

PLANNING COMMISSION

SUBDIVISION AND PLAN OF DEVELOPMENT

AGENDA

August 23, 2000

The submission deadline for this hearing date was July 7, 2000.

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS: Kevin Wilhite

EXPEDITED AGENDA: (Presented by Kevin Wilhite)

(FOR INFORMATIONAL PURPOSE ONLY)

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL

Subdivision	Magisterial District	Original No. of Lots	Remaining Lots	Previous Extensions	Year(s) Extended
Eddleton Estates (August 1996 Plan)	Three Chopt	20	5	3	1 Year - 8/22/01
Olde Mill Pond (August 1999 Plan)	Three Chopt	44	44	0	1 Year - 8/22/01
Fairlawn (August 1993 Plan)	Varina	107	5	6	1 Year - 8/22/01
Osborne Acres (August 1999 Plan)	Varina	17	17	0	1 Year - 8/22/01
Windsor Business Park (June 98 Plan)	Fairfield	0	0	1	1 Year - 8/22/01

VARINA

(Deferred from the August 11, 2000 Meeting)

C-63C-00 Engineering Design Associates for Battlefield Veterinary Clinic: Request to conditionally rezone from A-1 Agricultural District to B-1C Business District (Conditional), part of Parcel 165-A-27, containing 4.149 acres, located at the northwest intersection of the Williamsburg Road (U. S. Route 60) Service Road and Whiteside Road. Commercial uses including a veterinary clinic are proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Office. The site is also in

the Airport Safety Overlay District.
(Staff Report by Lee Housholder)



ACTION: Approved

TRANSFER OF APPROVAL

Colonial Printing
(formerly Federal
Express Van Station)

Christopher N. Crowe for Elbert & Sons, L.L.C.: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Vantage Properties, Inc. to Elbert & Sons, L.L.C. The 2.6 acre site is located on the northwest corner of Waller Road and Edward Holland Drive on parcel 103-A-91B. The zoning is M-1, Light Industrial District. County water and sewer.
(Brookland)

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



ACTION: Deferred to September 27, 2000

PLAN OF DEVELOPMENT

POD-66-00
Jiffy Lube - W. Broad
Street

TIMMONS for Third Generation, L. P. and Lucor 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, 2,236 square foot automotive service facility. The 0.58 acre site is located on the northeast corner of W. Broad Street (U. S. Route 250) and Libbie Avenue on parcel 103-10-C-6. The zoning is B-3, Business District. County water and sewer. **(Brookland)**

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 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 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. A standard concrete sidewalk shall be provided along the north side of W. Broad Street (U.S. Route 250).
28. All repair work shall be conducted entirely within the enclosed building.
29. Outside storage shall not be permitted.
30. 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.
31. 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.
32. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
33. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
34. 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 Kevin Wilhite)



ACTION: Deferred to September 27, 2000

LANDSCAPE & LIGHTING PLAN

LP/POD-75-99
FBI Field Office

TIMMONS: 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 12.2 acre site is located at 1920-82 Parham Road, Parham Place Office Park on parcel 52-A-5. The zoning is O-2C, Office District (Conditional). **(Brookland)**

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

(Staff Report by Jim Strauss)



ACTION: Deferred to September 27, 2000

LANDSCAPE & LIGHTING PLAN

LP/POD-80-99
Downtown Short Pump

Balzer & Associates P. C.: Request for approval of a landscape and lighting plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 23.18 acre site is located on the southeast corner of W. Board 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). **(Three Chopt)**

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

(Staff Report by Jim Strauss)



ACTION: Approved

PLAN OF DEVELOPMENT - REVISED ARCHITECTURAL ELEVATIONS (*Deferred from the June 28, 2000, Meeting*)

POD-80-99 (Revised) **Balzer & Associates for Short Pump Entertainment, L.L.C., Bee-Fit, Downtown Short Pump 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)**

As of the preparation date of this agenda, the staff has not received additional revised architectural elevations, as requested. The staff recommendation will be made at the meeting. The original POD conditions of October 27, 1999, would remain in effect.

