

**PLANNING COMMISSION**

**SUBDIVISION AND PLAN OF DEVELOPMENT**

**AGENDA**

February 23, 2000

The submission deadline for this hearing date is January 7, 2000.

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**ROLL CALL:**

Amendment to Zoning Ordinance: Pertaining to the Powers and Duties of the Board of Zoning Appeals. **(Presented by Ben Blankinship)**

**BEGINNING AT 9:30 A.M.**

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

**EXPEDITED AGENDA:** (Presented by Kevin Wilhite)

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL:** (None)

**TRANSFER OF APPROVAL**

POD-78-78	<b>Best Building - Bank of America (Formerly Best Products Office Building):</b> Request for transfer of approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code Best Products, Phases I, from Best Products Company, Inc. to Metropolitan Life Insurance Company. The 36.341 acre site is located on the north line of Best Plaza Drive, between Scott Road, Interstate Route 95 and E. Parham Road on parcels 53-A-86 and 87. The zoning is M-1, Light Industrial District and PMD, Planned Industrial District and R-2, One-Family Residence District. <b>(Fairfield)</b>
POD-97-84	
POD-73-85	
Best Products, Phases I, from Best Products Company, Inc. to Metropolitan Life Insurance	
II and III	

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

**(Staff Report by Ted McGarry)**



**ACTION:** Deferred to March 22, 2000

## TRANSFER OF APPROVAL

POD-59-99  
Tech Park Office  
Building  
(Formerly McBal  
Office Building)

**Balzer & Associates, Inc. for Tech Park, LC:** Request for transfer of approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code from Virginia Center Inc. and McBal Corporation to Tech Park, L.C. The 1.90 acre site is located on the north line of Technology Park Drive, 250 feet east of its Intersection with J.E.B. Stuart Parkway on parcel 33-A-64C. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Fairfield)**

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 Leslie News)**



**ACTION:** Grant

## SUBDIVISION *(Deferred from the February 2, 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

There are two outstanding issues 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. Secondly, proffers require approval of a sidewalk plan showing installation of a sidewalk to connect the subject property to the existing sidewalk along Four Mile Run Parkway. The location of the sidewalk is under review by staff. Staff's 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 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.

(Staff Report by Leslie News)



**ACTION:** Grant

## PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION

POD-12-00

Hunton Baptist Church  
Facility Expansions

**TIMMONS for Hunton Baptist Church:** Request for approval of a plan of development and transitional buffer deviation as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code to construct a one-story, 8,776 square foot fellowship hall. The 8.98 acre site is located at the intersection of Old Washington Highway and Greenwood Road on parcels 14-8-11-55A and 14-8-12-54B. The zoning is B-3, Business District and A-1, Agricultural District. Individual well and Septic Tank/Drainfield. **(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 Old Washington Highway and Greenwood 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 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. Greenwood Road shall be improved with sidewalk, curb and gutter, and appurtenant drainage structures in accordance with the requirements of the Director 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. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
29. The applicant shall furnish proof to the Planning Office that conditions satisfactory to the Health Department have been met that insure the proposed septic tank drainfield system is suitable for this project prior to 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.

(Staff Report by Michael Kennedy)



**ACTION:** Deferred to March 22, 2000

## LIGHTING PLAN

LP/POD-127-98  
Dominion Chevrolet

**TIMMONS: Request for approval of a lighting plan as required by Chapter 24, Section 24-106 of the Henrico County Code. The 10.133 acre site is located on W. Broad Street (U. S. Route 250) at N. Gayton Road extended on part of parcels 36-A-46 and 47. The zoning is B-3C, Business District (Conditional) and WBSO (West Broad Street Overlay District). (Three Chopt)**

Staff has not completed its review. The recommendation will be made at the meeting.  
(Staff Report by Jim Strauss)



**ACTION:** Grant

## LANDSCAPE AND LIGHTING PLAN

LP/POD-1-95  
Highwoods VIII  
IXL Building @  
Innsbrook

**CMSS Architects: Request for approval of a landscape and lighting plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 5.054 acre site is located at the northwest corner of the intersection of Cox Road and Waterfront Place on part of parcel 38-3-C-4. The zoning is B-2C, Business District Conditional. (Three Chopt)**

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

(Staff Report by Jim Strauss)



**ACTION:** Grant

## SUBDIVISION

Osborne  
(February 2000 Plan)

**Dan Carney & Associates for Roberta C. and Robert V. Osborne:**  
The 2.190 acre site is located along the north line of Oakland Road approximately 1350 feet east of Osborne Turnpike on parcel 180-A-119B. The zoning is R-3, One-Family Residence 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 limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-Year Floodplain." Dedicate floodplain as a "Variable Width Drainage & Utility Easement."
13. The detailed plant list and specifications for the landscaping to be provided within the 10-foot-wide planting strip easement along the 30-foot private road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
14. Any necessary construction plans shall be submitted with the final plat for review and approval.

