Approved

SUBDIVISION

Pine Creek
(April 2000 Plan)

Engineering Design Associates for Urban Corridor Property, Inc. and H. W. Owens, Inc.: The 35.94 acre site is located on the eastern terminus of Howard Street between Old Williamsburg Road and I-64 on part of parcels 164-A-42 and 165-A-12A and 12B. The zoning is A-1, Agricultural District, R-4AC, One-Family Residence District (Conditional) and ASO (Airport Safety Overlay) District. County water and sewer. (**Varina**) 50 Lots

The staff cannot recommend approval of the conditional plat because sole access to the proposed subdivision is provided by a dedicated but unimproved section of Howard Street that extends approximately 650 linear feet and is located completely within the 100-Year Floodplain. The plat provides for no secondary access outside the 100-Year Floodplain and insufficient right-of-way is available to raise a street above the floodplain without additional slope easements. The adjoining property owner to the south has indicated that he would not grant any such easements.

(Staff Report by Michael Kennedy)



ACTION: Deferred to May 24, 2000

SUBDIVISION

Turkey Island Bluffs
(March 2000 Plan)

Engineering Design Associates for G & G Ltd.: The 145.8 acre site is suited on the south line of Warriner Road, approximately 0.4 mile south of Charles City Road on parcel 254-A-2. The zoning is A-1, Agricultural District. Individual Well and Septic Tank/Drainfield. (**Varina**) 32 Lots

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

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

12. Prior to final approval, the engineer shall furnish the Planning Staff a plan showing the existing dwelling situated on Lot 3, Block A to determine if the lot design is adequate to meet the requirements of Chapter 24, of the Henrico County Code.

(Staff Report by Ted McGarry)



ACTION: Approved

SUBDIVISION

Ackley Commerce
Center
(March 2000 Plan) (A

Bay Design Group, P.C. for Wilhook, LLC and Wilton Development Corporation: The site is located at the northeast terminus of Ackley Avenue approximately 1,300 feet north of its intersection with Parham

dedication of a 310 foot portion of Ackley Avenue)

Road on part of parcel 61-A-75. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)** 0 Lot

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

12. The final plat shall be submitted for final approval and recorded prior to issuance of an occupancy permit for POD-36-00.

(Staff Report by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-22-00
The Goddard School -
Town Center
@ Twin Hickory

Balzer & Associates and RealtiCorp for Retlaw 100 L.L.C. and Katherman & 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, 10,305 square foot day care facility in a shopping center. The 1.43 acre site is located along the south line of Old Nuckols Road approximately 600 feet west of Nuckols Road on part of parcel 18-A-22E. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

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

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

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

23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

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

25. A standard concrete sidewalk shall be provided along the south side of Old Nuckols Road.

26. Outside storage shall not be permitted.

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

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

(Staff Report by Kevin Wilhite)



ACTION: Deferred to May 11, 2000

PLAN OF DEVELOPMENT

POD-27-00

AAMCO - Laburnum
Green Shopping

Center -

5271 Laburnum

Avenue

(POD-32-90 Revised)

Balzer & Associates, P.C. for Millmont Limited Partnership and

Robert C. King Jr.: 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, 1,950 square foot quick lube, a one-story, 4,000 square foot transmission shop and a one-story 1,600 square foot future transmission shop. The 1.29 acre site is located at 5271 Laburnum Avenue on parcel 172-7-A-3. The zoning is B-3, Business District. County water and Sewer. **(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, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

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

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

25. 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. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

26. All repair work shall be conducted entirely within the enclosed building.

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

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 facilities, the owner/occupant shall close the drive-up facilities until a solution can be designed to prevent traffic backup.

32. 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.

33. The owners shall not begin clearing of the site until the following conditions have been met:

- a. The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.
- b. After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.
- c. The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Planning Office and the Department of Public Works.
- d. The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for Planning Commission approval.

34. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All Subsequent detailed plans of development and construction plans needed to implement this conceptual plan may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.

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

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

(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-23-00

Daniels Office

Building - Brook Road
and Maryland Avenue

Michael E. Doczi & Associates, PLLC for Kenneth N. & Janet

Daniels: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to convert a one and a half story, 2,000 square foot single-family dwelling to an office. The 0.69 acre site is located at the intersection of Brook Road (U.S. Route 1) and Maryland Avenue on parcel 53-1-21-1. The zoning is O-1C, Office District (Conditional). County water and sewer. **(Fairfield)**

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

23. The entrances and drainage facilities on Brook Road (State Route 1) shall be approved by the Virginia Department of Transportation and the County.
24. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Planning Office prior to any occupancy permits being issued.
25. All exterior lighting fixtures shall be designed and arranged so the source of light is not visible from the roadways or adjacent residential properties. The lighting shall be low intensity, residential in character, and the height or standards shall not exceed 15 feet.
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. 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. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
29. 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.

