

**PLANNING COMMISSION**

**SUBDIVISION AND PLAN OF DEVELOPMENT**

**ACTIONS**

February 2, 2000

**(Meeting Rescheduled, from January 26, 2000, Due to Inclement Weather)**

The submission deadline for this hearing date was December 10, 1999.

---

**ROLL CALL:**

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

**NOTE:** This will be acted on at the February 23, 2000 meeting

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

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

**EXPEDITED AGENDA:** (Presented by Ted McGarry)

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL**

Subdivision	Magisterial District	Original No. of Lots	Remaining Lots	Previous Extensions
<b>Almond Creek Estates</b> (January 1993 Plan)  <b>ACTION:</b> Approved	Varina	100	21	6
<b>Chartwood</b> (January 1998 Plan)  <b>ACTION:</b> Approved	Varina	88	38	1
<b>Mill Place West</b> (January 1997 Plan)  <b>ACTION:</b> Approved	Brookland	44	23	2

**Staff Recommends Extension for 12 Months until January 24, 2001.** (Presented by Kevin Wilhite)

## **TRANSFER OF APPROVAL**

POD-108-78  
Tuckernuck Square  
Shopping Center

**Jamie Lunceford for EIG Tuckernuck Square, LLC:** Request for transfer of approval of a plan of development, as required by Chapter 24, Section 24-106, of the Henrico County Code, from Richmond Tuckernuck, LP to EIG Tuckernuck Square, LLC. The 12.64 acre site is located at the northwest corner of W. Broad Street and West End Drive on parcel 59-7-1. The zoning is B-2, Business District. 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 transfer of approval request. The staff recommendation will be made at the meeting. **(Staff Report by Mikel Whitney)**



**ACTION:** Approved

## **SUBDIVISION**

Gill Dale Farms,  
Section A  
(January 2000 Plan)

**Engineering Design Associates for Robert T. & Armennia M. Royster:** The 8.929 acre site is located on the west line of Gill Dale Road, approximately 200 feet north of Shaleigh Lane on parcel 219-A-3E. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Varina)** 3 Lots

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

**(Staff Report by Michael Kennedy)**



**ACTION:** Approved

## **SUBDIVISION**

Sterling Forest  
(January 2000 Plan)

**Bay Design Group, P.C. for Lawrence Chrysler Plymouth Corporation and Wilton Real Estate & Development Corporation:** The 160.97 acre site is located at the intersection of Diane Lane, Wilkinson Road and Old Sellers Lane, adjacent to Douglas Wilder Middle School on parcel 74-A-20. The zoning is A-1, Agricultural District, R-2, One-Family Residence District and C-1, Conservation

District. County water and sewer. **(Fairfield)** 175 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. Detailed construction plans shall be submitted to the Planning Office before the final plats are submitted for final approval.
13. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Diane Lane shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
14. The detailed plant list and specifications for the landscaping to be provided within the 15-foot-wide planting strip easement along Old Seller's Way 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 along the north side of Diane Lane and Wilkinson Road.
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 18,000 square feet exclusive of floodplain areas.

**(Staff Report by Michael Kennedy)**



**ACTION:** Approved

## **SUBDIVISION & EXCEPTION REQUEST**

Harvest Crest and a Resubdivision of Lot 12, Block F, Section A Harvest Crest	<b>Engineering Design Associates for RCN, LLC:</b> The 14.756 acre site is located on the east line of Harvie Road, approximately 900 feet north of Creighton Road on parcels 129-A-71 and 129-13-C-12. The zoning is R-3AC, One-Family Residence District (Conditional). County water and sewer. <b>(Fairfield)</b> 50 Lots
---	--

(January 2000 Plan)

This subdivision does not meet the recently adopted standards for cul-de-sac lots. A revised plan has been 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 detailed plant list and specifications for the landscaping to be provided within the 10-foot-wide planting strip easement abutting parcel 129-A-73 shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
13. Prior to final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

