

**PLANNING COMMISSION**  
**SUBDIVISION AND PLAN OF DEVELOPMENT**

**December 13, 2000**

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The submission deadline for this hearing date was October 27, 2000.

This preliminary agenda is based on the applications filed to this date, and the number and sequence of items are subject to change during the review period to preparation of the final agenda for this hearing. For questions about the agenda, contact [Diana Carver](#), 501-4606.

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**ROLL CALL:**

**REQUEST FOR DEFERRALS AND WITHDRAWALS:**  
(Presented by [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
Cedar Park, Section 2 (November 1997 Plan)	Fairfield	7	7	2	1 Year 12/19/01
Hermitage Hamlet (December 1998 Plan)	Brookland	4	4	1	1 Year 12/19/01

**FOR PLANNING COMMISSION APPROVAL**

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL**

Subdivision	Magisterial District	Original No. of Lots	Remaining Lots	Previous Extensions	Year(s) Extended
Lakefield (September 1986 Plan)	Varina	92	28	14	Recommendation Will be Made at Meeting
Laura Woods (December 1992Plan)	Fairfield	5	5	1	1 Year 12/19/01

**DISCUSSION ITEM:** Revised standard conditions for POD's to implement revisions to development review process (**Staff Presentation by [John Marlles](#)**)

**TRANSFER OF APPROVAL (Deferred from the November 15, 2000 Meeting)**

**POD-91-98**  
Office Max/Just for Feet @ Virginia Center Commons Shopping Center

**Wilton Partners/Peter Thussen, GmbH.:** Request for a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from North Park Peripheral Associates, L.P. and Wilton partners Virginia Commons, LLC to Wilton Partners Virginia Commons LLC and Peter Thussen, GmbH. The 4.84 acre site is located on an internal access road for the shopping center at the northeast corner of the intersection of Brook Road (U.S. Route 1) and J.E.B. Stuart Parkway on parcels 24-A-7R and 24-A-7U. The zoning is B-3C, Business District. County water and sewer. (**Fairfield**)

A site inspection has revealed several deficiencies in the site landscaping which the owner is attempting to address. The staff recommendation will be made at the meeting.

(Staff Report by [Leslie News](#))

 **ACTION: Approved**

**TRANSFER OF APPROVAL**

**POD-16-71**  
Broad Street & Crestwood Avenue

**M. G. Loupassi Limited Partnership for Broad Crestwood Center:** Request for a transfer of approval, as required by Chapter 24, Section 24-106 the Henrico County Code, from Marcus, Spanier & Wachsner to M. G. Loupassi, Ltd. The 2.22 acre site is located at the northwest corner of Broad Street (U. S. Route 250) and Crestwood Avenue on parcel 103-A-11. The zoning is B-3, Business District. (**Brookland**)

This request for transfer of approval was only recently received. As of the preparation date of the agenda, the site inspection for compliance with the conditions of the approved plan of development has not yet been completed. The staff recommendation therefore will be made at the meeting.

(Staff Report by Ted McGarry)  
 ACTION: Approved

### TRANSFER OF APPROVAL

**POD-87-99**  
Westchase I & II - Cox Road and Westerre Parkway

**Read F. Goode, Jr. for T. Walter Brashier and Retlaw 100, LLC:** Request for a transfer of approval, as required by Chapter 24, Section 24-106 the Henrico County Code, from Daniel Corporation to T. Walter Brashier and Retlaw 100, LLC. The 14.8 acre site is located on the south line of proposed Westerre Parkway, approximately 400 feet east of Cox Road on parcels 48-A-39 and 58. The zoning is O-3C, Office District (Conditional). **(Three Chopt)**

