

PLANNING COMMISSION

SUBDIVISION AND PLAN OF DEVELOPMENT

AGENDA

June 28, 2000

The submission deadline for this hearing date was May 12, 2000.

ROLL CALL:

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

EXPEDITED AGENDA: (Presented by Kevin Wilhite)

PUBLIC HEARING: Amendments to Zoning Ordinance

Amendments to the Zoning Ordinance proposed to clarify certain development processes, to revised the review process for building heights, and to amend the uses that require a conditional or provisional use permit. ,(Staff Presentation by Eric Lawrence)

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL
(FOR INFORMATIONAL PURPOSE ONLY)**

Subdivision	Magisterial District	Original No. of Lots	No. Remaining Lots	Previous Extensions	Year(s) Extended
Berkeley (June 1999 Plan)	Three Chopt	134	107	0	1 Year - 6/27/01
Cedar Grove (June 1998 Plan)	Fairfield	191	22	1	3 Year - 6/25/03
Fairfield Woods (December 1993 Plan) (Formerly Dabbs Corner)	Varina	140	64	6	1 Year - 6/27/01
Hunton Estates (June 1999 Plan)	Brookland	165	115	0	1 Year - 6/27/01
Lakefield (September 1986 Plan)	Varina	92	28	13	*
Westerre Parkway (June 1999 Plan)	Three Chopt	0	0	0	1 Year - 6/27/01
Wyndham Forest, Section 7 (June 1999 Plan)	Three Chopt	51	8	0	1 Year - 6/27/01

Staff will present its recommendation at the meeting.

TRANSFER OF APPROVAL

POD-20-94

The Concourse @

Wyndham Office Park

(Phase IV)

E. Duffy Myrtetus for Infinity Development, 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 HHHunt Corporation to Infinity Development, LLC. The 2.11 acre portion of this site is located on the north line of Nuckols Road, 350 feet west of Concourse Boulevard on part of parcel 10-A-20N. The zoning is O/SC, Office/Service District (Conditional). County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval.

(Staff Report by Mikel Whitney)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-55-00

East Shore IV @

Wyndham

McKinney & Company for Highwoods Realty 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, 101,600 square foot office building. The 7.76 acre site is located on the south line of Wyndham Forest Drive approximately 700 feet east of Nuckols Road on part of parcel 18-A-22B. The zoning is O/SC, Office/Service District (Conditional). County water and sewer. **(Three Chopt)**

The staff recommends approval subject to the annotations on the plan, 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 loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of

the Henrico County Code.

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

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

(Staff Report by Mikel Whitney)



ACTION: Approved

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

LP/POD-61-98
Holiday Inn Express
(Phase One)

M. Dowdy: Request for approval of a landscape plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 1.8 acre site is located on the southwest corner of the intersection of Gaskins Road and Mayland Drive on parcel 48-A-68B. The zoning is M-1C, Light Industrial District (Conditional). (**Three Chopt**)

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

(Staff Report by Jim Strauss)



ACTION: Approved

LANDSCAPE PLAN (*Deferred from the May 24, 2000, Meeting*)

LP/POD-3-99
Home Depot - W.
Broad Street

Home Depot U.S.A., Inc.: 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 22.76 acre site is located on the south west corner of

W. Broad Street (U.S. Route 250) and Horsepen Road on parcels 92-A-39, 40, 41, 47; 92-9-D-11, 12, 18; 92-9-F-3, 4, 5, 6 and 7. The zoning is B-3, Business District. **(Three Chopt)**

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

(Staff Report by Jim Strauss)



ACTION: Approved

SUBDIVISION

Oak Hill Manor
(June 2000 Plan)

Schmidt & Associates for English Street Development, L.L.C.: The 5.021 acre site is located at the western terminus of Tonoka Road and the northern terminus of Johnson Road on parcel 128-A-55 and part of parcel 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, there is a question whether Johnson Road was ever dedicated to the County as public right-of-way. 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 requested additional information on the current status of Johnson Road and will make its recommendation 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. 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 Kevin Wilhite)



ACTION: Deferred to July 26, 2000

PLAN OF DEVELOPMENT - REVISED ARCHITECTURAL ELEVATIONS *(Deferred from the May 24, 2000, Meeting)*