**(Staff Report by Ted McGarry)**



**ACTION:** Approved

## **SUBDIVISION & EXCEPTION REQUEST**

Willson Cove  
(December 1999 Plan)      **Bay Design Group, P.C. for A. G. Bertozzi:** The 5.357 acre site is located at 7300 Willson Road, 0.8 mile south of Laburnum Avenue on parcel 215-A-20 and 20A. The zoning is A-1, Agricultural District and ASO, (Airport Safety Overlay District. Individual Well and Septic Tank/Drainfield. (**Varina**) 4 Lots

This subdivision does not meet the recently adopted standards for cul-de-sac lots. A revised plan has been 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 not served by public utilities, the following additional condition is recommended:

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

**(Staff Report by Ted McGarry)**



**ACTION:** Approved

## **SUBDIVISION**

Four Mile Run  
(January 2000 Plan)      **TIMMONS for Pendragon Development Company:** The 97.53 acre site is locate at the eastern terminus of Four Mile Run Drive, approximately 0.33 mil 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 sharing installation of a sidewalk to connect the subject property to the existing sidewalk along Four Mile Run Parkway. It is the applicant's intention to submit a revised plan and address these issues prior to the meeting. 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:

11. Prior to requesting recordation, the developer shall furnish a letter from Virginia Power stating that this proposed development does not conflict with its facilities.
12. 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 shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
13. Prior to final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
14. A maximum of 50 lots may be recorded as a single point of access.
15. Sections C and D of Four Mile Run shall be recorded prior to requesting building permits for any lots included in Four Mile Run (January 2000 Plan).

**(Staff Report by Leslie News)**



**ACTION:** Deferred to February 23, 2000

**SUBDIVISION**

Lakeland Townes,  
Section C  
(January 2000 Plan)

**Foster & Miller for Laurel Lakes Associates:** The 8.025 acre site is located at the southeast corner of Hungary Road and Hungary Spring Road on parcels 50-A-68 and part of 51-23-B. The zoning is RTHC, Residential Townhouse District (Conditional) and C-1C, Conservation District (Conditional). County water and sewer. **(Brookland)** 60 Lots

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 residential townhouses the following additional conditions are recommended:

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 10-foot-wide planting strip easement along Hungary Road and Hungary Spring Road 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 along the south side of Hungary Road.

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

**(Staff Report by Leslie News)**



**ACTION:** Approved

**PLAN OF DEVELOPMENT**

POD-9-00  
Lakeland Townes,  
Section C

**Foster & Miller, P.C. for Laurel Lakes Associates and Lakeland Townes Association Inc.:** Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 60 two-story townhouse for sale units. The 8.025 acre site is located on the southeast corner of the intersection of Hungary Road and Hungary Spring Road on parcels 50-A-68 and part of 51-23-B. The zoning is RTHC, Residential Townhouse District (Conditional) and C-1C, Conservation District (Conditional). County water and sewer. **(Brookland)**

Several issues have been identified by staff as outlined on the staff plan. A key issue is the location of wetlands on the site and ultimately the location of the RPA. A revised plan has been submitted to address staff concerns, which is currently under review. The plan indicates several areas of encroachment into the RPA, which is under review by the Department of Public Works.

The staff's recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for residential townhouses, the following additional conditions are recommended:

23. The right-of-way for widening of Hungary Spring Road and Hungary 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 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 south side of Hungary Road.

28. A 10-foot planting strip to preclude ingress or egress along south side of Hungary Road and Hungary Spring Road shall be shown on the approved plans. The details shall be included with the required landscape plans for review and approval.
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. continue
31. 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.
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. Final subdivision approval shall be granted prior to Planning Office approval of the construction plans.