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

(Staff Report by Kevin Wilhite)  
 ACTION: Approved

### PLAN OF DEVELOPMENT & LIGHTING PLAN

**POD-100-00 and LP/POD-100-00**  
Chick-Fil-A - Virginia Center Marketplace

**Bohler Engineering, P.C. for Ukrop's Super Markets, Inc., L.L.C. and Chick-Fil-A:** Request for approval of a plan of development and lighting plan as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 4,211 square foot restaurant with drive-thru on an outparcel in the Virginia Center Marketplace. The 1.15 acre site is located on the southwest corner of Brook Road (U.S. Route 1) and Magnolia Ridge Drive on part of parcel 24-A-9D. The zoning is B-3C, Business District (Conditional). County water and Sewer. **(Fairfield)**

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

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
23. Only retail business establishments permitted in a B-3 may be located in this center.
24. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
25. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

26. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
27. The proffers approved as a part of zoning case C-115C-88 shall be incorporated in this approval.
28. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.
29. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
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 plans and 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. 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.
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 Michael Kennedy)

 ACTION: Approved

### **SUBDIVISION (*Deferred from the November 15, 2000 Meeting*)**


**Oak Hill Manor**  
(June 2000 Plan)

**Schmidt & Associates for English Street Development, L.L.C.:** The 5.021 acre site is located on Tonoka Road and Tonoka Court, approximately 200 feet west of the intersection on parcels 128-A-55 and part of 128-A-44A. The zoning is R-4, One-Family Residence District. County water and sewer.  
**(Fairfield) 19 Lots**

This proposed subdivision represents a partial revision to the Oak Hill Manor (March 1999 Plan). That plan granted approval for a total of 40 lots. The original layout called for the widening and improvement of Johnson Road to current County standards. However, it has been discovered that Johnson Road is not public right-of-way as originally believed. The developer's proposed revision calls for no improvements to existing Johnson Road and actually results in the creation of two additional lots. The staff has received additional information on the

current status of Johnson Road and is trying to determine the possibility for its improvement and dedication to the County. Meetings have been held with adjacent property owners to this purpose. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for subdivisions served by public utilities and the following additional condition is recommended:

12. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public Works, which addresses the possible future extension of any stub street.
13. Prior to final subdivision approval, the applicant shall provide evidence satisfactory to the County Attorney of its legal right to dedicate a public road over and to record lots upon the 30-foot-wide private right-of-way.

(Staff Report by Kevin Wilhite)  
 ACTION: Deferred to January 24, 2001

### PLAN OF DEVELOPMENT & SPECIAL EXCEPTION

**POD-110-00**  
First Union National  
Bank Expansion @  
Innsbrook

**TIMMONS for Kerry Krenan and First Union National Bank:** Request for approval of a plan of development and special exception for a helistop, as required by Chapter 24, Sections 24-106 and 24-50.12(c) of the Henrico County Code to construct a four-story, 400,000 square foot office building, a two-story, 30,000 square foot connector building and a four level parking deck. The 51.93 acre site is located at 4340 Innslake Drive, Innslake Drive and Dominion Boulevard on part of parcel 37-2-E-1, 37-2-E-1A, 37-A-47, 48, 52, 52A and 53. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of this agenda, staff had not completed its review. The recommendation will be made at the meeting.

(Staff Report by Jim Strauss)  
 ACTION: Approved

### LANDSCAPE PLAN & TRANSITIONAL BUFFER DEVIATION

**LP/POD-54-99**  
Strayer University

**Higgins & Gerstenmaier for Strayer University:** Request for approval of a landscape plan and transitional buffer deviation as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 10.6 acre site is located along the south line of Nuckols Road opposite its intersection with Concourse Boulevard, on parcel 10-A-20N. The zoning is O/SC, Office/Service District (Conditional). **(Three Chopt)**

As of the preparation date of this agenda, staff had not completed its review. The recommendation will be made at the meeting.