(Staff Report by Kevin Wilhite)



ACTION: Deferred to September 27, 2000

LANDSCAPE PLAN

LP/POD-6-00
Seven Eleven @
Innsbrook

CMSS Architects, P. C.: Request for approval of a landscape plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 1.62 acre site is located at the southeast corner of Cox Road and Innslake Drive on parcel 48-5-A-2B. The zoning is B-2C, Business District (Conditional). **(Three Chopt)**

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

(Staff Report by Jim Strauss)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-67-00
Page Office Building

E. D. Lewis & Associates for JLW Associates: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a three-story, 61,174 square foot office building. The 6.374 acre site is located on the northwest corner of Bethlehem Road and Glenside Drive on parcels 81-A-76, 77, 78 and 79.

The zoning is O-2C, Office District (Conditional). 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 right-of-way for widening of Bethlehem 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 developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
26. Outside storage shall not be permitted.
27. The proffers approved as a part of zoning case C-28C-85 shall be incorporated in this approval.
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. 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 Kevin Wilhite)



ACTION: Approved

SUBDIVISION

Olde Colony Estates
(August 2000 Plan)

E. D. Lewis & Associates for First Henrico Corporation and Westbridge Development, Inc.: The 73.89 acre site is located at the west end of First Colonial Parkway, approximately 800 feet west of Route 5 and 3000 feet east of New Market Road (State Route 5) on parcel 214-A-8B. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. **(Varina)** 135 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. 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. Any necessary off-site drainage easements must be obtained prior to final approval of the construction plans by the Department of Public Works.
14. The proffers approved as part of zoning case C-23C-89 shall be incorporated in this approval.

(Staff Report by Ted McGarry)



ACTION: Approved

SUBDIVISION

Stoney Creek
(August 2000 Plan)

Potts, Minter & Associates for Curnow Development:> The 0.672 acre site is located on the west line of Robcurn Drive, approximately 385 feet north of Dabbs House Road on part of parcel 140-6-C-101 and part of 146-A-13. The zoning is R-3AC, One-Family Residence District (Conditional) and ASO (Airport Safety Overlay District). County water and sewer. **(Varina)** 3 Lots

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

12. The proffers approved as part of zoning cases C-35C-00, C-62C-99 and C-38C-96 shall be incorporated in this approval.

(Staff Report by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-72-00
Hunton Park
Townhouses

Foster & Miller, P. C. for Hunton RTH, L.L.C.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 34, three-story, and 45, two-story, townhouses for sale. The 35.19 acre site is located on the north line of proposed Hunton Park Boulevard, approximately 3000 feet east of Staples Mill Road (U. S. Route 33) on part of parcel 21-A-2 and 13-A-24. The zoning is RTHC, Residential Townhouses District (Conditional) and O/SC, Office/Service District (Conditional). County water and sewer. **(Brookland)**

A tentative plan for the lot layout for Hunton Park Townhouses (May 2000 Plan) was granted Commission approval on June 28, 2000. This plan of development for the townhouses is currently under review and the staff developer conference is scheduled for August 17, 2000. The two issues are whether or not the project meets the required ratio for each of three minimum floor areas size

and architectural plan consistency with the proffers of case C-72C-90. 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. The proffers approved as a part of zoning case C-72C-90 shall be incorporated in this approval.
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. 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. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Planning Office - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The bond shall become effective as of the date that the Homeowners Association assumes responsibility for the common areas.
30. The subdivision plat for Hunton Park, Section A shall be recorded before any occupancy permits are issued.

(Staff Report by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION

POD-69-00 Kings Crossing Phase 5 - Castile Road	Foster & Miller, P. C. for Weinstein Associates and Weinstein Management Company, Inc.: Request for approval of a plan of development and special exception for buildings three stories in height, as required by Chapter 24, Sections 24-106 and 24-94(b) of the Henrico County Code to construct eight, three-story apartment buildings containing 168 units and a pool house. The 11.6 acre site is located on the south line of Castile Road, approximately 630 feet east of Pump Road on parcels 99-A-7, 58C and part of 89-A-28B. The zoning is R-5, General Residence District. County water and sewer. (Tuckahoe)
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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 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. 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. 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.
29. The unit house numbers shall be visible from the parking areas and drives.
30. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be ordered from the County and installed prior to any occupancy permit approval.