**(Staff Report by Leslie News)**



**ACTION:** Approved

## **PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION**

POD-2-00

Park Central Robinson  
Development -  
Buildings 3 and 5  
(POD-84-99 Revised)

**TIMMONS for Park Central Associates, L.C. and Robinson**

**Development Group, Inc.:** Request for approval of a plan of development and two transitional buffer deviations as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code to construct a one-story, 65,250 square foot office building and a one-story, 37,600 square foot office building. The 10.34 acre portion of the site is located on the southeast corner of Park Central Drive and Scott Road on part of parcel 53-A-80M. The zoning is M-1C, Light Industrial 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:

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. 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.
27. 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.
28. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to issuance of a certificate of occupancy for this development.
29. The master plan and summary table required by proffers 3, 4, and 5 for this project shall be updated with each POD approval. The summary table, at a minimum, shall include total gross square footage of all buildings, site coverage and open space.
30. The portion of Scott Road right-of-way abutting this site shall be vacated by the Board and in effect prior to approval of any occupancy permit or the right-of-way widening shall be dedicated and improvements escrowed to the Department of Public Works.

(Staff Report by Ted McGarry)



**ACTION:** Approved

## PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION

POD-3-00  
Windsor Business  
Park, Phase II,  
Buildings 2, 3 and 4  
(Rev. POD-67-98)

**TIMMONS for Windsor Business Park, LLC:** 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, 53,392 square foot office/warehouse, a one-story 52,052 square foot office/warehouse and a one-story, 75,844 square foot office building. The 16.94, acre site is located along the east line of Magellan Parkway north of E. Parham Road on part of parcel 54-A-2. The zoning is M-1C, Light Industrial 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:

23. The subdivision plat for Windsor Business Park shall be recorded before any occupancy permits are issued for Building 4.
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. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
29. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
30. The master plan and summary table required by proffers for this project shall be updated with each request for POD approval. The summary table at a minimum, shall include site coverage percentages, gross square footage of all buildings, and percentages of restricted uses.
31. Prior to landscape plan approval, the developer shall provide a sight line plan, which would provide details of the berms and walls necessary for the screening of all loading dock facilities. Further, with the construction of future phases, any remedial screening necessary to meet proffer No. 8 shall be completed by the property owner.

**(Staff Report by Ted McGarry)**



**ACTION:** Approved

## **PLAN OF DEVELOPMENT & SPECIAL EXCEPTION**

POD-5-00

S B Cox Contractors  
Storage Yard, Phase 1

**Engineering Design Associates for S. B. Cox, Inc.:** Request for approval of a plan of development and special exception to authorize the operation of a landfill, as required by Chapter 24, Sections 24-2, 24-71b, 24-106 of the Henrico County Code, and construct a 109,000 square foot contractor's storage yard. The 15.97 acre site is located on the east line of Osborne Turnpike (Route 5) opposite Bickerstaff Road on parcel 170-A-4 and 604. The zoning is M-2, General Industrial District. **(Varina)**

This plan of development includes a request for a special exception to authorize the operation of a landfill. As is normal procedure, staff makes no recommendation regarding the special exception. It is the applicant's responsibility to present evidence to the Commission to support the request. A revised POD shall be submitted for Planning Office review and Commission approval prior to the construction of any buildings or additional parking areas on the site. Stancraft Way (formerly Delaware Avenue) shall be improved and maintained in accordance with the requirements of the Department of Public Works.

Should the Commission approve the applicant's request for the special exception, staff recommends approval of the POD subject to the annotations on the plan, the standard conditions for developments of this type, and the following additional conditions:

24. 23. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.

25. The entrances and drainage facilities on Old Osborne Turnpike (State Route 5) shall be approved by the Virginia Department of Transportation and the County.
26. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Planning Office prior to any occupancy permits being issued
27. The temporary parking areas shall be properly compacted and maintained at all times.
28. 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.
29. A 50-foot-wide landscape buffer shall be provided along Old Osborne Turnpike (State Route 5) outside of the ultimate right-of-way. The landscape buffer shall be planted in accordance with a landscape plan to be approved by the Planning Commission.
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 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.