(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-24-00
Wawa, Inc. -
Mountain Rd. and
Brook Road (Rt. 1)

Jordan Consulting Engineers, P.C. for Church Zed J. and Joan A. Wampler, Jr. and Wawa, 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, 4,848 square foot Wawa Food Market with fuel pumps. The 3.10 acre site is located on Brook Road (U.S. Route 1) and Mountain Road on parcels 53-A-40 and 53-A-41. The zoning is B-3, Business District. County water and sewer.
(Fairfield)

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

23. Bulk storage of fuel shall be underground.
24. There shall be no exterior display of merchandise except on pump islands and on paved walkway areas within three (3) feet of building.
25. Lighting fixtures shall not exceed a height greater than twenty (20) feet.
26. No temporary storage of wrecked or inoperative vehicles or rental of vehicles, trailer campers, vans or similar equipment shall be permitted.
27. Not more than two (2) electronic amusement games shall be permitted.

28. Not more than two (2) vending machines for food and beverage and similar merchandise shall be permitted on the premises outside of an enclosed building.

29. The right-of-way for widening of Rook Road (U.S. Route 1) 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 sixty (60) days prior to requesting occupancy permits.

30. 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. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

31. The entrances and drainage facilities on Brook Road (U.S. Route 1) shall be approved by the Virginia Department of Transportation and the County.

32. 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.

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

34. A standard concrete sidewalk shall be provided along the west side of Brook Road (U.S. Route 1).

35. Outside storage shall not be permitted.

36. 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.

37. 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.

38. 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.

39. 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.

40. The owners shall not begin clearing of the site until the following conditions have been met:

(a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.

(b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.

(c) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Planning Office and the Department of Public Works.

(d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or

required to correct problems. The details shall be included on the landscape plans for Planning Commission approval.

41. 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.

(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-28-00

Twin Hickory Office Building

Jordan Consulting Engineers, P.C. for Brandywine Operating Partnership, L. P.: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a three-story, 74,500 square foot office building. The 6.97 acre site is located on the southeast corner of Nuckols Road and Twin Hickory Lane on parcels 18-A-25 and 25A. The zoning is O-2C, Office District. County water and Sewer. **(Three Chopt)**

As of the preparation date of this agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. 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 Nuckols Road and Twin Hickory Lane 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 sixty (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. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

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

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.

32. 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 - REVISED ARCHITECTURAL ELEVATIONS

POD-80-99 (Revised) **Balzer & Associates for Short Pump Entertainment, L.L.C., Bee-Fit, Inc., Skate Nation of Richmond West, LLCC and Menin Development Companies, Inc.:** Request for approval of revised architectural elevations as required by Chapter 24, Section 24-106 of the Henrico County Code. The 23.18 acre site is located on the southeast corner of W. Broad Street (U.S. Route 250) and Pouncey Tract Road on parcels 36-A-19G, 19H, 19I, 19J, 21, 22N and 25. The zoning is B-2C, Business District (Conditional), M-1, Light Industrial District, and WBSO (West Broad Street Overlay) District. County water and sewer. **(Three Chopt)**

The applicant has requested a deferral until the Planning Commission's meeting on May 24, 2000.

(Staff Report by Kevin Wilhite)



ACTION: Deferred to May 24, 2000

LANDSCAPE PLAN *(Deferred from the March 22, 2000, Meeting)*

LP/POD-124-98 **Hourigan Martone and James River Nurseries:** Request for a Crown, Cork & Seal - approval of a landscape plan as required by Chapter 24, Sections 24-106 Expansion - Lewis Road the south east corner of Lewis and Norman Roads on parcel 173-A-14. The zoning is M-1, Light 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, in addition to the annotations on the plan and the standard conditions for landscape plans, the following additional condition is recommended:

6. Should it be determined by the Director of Planning that landscaping installed along Lewis Road does not adequately screen any exterior storage, a solid wall or fence shall be required, and the details and plan shall be submitted to the Planning Office for review and approval.