(Staff Report by Jim Strauss)

 ACTION: Approved

#### **LIGHTING PLAN (Deferred from the November 15, 2000 Meeting)**

**LP/POD-125-98**  
Springhill Suites @  
Virginia Center

**Higgins & Gerstenmaier:** Request for approval of a lighting plan as required by Chapter 24, Section 24-106 of the Henrico County Code. The 5.2 acre site is located on the east line of Brook Road (U.S. Route 1), 400 feet south of its intersection with Virginia Center Parkway on part of parcels 33-A-47A and part of 33-A-47. The zoning is B-3, Business District and O-3C, Office District (Conditional). **(Fairfield)**

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

(Staff Report by Leslie News)

 ACTION: Approved

#### **LANDSCAPE & LIGHTING PLAN**

**LP/POD-19-00**  
Bell Atlantic of Virginia -  
N. Gayton Road

**Bay Design Group, P.C. for Bell Atlantic of Virginia:** Request for approval of a landscape and lighting plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 1.01 acre site is located along the east line of N. Gayton Road, approximately 190 feet south of Glastonbury Drive on parcel 35-A-28B. The zoning is A-1, Agricultural District and WBSO, West Broad Street Overlay District. **(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, the standard conditions for landscape and lighting plans are recommended.

(Staff Report by Leslie News)

 ACTION: Approved

#### **LIGHTING PLAN (Deferred from the November 15, 2000, Meeting)**

**LP/POD-76-00**  
O'Charley's Restaurant  
- The Creeks @ Virginia

**Design & Engineering, P.C. for Richmond Developers, LLC:** Request for approval of a lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a

Center Shopping Center (POD-83-00 and 79-00 Revised) one-story, 7,062 square foot restaurant. The 1.98 acre site is located on an outparcel at The Creeks at Virginia Center Shopping Center on part of parcel 33-A-1A. The zoning is B-2C, Business District (Conditional). **(Fairfield)**

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

(Staff Report for by Leslie News)

 **ACTION: Approved**

### LANDSCAPE PLAN

**LP/POD-29-99** Discovery United Methodist Church - Gayton Road and Lauderdale Drive **Koontz-Bryant, 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 7.69 acre site is located at the intersection of Lauderdale Drive and Gayton Road on parcel 55-A-3B. The zoning is RTH, Residential Townhouse District. **(Three Chopt)**

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

(Staff Report for by Leslie News)

 **ACTION: Approved**

### PLAN OF DEVELOPMENT

**POD-107-00** The Cottages @ Crossridge **Jordan Consulting Engineers, P.C. for Staples Mill, L.C.:** Request for approval of a plan of development, as required by Chapter 24, Sections 24-13(c) and 24-106 of the Henrico County Code to construct 41, zero lot line dwellings for seniors. The 13.15 acre site is located at 3500 Lanecor Drive on part of parcel 40-A-24 and 40-A-1A. The zoning is R-5AC, General Residence District (Conditional). County water and sewer. **(Brookland)**


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

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits.
23. The unit house numbers shall be visible from the parking areas and drives.
24. 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.
25. Roof edge ornamental features that extend over the zero lot line, and which are permitted by Section 24-95(i)(1), must be authorized in the covenants.
  26. Eight-foot easements for construction, drainage, and maintenance access for abutting lots shall be provided and shown on the POD plans.
  27. Building permit request for individual dwellings shall each include two (2) copies of a layout plan sheet as approved with the plan of development. The developer may utilize alternate building types providing that each may be located within the building footprint shown on the approved plan. Any deviation in building footprint or infrastructure shall require submission and approval of an administrative site plan.
  28. Architectural plans for this development must meet the standards of the April 24, 1995, Planning memo of Zero Lot Line Development Standards. The standard memo addresses the building relationship to the zero lot line and include: minimum percentage of wall on the zero lot line, number, size and location of window and door openings in first and second floors and height and setbacks for fences abutting decks.
  29. The subdivision plat for The Cottages @ Crossridge shall be recorded before any building permits are issued.
  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 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.
  32. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
  33. The proffers approved as a part of zoning case C-17C-00 shall be incorporated in this approval.
  34. 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.
  35. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
  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. 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.
  38. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
  39. Insurance Services Office (ISO) calculations must be included with the plans and approved by the Department of Public Utilities prior to the issuance of a building permit.