(Staff Report by Ted McGarry)



**ACTION:** Grant

## PLAN OF DEVELOPMENT AND TRANSITIONAL BUFFER DEVIATION

POD-10-00  
Creative Office  
Environments

**Charles C. Townes & Associates, P.C. for DEG Virginia, L.L.C. and Creative Office Environments:** Request for approval of a plan of development and transitional buffer deviation as required by Chapter 24, Sections 24-106 and 24.106.2 of the Henrico County Code to expand the parking area by 29 parking spaces. The 4.25 acre site is located along the south line of Laburnum Avenue opposite existing Vawter Avenue at 1101 E. Laburnum Avenue on parcel 107-A-7. The zoning is M-1, Light Industrial District and R-4, One-Family Residence District. County water and sewer. **(Fairfield)**

The one outstanding issue is the ownership of the unimproved Vawter Avenue right-of-way which would provide new access to the site. The applicant proposes to expand the parking area, close the existing Laburnum Avenue entrance and build a new entrance at Vawter and Laburnum Avenues.

The Vawter Avenue right-of-way was acquired in 1966 to provide additional access to the East Highland Park area. Access to the residential area through an industrial site is not desirable and is not proposed. However, access to the industrial site by way of the Vawter Avenue right-of-way at the cross-over to Laburnum Avenue continues to be desirable.

Staff recommends vacation of the Vawter Avenue right-of-way for the private driveway with certain conditions. The applicant wants to keep the right-of-way public. As of the preparation date, the issue is unresolved. 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. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
25. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
26. 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.
27. Request vacation of the Vawter Avenue right-of-way abutting the site.
28. Provide an ingress/egress easement to parcel 118-A-3.
29. Request rezoning of the eastern 25 feet of the vacated right-of-way from R-4, One-Family Residence District to M-1, Light Industrial District

(Staff Report by McGarry)



**ACTION:** Deferred to March 22, 2000

## **SUBDIVISION & TRANSITIONAL BUFFER DEVIATION**

Hallwood Farm  
(February 2000 Plan)

**Engineering Design Associates for H. W. Owens, Inc.:** Request for approval of a transitional buffer deviation as required by Chapter 24, Section 24-106.2 of the Henrico County Code. The 21.568 acre site is located along the north line of Dabbs House Road approximately 250 feet west of Robcurn Drive on parcel 146-A-13. The zoning is R-3AC, One-Family Residence District (Conditional). County water and sewer. **(Varina)** 47 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 final approval, the engineer shall furnish the Planning Staff a plan showing a dwelling situated on Lots 29 and 37 to determine if the lot design is adequate to meet the requirements of Chapter 24, of the Henrico County Code.
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 Road 140-1 and Dabbs House Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
15. Detailed construction plans shall be submitted to the Planning Office before the final plats are submitted for final approval.
16. 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.
17. 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.
18. Each lot shall contain at least 9,500 square feet, exclusive of floodplain areas. **(Staff Report by Michael Kennedy)**



**ACTION:** Grant

## **PLAN OF DEVELOPMENT** *(Deferred from the December 15, 1999 Meeting)*

POD-86-99  
The Virginia Urology  
Center

**Draper Aden Associates for Med Atlantic, 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, 17,800 square foot medical office building. The 1.4 acre site is located at the northeast

intersection of Monument Avenue and Bryd Avenue on Parcels 115-8-A-1 and 24. The zoning is O-1, Office District. County water and sewer.  
**(Three Chopt)**

Staff expects the applicant to request a deferral to the Commission's May 24, 2000, meeting. The staff does not support the proposed Grace Street access point to this site due to its location in a residential neighborhood. This is consistent with staff comments made during the 1978 rezoning of the portion of the site adjacent to Grace Street. In addition, there are water quality issues that have yet to be resolved as of the preparation date of the agenda. Since the last public hearing date, a rezoning case for the two adjacent residential lots to the east have been filed on behalf of the applicant. If the applicant is successful in having these lots zoned to O-1 a revised site plan is expected to be submitted.