(Staff Report by Kevin Wilhite)



ACTION: Deferred to September 27, 2000

PLAN OF DEVELOPMENT

POD-73-00
Air Tech Center -
Eubank Road

Keith & Associates, Inc. for PPD Property Inc., Brizzolara & Brizzolara and Standard Properties Inc.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct three, one-story office/warehouses totaling 96,710 square feet. The 5.93 acre site is located on the north line of Eubank Road, approximately 650 feet west of Glen Alden Drive on

parcels 172-A-15, 172-3-C-3 and part of parcel 172-2-3-39C. The zoning is M-1, Light Industrial District and ASO (Airport Safety Overlay District). County water and sewer. (**Varina**)

The staff can not recommend approval until the signatures of all current property owners have been received and additional information on the number and location of fire hydrants is provided, satisfactory to the Department of Public Utilities and the Division of Fire. 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. 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. 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.
26. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
27. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
28. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
29. 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. 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 September 27, 2000

SUBDIVISION

Hickory Woods
(August 2000 Plan)

Youngblood, Tyler & Associates for HHHunt Corporation: The 58.95 acre site is located on the north side of Twin Hickory Lake Drive approximately 0.76 mile south of Twin Hickory Road on part of parcel 26-A-30, part of 26-A-31, 26-A-32, 26-A-73, part of 27-A-6, part of 27-A-8, part of 27-A-9A and 37-A-1. The zoning is R-4C, One-Family Residence District (Conditional). County water and sewer. (**Three Chopt**) 149 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. Prior to requesting recordation, the developer shall furnish a letter from Virginia Power stating that this proposed development does not conflict with its facilities.
13. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-Year Floodplain." Dedicate floodplain as a "Variable Width Drainage & Utility Easement.
14. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide common area along Twin Hickory Lake Drive Phase II shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
15. A County standard sidewalk shall be constructed on those streets indicated on the staff plan dated August 23, 2000.
16. Any necessary off-site drainage easements must be obtained prior to final approval of the construction plans by the Department of Public Works.
17. The proffers approved as part of zoning case C-48-C-98 shall be incorporated in this approval.
18. 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.
19. The subdivision plat for Twin Hickory Lake Drive Phase II shall be recorded before any occupancy permits are issued.

(Staff Report by Jim Strauss)



ACTION: Approved

SUBDIVISION

Twin Hickory Lake
Drive
Phase II
(August 2000 Plan)

Youngblood, Tyler & Associates for Vincent K. & Barbara D. Watts and HHHunt Communities: The 5.2 acre site is located on the east side of Pouncey Tract Road (State Route 271), approximately 0.8 mile south of Shady Grove Road at the intersection of Bacova Road on parcels 36-A-8, 27-A7, 27-A-8 and 27-A-9A. The zoning is A-1, Agricultural District, R-4C, One-Family Residence District (Conditional), O/S, Office Service District, R-6C, General Residence District (Conditional) and RTHC, Residential Townhouse District (Conditional). **(Three Chopt) 0** Lots

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

- 9 The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide common area along Twin Hickory Lake Drive Phase II shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
10. A County standard sidewalk shall be constructed along the north side of Twin Hickory Lake Drive Phase II.
11. Any necessary off-site drainage easements must be obtained prior to final approval of the construction plans by the Department of Public Works.
12. The proffers approved as part of zoning case C-48C-98 shall be incorporated in this approval.