(Staff Report by Leslie News)



ACTION: Deferred to May 24, 2000

LANDSCAPE PLAN

LP/POD-85-99
Crestar Bank @
Virginia Center
Marketplace

Architects Dayton Thompson & Associates: Request for a approval of a landscape plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 1.01 acre site is located on an outparcel of Virginia Center Market Place Shopping Center along the west line of Brook Road (U. S. Route 1) approximately 900 feet north of its intersection with J.E.B. Stuart Parkway on part of parcel 24-A-9D. The zoning is B-3C, Business District (Conditional). **(Fairfield)**

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

(Staff Report by Leslie News)



ACTION: Approved

LIGHTING PLAN

LP/POD-13-99
Banks Brothers First
Health II

DPR Construction Inc.: Request for approval of a lighting plan as required by Chapter 24, Section 24-106 of the Henrico County Code. The 7.88 acre site is located on the west line of Cox Road, approximately 900 feet south of Waterfront Place on parcel 38-3-B-7. The zoning is O-3C, Office District (Conditional). **(Three Chopt)**

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

(Staff Report by Jim Strauss)



ACTION: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-58-99
KBS Inc., Office
Warehouse

Burgess & Niple, Inc.: Request for a 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 9.3 acre site is located along the north line of Technology Park Drive, approximately 600 feet west of J.E.B. Stuart Parkway on parcel 33-A-64E. The zoning is M-1C, Light Industrial District (Conditional). **(Fairfield)**

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

(Staff Report by Leslie News)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-26-00

New Bridge Baptist
Church Master Plan,
Phase 1 - Old
Williamsburg Road &
Elko Road

Draper Aden Associates for New Bridge 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 in Phase I a two-story, 43,200 square foot church and in Phase II a two-story, 36,000 square foot church. The 51.466 acre site is located at the corner of Elko Road (State Rt. 156) and Old Williamsburg Road on parcel 177-A-40B. The zoning is A-1, Agricultural District. County water and Septic Tank/Drainfield. (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, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams and fixture mounting height details shall be submitted for Planning Office review and Planning Commission approval.
23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.
25. The entrances and drainage facilities on State Route 156 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. All exterior lighting fixtures shall be designed and arranged so the source of light is not visible from the roadways or adjacent residential properties. The lighting shall be low intensity, residential in character, and the height or standards shall not exceed 15 feet.
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. 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.

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. 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.

33. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All Subsequent detailed plans of development and construction plans needed to implement this conceptual plan may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.

34. The owners shall not begin clearing of the site until the following conditions have been met:

(a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.

(b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.

(c) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Planning Office and the Department of Public Works.

(d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for Planning Commission approval.

35. 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.

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

(Staff Report by Michael Kennedy)



ACTION: Approved

BEGINNING AT 10:00 A.M.

LANDSCAPE PLAN

**LP/POD-9-99
Collegiate Upper
School - Science
Building**

The Collegiate School and Draper Aden Associates: Request for a approval of a landscape plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 1.19 acre site is located on the southeast corner of Mooreland Road and Tarrytown Drive on part of parcels 112-A-1, 112-A-2 and 1111-A-26. The zoning is R-1, One-Family Residence District and R-2, One-Family Residence District.
(Tuckahoe)

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

(Staff Report by Jim Strauss)



ACTION: Approved

PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION

POD-34-00
Bell Atlantic of
Virginia, Inc.
Pemberton Road

Resource International, Ltd. for Bell Atlantic of Virginia: Request for approval of a plan of development and transitional buffer deviation as required by Chapter 24, Sections 24-106 and 24-106.2(e)(3)(a)(l) of the Henrico County Code to construct a one-story, 9,170 square foot addition to an existing telephone switching center. The 1.643 acre site is located on the west line of Pemberton Road (State Route 157), approximately 240 feet north of Mayland Drive on parcel 58-A-22. The zoning M-1C, Light Industrial District (Conditional). County water and Sewer. **(Three Chopt)**

As of the preparation date of this agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. 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 Pemberton 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 sixty (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. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

25. The entrances and drainage facilities on State Route 157 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. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.

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

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

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 Kevin Wilhite)

 **ACTION: Deferred to May 11, 2000**

SUBDIVISION

**Sadler Glen
(April 2000 Plan)**

Youngblood, Tyler & Associates, P.C. for James E. Stewart, Jr., Thomas Green, Josephine Green, Dahlia Green Tucker, and Fidelity Properties, Ltd.: The 23.49 acre site is located along the south line of I-295 between Wonder Road (private) and Trexler Road (private) on parcels 27-A-27, 27-A-28, 27-A-29, 27-A-30 and 27-A-31. The zoning is R-3C, One-Family Residence District (Conditional) and R-3AC, One-Family Residence District (Conditional). County water and sewer. (Three Chopt) 59 Lots

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

12. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Interstate 295 shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

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

14. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public Works, which addresses the possible future extensions of the stub street.