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 Michael Kennedy)**



**ACTION:** Approved

## **LANDSCAPE PLAN**

LP/POD-80-96  
Janway Road  
Warehouse

**Kevin Floyd Engineering and Kessl Construction Company:** Request for approval a landscape plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 0.3 acre site is located on the north line of Janway Road, approximately 240 feet east of Landmark Road on parcel 61-3-B-3A. The zoning is M-1, Light Industrial District. **(Brookland)**

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

(Staff Report by Leslie News)



**ACTION:** Approved

## LANDSCAPE & LIGHTING PLAN

LP/POD-17-96

The Summit, Phase I -  
W. Broad Street

**J. Brent Sandle:** Request for approval of Phase One of a landscape and lighting plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 12.1 acre site is located along the south line of W. Broad Street (U.S. Route 250) approximately 850 feet east of Cox Road on parcel 48-A-38. 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 and lighting plans.

(Staff Report by Jim Strauss)



**ACTION:** Approved

## LANDSCAPE PLAN

LP/POD-111-98

Hillcrest Arrington &  
Meridian - Glen Forest  
Road

**D. Gerstenmaier:** 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 16.55 acre site is located at the north terminus of Bayberry Court approximately 150 feet north of Glen Forest Drive on parcel 81-15-A-5. The zoning is 0-3C, Office 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

## LANDSCAPE & LIGHTING PLAN

LP/POD-82-97

Blue & Gray Self  
Storage - Gayton  
Center Drive

**Ed Pawloski:** 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 3.0 acre site is located on the west side of Gayton Center Drive, approximately 450 feet south of Ridgefield Parkway on part of parcel 55-A-1ZB. The zoning is B-3, Business District.

(Tuckahoe)

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

**LANDSCAPE PLAN**

LP/POD-31-99

Ackley Park - Ackley Ave.

**Shipp & Wilson:** 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 2.456 acre site is located along the south line of Ackley Avenue at its intersection with Peyton Street, on parcels 61-A-75N and 75M. The zoning is M-1, Light Industrial District. (**Brookland**)

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

(Staff Report by Leslie News)



**ACTION:** Approved

**SUBDIVISION**

Townes @ Shady Grove

(January 2000 Plan)

**Bay Design Group, P.C. for Shady Grove Associates and Wilton Real Estate & Development Corporation:** The 12.653 acre site is located at the northeast corner of Shady Grove Road and Old Nuckols Road on parcel 10-A-19. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. (**Three Chopt**) 68 Lots

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, the standard conditions for residential townhouses are recommended.

(Staff Report by Kevin Wilhite)



**ACTION:** Approved

**PLAN OF DEVELOPMENT**

POD-90-99

Townes at Shady

**Bay Design Group, P.C. for Shady Grove Associates and Wilton Real Estate & Development Corporation:** Request for approval of a

Grove - Shady Grove Road and Old Nuckols Road plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 68, two-story residential townhouses for sale. The 12.65 acre site is located at the northeast intersection of Shady Grove Road and Old Nuckols Road on parcel 10-A-19. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)**

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:

23. The unit house numbers shall be visible from the parking areas and drives.

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.

24. The standard street name signs shall be ordered from the County and installed prior to any occupancy permit approval.
25. The subdivision plat for The Townes at Shady Grove shall be recorded before any building permits are issued.
26. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. 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.
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. 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 pavement shall be of an S-5 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.
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. continue
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. Final subdivision approval shall be granted prior to Planning Office approval of the construction plans.

(Staff Report by Kevin Wilhite)



**ACTION:** Approved

## SUBDIVISION

Carrington  
(January 2000 Plan)

**QMT for Robert P. Bain:** The 28.7 acre site is located at the northwest intersection of Springfield and Old Springfield Roads on parcel 20-A-15. The zoning is R-2AC, One-Family Residence District Conditional. County water and sewer. (**Three Chopt**) 35 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 45-foot-wide planting strip easement along Springfield Road and within the 10-foot-wide planting strip easement along Old Springfield Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
14. Any necessary off-site drainage easements must be obtained prior to final approval of the construction plans by the Department of Public Works.
15. Prior to final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

(Staff Report by Mikel Whitney)