(Staff Report by Leslie News)



ACTION: Approved

SUBDIVISION

Crossridge (August 2000 Plan) **Jordan Consulting Engineers, P.C. for Staples Mill L. C.:** The subject property consists of 171.94 acre site located on the west line Staples Mill Road (U.S. Route 33) at Courtney Road. The property is part of parcel 40-A-1A. The zoning is R-2, One-Family Residence District, R-2C, One-Family Residence District (Conditional), R-2AC, One-Family Residence District (Conditional) and R-5AC, General Residence District (Conditional). County water and sewer. **(Brookland)** 364 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. Prior to requesting recordation, the developer shall furnish a letter from Virginia Power stating that this proposed development does not conflict with its facilities.
13. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-Year Floodplain." Dedicate floodplain as a "Variable Width Drainage & Utility Easement."
14. Any necessary off-site drainage easements must be obtained prior to final approval of the construction plans by the Department of Public Works.
15. The proffers approved as part of zoning case C-17C-00 shall be incorporated in this approval.
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.
17. Each lot shall contain at least the minimum lot area required pursuant to Section 24-94 of the Henrico County Code exclusive of floodplain areas.
18. The recorded plat shall contain a statement that the common area is dedicated to the common use and enjoyment of the homeowners of Crossridge and is not dedicated for use by the general public. This statement shall refer to the applicable article in the covenants recorded with the plat.
19. Final approval of The Oaks, Sections 2 and 3 shall not be approved until the proposed amendment to the Major Thoroughfare plan is adopted.

(Staff Report by Michael Kennedy)



ACTION: Approved

SUBDIVISION

Orams Estates (August 2000 Plan) **Engineering Design Associates for Louise T. Dooley and Wayne Morris Construction:** The 2.858 acre site is located on the east line of Orams Lane, approximately 290 feet north of Nine Mile Road (State Route 33) on parcel 141-A-83N. The zoning is R-3, One-Family Residence District. County water and sewer. **(Varina)** 10 Lots

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan as it relates to the provision of a stub street to the adjacent property. The staff recommendation will be made at the meeting. **(Staff Report by Kevin Wilhite)**



ACTION: Deferred to September 27, 2000

PLAN OF DEVELOPMENT

POD-71-00

Engineering Design Associates for Seven Pines Limited Partnership and MTM-Seven Pines, L.L.C.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 19,560 square foot automotive auction facility. The 24.3 acre site is located on the north line of Old Williamsburg Road at Whiteside Road on parcel 165-A-12B. The zoning is M-1C, Light Industrial District (Conditional) and ASO (Airport Safety Overlay District). County water and sewer. **(Varina)**

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

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

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

27. The proffers approved as a part of zoning case C-45C-00 shall be incorporated in this approval.

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. 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 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. Outdoor storage, loading and parking areas shall be clearly identified on the construction plans. Areas devoted to storage and display of heavy equipment shall not be used for other vehicular parking or display unless paved and improved to County standards.

35. 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 Michael Kennedy)



ACTION: Approved

SUBDIVISION

Pine Creek (Revised)
(August 2000 Plan)

Engineering Design Associates for Hugh Owens, Inc. and Urban Corridor Properties, Inc.: The 42.4 acre site is located on the eastern terminus of Howard Street on parcel 164-A-42 and part of parcel 165-A-12A. The zoning is R-4C, One-Family Residence District (Conditional) and R-3C, One-Family Residence District (Conditional) and ASO (Airport Safety Overlay District). County water and sewer. **(Varina) 50 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. Each lot shall contain at least (R-3) 11,000 square feet and (R-4) 8,000 square feet, exclusive of floodplain areas.

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

14. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Interstate 64 shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

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

16. The proffers approved as part of zoning cases C-46C-00 and C-9C-97 shall be incorporated in this approval.

17. The applicant shall secure adequate easements and/or right-of-way for the construction of Howard Street, prior to the submission or a final plan.

18. Any change in access to the proposed subdivision shall be resubmitted for review and approval by the Planning Commission.

(Staff Report by Michael Kennedy)



ACTION: Approved

APPROVAL OF CALENDAR: 2001 Planning Commission Meeting Calendar for Plans of Development and Subdivisions



ACTION: Deferred to September 27, 2000

ADJOURNed at 10:00 a.m.