15. The developer shall quitclaim his interest in any private access roads or easements within the bounds of this subdivision and on adjacent properties prior to the recordation of this subdivision. Execution of this condition shall in no way preclude the developer of establishing emergency access to this subdivision by way of Wonder Road.

(Staff Report by Kevin Wilhite)

 **ACTION: Approved**

SUBDIVISION

Harvest Glen @ Twin Hickory
(April 2000 Plan) **Youngblood, Tyler & Associates, P.C. for HHHunt Corporation:**
The 7.67 acre site is located on Harvest Glen Drive adjacent to Harvest Glen at Twin Hickory on part of parcel 27-A-2 and 27-A-3A. The zoning is R-2AC, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt) 17 Lots**

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

12. The detailed plant list and specifications for the landscaping to be provided within the 15-foot-wide planting strip easement along The Westerly Subdivision Boundary shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
13. A County standard sidewalk shall be constructed along the east side of Harvest Glen Drive and on the south side of Autumnwood Way.
14. Any necessary off-site drainage easements must be obtained prior to final approval of the construction plans by the Department of Public Works.
15. Prior to 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

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION

POD-29-00 **Youngblood, Tyler & Associates, P.C. for HHHunt Corporation:**
The Gardens @ Twin Hickory Request for approval of a plan of development and a special exception for height as required by Chapter 24, Sections 24-106 24-94(b) of the Henrico County Code to construct 18, three-story, apartment buildings totaling 378 units and a one-story, 4,950 square foot clubhouse. The 40.77 acre site is located on the east side of Twin Hickory Lake Drive at intersection with Hickory Bend Drive on part of parcels 27-A-5A, 27-A-9A and 27-A-11. The zoning is R-5C, General Residence District (Conditional) and C-1, Conservation District. County water and Sewer. **(Three Chopt)**

As of the preparation date of this agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. 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 subdivision plat for Hickory Bend Drive shall be recorded before any building permits are issued.
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. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

25. 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.

26. The required building setback shall be measured from the proposed right-of-way line and the parking shall be located behind the proposed right-of-way line.

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

28. Prior to issuance of a building permit, the developer must furnish a letter from Virginia Power stating that this proposed development does not conflict with their facilities.

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

(Staff Report by Mikel Whitney)



ACTION: Approved

SUBDIVISION

Lake Ridge
(April 2000 Plan)

Q.M.T. for Windsor Enterprises, L.L.C: The 50.6 acre site is located south of Lakeside Boulevard and west of I-95 on part of parcel 73-A-18. The zoning is R-4, One-Family Residence and C-1, Conservation District. County water and sewer. **(Fairfield)** 3 Lots

In May 1999, the Commission granted approval of a 20-lot subdivision (a copy is attached). A subsequent field survey of the floodplain revealed less floodplain than expected. Through a road redesign, this has created an opportunity for the developer to net three additional lots. This April 2000 plan would authorized a total of 23 lots.

There is one outstanding issue on which the staff and developer are not in agreement. The developer has proposed a non-standard cul-de-sac for the purpose of gaining the additional lots. The proposed cul-de-sac is 100 feet wide by 150 feet long (see the April 2000 plan). A similar cul-de-sac only 30 feet longer, and without the island, was approved June 1998 with Cedar Grove, Section One for this same developer. As constructed it appears as a "sea of asphalt" which does not enhance the quality of the proposed lots. To soften the large cul-de-sac impact on dwellings fronting one another, Planning staff is recommending a raised landscape island similar

to those provided in certain sections of Duncroft and Bretton Woods. Conditions No. 14 through 16 address the design standards. The Department of Public Works finds the design without the island acceptable. There is no common area necessitating a homeowners association, therefore, the island maintenance would remain with the County.

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

12. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-Year Floodplain." Dedicate floodplain as a "Variable Width Drainage & Utility Easement."

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

14. Provide a raised landscape island, in the non-standard cul-de-sac on Lake Crest Court, which would meet the Department of Public Works approval for dimensions.