**ACTION:** Approved

## SUBDIVISION

Carrington North  
(January 2000 Plan)

**Balzer & Associates for Duma & Associates:** The 62.366 acre site is located on the southwest corner of Interstate 295 and Staples Mill Road (U. S. Route 33) on parcels 20-A-12, 13, 14, 14NR, and part of 29A. The zoning is R-2C, One-Family Residence District (Conditional), R-2AC, One-Family Residence District (Conditional), A-1, Agricultural District and C-1, Conservation District. County water and sewer. (**Three Chopt**) 108 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 13,500 square feet in the R-2A district, 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 I-295 and within the 15-foot-wide planting strip easement along Staples Mill Road (U.S. Route 33) 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. Prior to final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

**(Staff Report by Mikel Whitney)**



**ACTION:** Approved

## **PLAN OF DEVELOPMENT**

<p>POD-6-00 7-Eleven @ Innsbrook - Cox Road and Innslake Dr. (Formerly Great To Go Store #1) (POD-55-96 Revised)</p>	<p><b>Grattan Associates, P.C. for 7-Eleven, Inc.:</b> Request for approval of a revised plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 3,248 square foot convenience store with fuel pumps. 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). County water and sewer. <b>(Three Chopt)</b></p>
--	--

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

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams and fixture mounting height details shall be submitted for Planning Office review and Planning Commission approval.
23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to

- the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
  25. A five-foot sidewalk shall be provided along the east side of Cox Road and the south side of Innslake Drive.
  26. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.
  27. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
  28. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
  29. 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:** Approved

## **PLAN OF DEVELOPMENT**

<p>POD-7-00 Shady Grove YMCA - Phase II (POD-43-96 Rev.)</p>	<p><b>Youngblood, Tyler &amp; Associates, P.C. for YMCA of Greater Richmond, Inc.:</b> 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, 47,556 square foot addition and a one-story 2,760 square foot pool house and pump to an existing site. The 22.644 acre site is located on the southeast corner of intersection of Nuckols Road and Twin Hickory Road, 11255 Nuckols Road on part of parcel 18-A-39. The zoning is A-1, Agricultural District. County water and sewer. <b>(Three Chopt)</b></p>
--	--

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

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

24. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
25. 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. The temporary modular unit and shed and related improvements shall be removed from the site on or before January 26, 2002.
28. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
29. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
30. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction plans needed to implement this conceptual plan may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.

**(Staff Report by Mikel Whitney)**



**ACTION:** Approved

## **PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION**

POD-8-00

West Broad

Mitsubishi & Hyundai

(POD-72-97 Revised)

**E. D. Lewis & Associates for J & L Associates:** Request for approval of a revised 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, 1,310 square foot showroom and office addition to an existing site. The 2.606 acre site is located on the north side Broad Street (U.S. Route 250) at the intersection of Emerywood Parkway on parcel 81-1-D-17. The zoning is B-3, Business District and B-3C, Business 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 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. All repair work shall be conducted entirely within the enclosed building.
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. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
28. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.

**(Staff Report by Mikel Whitney)**



**ACTION:** Approved

### **SUBDIVISION ALTERNATIVE FENCE HEIGHT PLAN**

Sheppards Way,  
Section 2  
Lot 54, Block C

**E. D. Lewis & Associates, P.C.:** Request for approval of an alternative fence height plan as required by Chapter 24, Section 24-95(l)(7)b. of the Henrico County Code in order to allow a six (6) foot fence in the front yard along the side lot line. The lot is located in Sheppards Way Subdivision, Section 2 on Mountain Road adjacent to Crump Park on part of parcel 30-A-40. The zoning is R-2AC, One-Family Residence District (Conditional). **(Brookland)**

The staff recommends approval subject to the fence details and annotations on the staff plan dated January 26, 2000.

**(Staff Report by Dave O'Kelly)**



**ACTION:** Approved

APPROVAL OF MINUTES: October 27, 1999, November 17, 1999 and December 15, 1999.



**ACTION:** Approved

**ADJOURN**