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 approval.
41. 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.
42. 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

### PLAN OF DEVELOPMENT


**POD-108-00**  
The Townes @  
Crossridge

**Jordan Consulting Engineers, P.C. for Staples Mill, L.C.:**  
Request for approval of a plan of development, as required by Chapter 24, Sections 24-38(b) and 24-106 of the Henrico County Code to construct 70 townhomes for sale to seniors. The 14.11 acre site is located at 3500 Lancor Drive on part of parcels 40-A-24 and 40-A-1A. The zoning is R-6AC, General Residence District (Conditional). County water and sewer.  
**(Brookland)**

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

23. The unit house numbers shall be visible from the parking areas and drives.
24. 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.
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. 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.
27. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
28. The proffers approved as a part of zoning case C-17C-00 shall be incorporated in this approval.
29. 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.
30. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
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. 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.
33. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
34. Insurance Services Office (ISO) calculations must be included with the plans and approved by the Department of Public Utilities prior to the issuance of a building permit.
35. 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 approval.
36. 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.
37. 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**

## PLAN OF DEVELOPMENT

**POD-109-00**  
 Air, Water & Soil  
 Laboratories @ Villa  
 Park

**Jordan Consulting Engineers, P.C. for Air, Water & Soil Properties, 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 a one-story, 15,000 square foot office/laboratory building (with a future 14,000 square foot addition). The 4.214 acre site is located on the south side of Villa Park Drive, approximately 1,800 feet west of Brook Road (U.S. Route 1) on part of parcel 62-11B-1D. The zoning is O/SC, Office/Service District (Conditional). County water and sewer. **(Brookland)**

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the revised plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the 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 approval of an electrical permit application and installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture specifications and mounting height details shall be submitted for Planning Office review and Planning Commission approval.
23. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
24. The proffers approved as a part of zoning case C-87C-86 shall be incorporated in this approval.
25. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
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 plans and 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. Prior to issuance of a building permit, the developer must furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.
30. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97 (b) and Section 24-50.22(g) of the Henrico County Code.

(Staff Report by Ted McGarry)

 **ACTION: Deferred to January 24, 2001**

### PLAN OF DEVELOPMENT

**POD-101-00**

Child Development  
Center @ Wyndham -  
Phase II  
(POD-49-95 Revised)

**Jordan Consulting Engineers, P.C. for Child Development Center @ Wyndham, LLC:** Request for approval of a revised plan of development as required by Chapter 24, Sections 24-50.6(g) and 24-106 of the Henrico County Code to construct a two-story, 8,967 square foot child care center addition to an existing child care center. The 1.31 acre site is located at the southwest corner of Nuckols Road and Shady Grove Road on part of parcel 10-A-3A and part of 12 and part of 13. The zoning is R-5C, General Residence 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. A revised plan has been required to address conflicts with utilities and provision of a landscape plan for a proffered buffer. 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 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 and Division of Fire.
26. The proffers approved as a part of zoning cases C-73C-94 and C-70C-00 shall be incorporated in this approval.
27. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
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 plans and approved by the Department of Public Utilities prior to the issuance of a building permit.
30. 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 approval.

## PLAN OF DEVELOPMENT

### POD-103-00

Westgate II Office  
Building - Westgate @  
Wyndham

**TIMMONS for Liberty Property Limited Partnership:** 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, 73,000 square foot office building. The 6.01 acre site is located approximately 320 feet south of W. Broad Street (U.S. Route 250) and 280 feet east of Lauderdale Drive on part of parcel 36-A-49. The zoning is O-3C, Office District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

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 and Division of Fire.
25. Outside storage shall not be permitted.
26. The proffers approved as a part of zoning case C-69C-95 shall be incorporated in this approval.
27. 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.
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 plans and approved by the Department of Public Utilities prior to the issuance of a building permit.
30. The conceptual master plan, as submitted with this application, is for planning and information purposes only.