15. Move the water and sewer lines out of the landscape island.

16. The detailed plant list and specifications for the landscaping to be provided within the Lake West Court island shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

(Staff Report by Ted McGarry)



ACTION: Approved

SUBDIVISION

Rolling Hills
(March 2000 Plan)

Q.M.T. for Bessie H. Willis Estate, James A. Willis, Jr. Executor, Half Interest to Vernelle F. & Wallace L. Coleman and Windsor Enterprises, L.L.C.: The 34.8 acre site is located on the eastern terminus of Pilgram Lane, 1000 feet south of Chamberlayne Avenue (U.S. Route 301) on parcels 64-A-26 and 64-A-24. The zoning is A-1, Agricultural District and C-1, Conservation District. County water and sewer. **(Fairfield)** 39 Lots

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

12. Each lot shall contain at least 18,000 square feet, exclusive of floodplain areas.

13. Detailed construction plans shall be submitted to the Planning Office before the final plats are submitted for final approval.

14. The detailed plant list and specifications for the landscaping to be provided within the 20-foot-wide planting strip easement along North Wilkinson Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

15. A plan shall be submitted prior to recordation of the plat showing the buildable area for each lot to properly recognize the limitations for dwelling unit dimensions and setbacks. Buildable area is that area within which a dwelling unit may legally be located considering the front yard, side yard, and rear yard setback requirements of Chapter 24, of the Henrico County Code.

16. Prior to 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 Michael Kennedy)



ACTION: Approved

SUBDIVISION

Moss Estates
(April 2000 Plan)

Thomas & Associates L.L.C. for Kenny Wilbourne Realty & Construction Company: The 1 acre site is located at the intersection of Oakleys Lane and Yates Lane on parcel 147-A-77. The zoning is R-3AC, One-Family Residence District (Conditional). County water and sewer. **(Fairfield)** 4 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 9,500 square feet.
13. Detailed construction plans shall be submitted to the Planning Office before the final plats are submitted for final approval.
14. A plan shall be submitted prior to recordation of the plat showing the buildable area for each lot to properly recognize the limitations for dwelling unit dimensions and setbacks. Buildable area is that area within which a dwelling unit may legally be located considering the front yard, side yard, and rear yard setback requirements of Chapter 24, of the Henrico County Code.
15. The location of the "no parking signs" required along the 40 foot right-of-way shall be shown on the construction plans. The developer shall include "no parking signs" in his request for street signs and such installation must occur prior to requesting the first occupancy permit. The Zoning Conformance Officer shall inspect for continuing compliance prior to issuance of each subsequent occupancy permit until County acceptance of the street.

(Staff Report by Michael Kennedy)



ACTION: Approved

LATE ADDITION

SUBDIVISION

Cambridge, Section 4
(April 2000 Plan)

Koontz-Bryant, P.C. for Wilton Investment Corporation: The 4.269 acre site is located at the northern terminus of Bayswater Terrace, approximately 480 feet north of Nuckols Road on parcels 9-21-D-101, 9-1-A-7, 9-1-A-8 and 9-A-36. The zoning is R-2C, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt)**> 2 Lots

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

(Staff Report by Kevin Wilhite)



ACTION: Approved

LATE ADDITION

SUBDIVISION

Cambridge, Section 5 (April 2000 Plan) **Koontz-Bryant, P.C. for Wilton Investment Corporation:** The 2.315 acre site is located at the eastern terminus of Bayswater Court, approximately 300 feet east of Bayswater Terrace on parcels 9-21-D-102 and 9-1-A-10. The zoning is R-2C, One-Family Residence District (Conditional) and A-1, Agricultural District. County water and sewer. **(Three Chopt)**1 Lot

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

(Staff Report by Kevin Wilhite)



ACTION: Approved

APPROVAL OF MINTUES: March 22, 2000



ACTION: Deferred to May 24, 2000

LUNCH

PUBLIC HEARINGS

BEGINNING AT 1:00 P.M

Proposed Ordinance Amendments

- a. Multi-Family Development Standards
- b. Single-Family Residential Buffer Requirements

(Staff Presentation by Jo Ann Hunter)

BEGINNING AT 1:30 P.M.

WORK SESSION: Department of Public Works Environmental Design Division's Role in Reviewing Development Proposals
(Staff Presentation by Jeff Perry)

BEGINNING AT 2:00 P.M.

WORK SESSION: Ordinance Amendments on Pertaining to Section 24-2, et al.
(Staff Presentation by Eric Lawrence)

ADJOURN