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. Employees shall be required to use the parking spaces provided at the rear of the building(s) as shown on the approved plans.
26. Outside storage shall not be permitted.
27. 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.
28. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
29. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
30. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
31. Any drainage and utility easements in conflict with the footprint of this building shall be vacated prior to the issuance of a building permit for this development.
32. The adjacent residential lots shall be used for any construction staging or activity, except that which is directly related to the demolition of the existing dwelling(s) and the installation of the utility lines.
33. The developer shall use his best effort to ensure that all construction traffic enters and leaves the site through the Byrd Avenue construction entrance, from and to Monument Avenue, and not through the surrounding residential neighborhood.
34. If any portion of the existing office building is to remain open during construction of the new building, the developer must demonstrate that sufficient on-site parking will be provided to meet code requirements prior to the approval of the construction plans.

(Staff Report by Kevin Wilhite)



**ACTION:** Deferred to June 28, 2000

## PLAN OF DEVELOPMENT - RECONSIDERATION

POD-51-99  
Gaskins Retirement  
Center - Gaskins Road  
(POD-8-91 Revised)

**Balzer & Associates for South Gaskins Retirement, L.L.C.:** Request for reconsideration of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 29,872 square foot assisted living facility. The 9.955 acre site is located along the west line of Gaskins Road and approximately 500 feet south of Three Chopt Road on part of parcel 58-A-35B. The zoning is R-6C, General Residence District (Conditional). County water and sewer. **(Tuckahoe)**(Tuckahoe)

This reconsideration of the Plan of Development is to provide for Commission approval of a proposed 20' utility easement and a temporary 10' construction easement within the proffered buffers. These easements will provide for the construction of a proposed future 54" waterline to the Henrico County Water Treatment Plant across Gaskins Road. The staff can recommend approval of this reconsideration of a Plan of Development subject to the annotations on the plan, the standard conditions for developments of the this type and the following additional conditions:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits.
23. The right-of-way for widening of Gaskins 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 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. A standard concrete sidewalk shall be provided along the west side of Gaskins Road. The funds for sidewalk construction may be escrowed.
29. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
30. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
31. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the



Henrico County Code.

32. 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. Prior to the issuance of a full building permit, the owner shall pursue the implementation and design of a shared entrance between this project and the adjoining parcel (58-A-48C), as annotated on the staff plan dated July 28, 1999. All subsequent detailed plans of development and construction plans needed to implement this entrance 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. All construction traffic shall use entrance location "A" during construction of this facility. (See staff plan dated July 28, 1999)

**(Staff Report by Mikel Whitney)**



**ACTION:** Grant

## **PLAN OF DEVELOPMENT**

POD-11-00  
Red Jenkins Auto  
Center

**Robert K. Carter, P. E. for Richard L. Motley, Jr. and George F. Jenkins:** Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 3,200 square foot automotive repair shop. The 0.47 acre site is located on the northwest corner of intersection of Blackstone Avenue and Brook Road (U. S. Route 1) on parcel 63-A-1. The zoning is B-3, Business District. County water and sewer. **(Tuckahoe)**(Fairfield)

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

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

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

25. Outside storage shall not be permitted.

26. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.

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

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

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

Transportation.

(Staff Report by Michael Kennedy)



**ACTION:** Grant

## MASTER PLAN & ARCHITECTURAL ELEVATIONS

POD-81-99                    **Hankins & Anderson, Inc. for Retlaw 100 L.L.C, Realti Corporation and Edens and Avant Properties, L.P.:** Request for approval of a Town Center at Twin Hickory - Nuckols Road conceptual master plan and revised architectural elevations as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a shopping center. The 19.32 acre site is located at the northwest corner of Nuckols Road and Twin Hickory Road on parcel 18-A-22E. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

The first phase of this development received Planning Commission approval on December 15, 1999. Condition No. 19 of the original zoning case on the property (C-19C-94) required that a conceptual master plan be submitted with the first request for plan of development approval and be updated with each subsequent plan of development approval. Since a request for amended proffers (C-68C-99) was being considered at the same time as the original plan of development was being considered, the Commission approved POD-81-99 with the condition No. 34 that stated "A master plan for the entire site shall be approved by the Planning Commission prior to Planning Office approval of the construction plans for the first phase of the development. A copy of the said master plan shall be incorporated into the sets of construction plans for signature."

In addition, the applicant is submitting revised architectural elevations for the building adjacent to Twin Hickory Lane. These elevations are intended to replace those approved with Phase I. As of the preparation date of this agenda, the staff has not had an opportunity to complete its review of the revised plans. The staff recommendation will be made at the meeting.

(Staff Report by Kevin Wilhite)



**ACTION:** Grant

RESOLUTION: Henrico Juvenile Courts Parking Expansion - Substantially in accord with the County of Henrico Comprehensive Plan **(Staff Report by Audrey Anderson)**

**ADJOURN**