(Staff Report by Kevin Wilhite)

 **ACTION: Approved**

## PLAN OF DEVELOPMENT

### POD-106-00

Longspur True Value  
Hardware - S.

**Engineering Design Associates for Laburnum Center Office Park Partnership and Longspur Management:** Request for approval of a plan of development, as required by Chapter 24,

Laburnum Avenue

Section 24-106 of the Henrico County Code to construct a one-story, 18,400 square foot hardware store. The 1.310 acre site is located along the east line of S. Laburnum Avenue, approximately 320 feet south of Finlay Street on part of parcel 162-A-58A. The zoning is B-2C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

As of the preparation date of this agenda, the staff has not received a revised plan, as requested. Currently, staff is waiting for information on the proposed building materials and construction details to ensure a continuing standard of development within the business park. Also, the Department of Public Utilities cannot recommend approval of the plan as submitted because extension of the sewer main is required and a profile of the main must be submitted prior to a recommendation for approval. 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 S. Laburnum Avenue 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 and Division of Fire.
26. The proffers approved as a part of zoning case C-35C-88 shall be incorporated in this approval.
27. 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.
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 plans and approved by the Department of Public Utilities prior to the issuance of a building permit.
31. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

(Staff Report by [Christina Goggin](#))



**ACTION: Approved**

**SUBDIVISION**

**Milldale**  
(December 2000 Plan)

**Thomas & Associates, LLC for Kenny Wilbourne Realty & Construction Company:** The 7.01 acre site is located on the southwest corner of Mill Road and Varina Road on part of parcel 236-A-71. The zoning is A-1, Agricultural District. Individual Well and Septic Tank/Drainfield. **(Varina) 4 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. Each pair of lots shall provide a single shared driveway connection to Mill Road, the location of which shall be approved with the construction plans.

(Staff Report by Ted McGarry)

 **ACTION: Approved**

**SUBDIVISION**

**Varina Ridge**  
(December 2000 Plan)

**Engineering Design Associates for Engineered Building Structures of Virginia, Inc.:** The 4.66 acre site is located at 8681 Strath Road approximately 500 feet south of Local Street on part of parcel 258-A-17. The zoning is A-1, Agricultural District. Individual Well and Septic Tank/Drainfield. **(Varina) 2 Lots**

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

- 11. Prior to requesting recordation, the developer shall furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with its facilities.
- 12. The two lots shall provide a single shared driveway connection to Strath Road, the location of which shall be approved with the construction plans.

(Staff Report by Ted McGarry)

 **ACTION: Approved**

**PLAN OF DEVELOPMENT & SPECIAL EXCEPTION**

**POD-104-00**  
Sandston Adult Care Facility

**Engineering Design Associates for Southside Community Development & Housing Corporation:** Request for approval of a plan of development and a special exception for a conditional , as required by Chapter



24, Sections 24-29 (c) and 24-106 of the Henrico County Code to construct a two-story, 62-bed assisted living and 41-unit independent living adult facility. The 19.135 acre site is located at 520 E. Williamsburg Road (U. S. Route 60) on parcels 164-A-44A and 165-A-12N. The zoning is R-5, General Residence District, A-1, Agricultural District 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 right-of-way for widening of Williamsburg Road (U.S. Route 60) 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 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 entrances and drainage facilities on Williamsburg Road (U.S. Route 60) shall be approved by the Virginia Department of Transportation and the County.
27. 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.
28. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
29. Any necessary off-site drainage and water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
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 plans and 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 Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
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 approval.

(Staff Report by [Michael Kennedy](#))



**ACTION: Approved**


## SUBDIVISION RECONSIDERATION

**Pine Creek**  
(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 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 (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 case 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 of 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

**DISCUSSION ITEM:** Springfield Veterinary Center (POD-99-98) reconsideration of sign details. Three Chopt  
(Staff Presentation by Randy Silber)

**APPROVAL OF MINUTES:** October 25, 2000 and November 15, 2000  
 ACTION: Approved (both)

**ADJOURNed** at 10:55 a.m.