POD-80-99 (Revised)
Downtown Short Pump
-
Silver Diner

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

WBSO (West Broad Street Overlay) District. County water and sewer.
(Three Chopt)

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

(Staff Report by Kevin Wilhite)



ACTION: Deferred to July 26, 2000

LANDSCAPE PLAN

LP/POD-14-99
Audubon Village
Apartments

JCMA for F. W. Properties III L.L.C. and Beacon Construction Company: 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 14.78 acre site is located on the south line of Audubon Drive approximately 165 feet east of Laburnum Avenue on parcels 162-A-72B and 72D. The zoning is R-5, General Residence District and ASO (Airport Safety Overlay District). **(Varina)**

A revised plan has been requested to address the annotations on the plan. In general, the annotations include provision for additional screen planting and buffering along Audubon Drive, substitution of evergreen plantings for deciduous plantings in several locations, the addition of trees in several landscape islands, the addition of another dumpster location in the area of the clubhouse, and provision of black vinyl clad fabric on the chain link fence proposed at the rear of the property. As of the preparation date of the agenda, the staff has not received a revised plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, staff recommends the standard conditions for landscape plans.

(Staff Report by Leslie News)



ACTION: Deferred to July 26, 2000

PLAN OF DEVELOPMENT, TRANSITIONAL BUFFER DEVIATION & ALTERNATIVE FENCE HEIGHT APPROVAL

POD-52-00
Walgreen's - N. Parham
and
Three Chopt Roads

Balzer & Associates and L. Clarke Jones, III for Polly L. Beck, Thomas F. Lloyd and Louise P. Lloyd; G. H. K. Developments, Inc.; United States Postal Service; and Exxon Mobile Corporation: Request for approval of a plan of development, transitional buffer deviation and alternative fence height as required by Chapter 24, Sections 24-106, 24-106.2 and 24-95(1)(5) b and c of the Henrico County Code to construct a one-story, 15,120 square foot pharmacy and additional parking for the existing postal service facility. The 5.84 acre site is located on the southwest corner of the intersection of Three Chopt Road and N. Parham Road on parcels 79-A-36 and part of 79-A-39 and 38A. The zoning is B-2C, Business District (Conditional) and O-2C, Office District (Conditional). County water and sewer. **(Tuckahoe)**

The proposed plan substantially conforms to the site plan proffered with rezoning case C-21C-00, with minor adjustments to the location and arrangement of landscape islands. A transitional buffer deviation for the western and northern property lines has been requested, as discussed at the time of rezoning. The applicant proffered that the landscape areas along Parham were increased to 25 feet wide and along Three Chopt Road to an average of 15 feet wide, to help offset the relocation of landscape areas in the rear of the property. The details of the deviation request are annotated on the revised plan. A large portion of the 25-foot buffer on Parham Road will have limitations on the type of plant material due to sight distance restraints.

An alternative fence height approval is also required to allow construction of an eight-foot board on board fence along Tuckaway Lane, and an eight foot vinyl-clad chain link fence in what will technically be the front yard of the United States Postal Service property along Three Chopt Road. The fencing layout was also shown on the proffered plan.

The revised plan in the packet was submitted to address staff comments regarding relocation of drainage and utility structures out of landscape islands, provision of planting area on the northeast corner of the building, and to identify the location of existing trees to remain on the site.

The architectural plans in the packet show the addition of raised brick panels between the columns as requested by staff. The applicant is working to provide additional detailing for the panels, which will be presented at the meeting. The Division of Police has made recommendations including provision of CCTV and bullet resistant glass at the drive thru, the location of pay phones on the site, and provision of larger windows at the entrance to the store, which the architect is currently working to address. The provisional use permit approved for this site allowing extended hours of operation requires a survey by the Division of Police to assess security risks. The items noted above are likely to be included in the survey. Condition No. 32 has been added to this approval to address inclusion of the conditions of the provisional use permit.

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

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits.
23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
25. A standard concrete sidewalk shall be provided along the northwest line of N. Parham Road and Three Chopt Road.
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. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up delivery facilities, the owner/occupant shall close the drive-up delivery facilities until a solution can be designed to prevent traffic backup.

29. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
30. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
31. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to issuance of a certificate of occupancy for this development.
32. All conditions of provisional use permit P-3-00, including the requirement for installation of a security camera and video system shall be met in order to permit extended hours of operation.
33. Central trash receptacles shall not be emptied between the hours of 9:00 p.m. and 6:00 a.m.

(Staff Report by Leslie News)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-61-00
Cranemaster Building
Addition
(POD-45-93 Revised)

Youngblood, Tyler & Associates, P. C. For B & B Properties and Cranemasters, Inc.: Request for approval of a revised plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 2,000 square foot office, a one-story, 7,500 square foot shop and a one-story, 2,400 square foot wash bay. The 9.765 acre site is located on the south side of Williamsburg Road (U. S. Route 60), approximately 1,000 feet east of Charles City Road (State Route 156) on parcel 161-A-98. The zoning is M-2C, General Industrial District (Conditional). County water and Sewer.
(Varina)

The staff recommends approval subject to the annotations on the plans, the standard conditions for development 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. 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. 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 Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.

(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION

POD-59-00
Airport Homewood
Suites Hotel
(POD-92-98 Revised)

Dean E. Hawkins, ASLA for Shamin RIC Hospitality, L. C.: Request for approval of a revised plan of development and a special exception for a building exceeding 50 feet in height as required by Chapter 24, Sections 24-106 and 24-94 of the Henrico County Code to construct a 67-foot-high, six-story, 90,744 square foot, 120-room hotel and a future one-story, 5,000 square foot restaurant. The 5.00 acre site is located on Audubon Drive approximately 550 feet east of S. Airport Drive (State Route 156) on parcel 163-A-19D. The zoning is M-1C, Light Industrial District (Conditional) and ASO (Airport Safety Overlay District). County water and Sewer. **(Varina)**

The staff recommends approval subject to the annotations on the plans, the standard conditions for development 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 easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.
25. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
26. 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. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
31. 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:** Deferred to July 26, 2000

PLAN OF DEVELOPMENT

<p>POD-41-00 Hue Quang Buddhist Temple - 8535 Hungary Road (POD-30-93 Revised)</p>	<p>Mayton & Associates, Inc. for Richmond Buddhist Associates: 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, 4,480 square foot temple. The 3.107 acre site is located at 8535 Hungary Road, 430 feet east of Everville Drive on parcel 50-A-15. The zoning is A-1, Agricultural District and R-3AC, One-Family Residence District (Conditional). County water and sewer. (Brookland)</p>
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As of the preparation date of the agenda, there is one outstanding issue. A request for an exception to waive water quality was turned down by the Director of Public Works. No water quality calculations or BMP design has been provided. The Department of Public Works cannot recommend approval. 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. 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.

(Staff Report by Ted McGarry)

 **ACTION:** Deferred to July 26, 2000

PLAN OF DEVELOPMENT

<p>POD-56-00 Staples Mill Road Baptist Church - Sanctuary Addition (POD-112-95 Revised)</p>	<p>Hulcher & Associates for Staples Mill Road Baptist Church: 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 two-story, 488 seat sanctuary building with basement. The 5.63 acre site is located at 10101 Staples Mill Road (U. S. Route 33) on the southeast corner of Warren Road and Staples Mill Road on parcel 40-A-22. The zoning is R-2, One-Family Residence District. County water and Sewer.</p>
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(Brookland)

As of the preparation date of the agenda, there are several minor issues which need addressing with the revised plan. Should the Commission act on this request, in addition to the standard conditions, 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. 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.

(Staff Report by Ted McGarry)



ACTION: Approved

SUBDIVISION

Bell Tower
(June 2000 Plan)

Youngblood, Tyler & Associates, P.C. for Benedictine Society of Virginia and Barrington Investors Limited: The 24.39 acre site is located the south line of Church Road at the intersection of Loraine's Landing Lane on parcel 57-A-13A. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt)** 38 Lots

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

- 12. Prior to requesting recordation, the developer shall furnish a letter from Plantation Pipeline stating that this proposed development does not conflict with its facilities
- 13. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-Year Floodplain." Dedicate floodplain as a "Variable Width Drainage & Utility Easement."
- 14. The detailed plant list and specifications for the landscaping to be provided within the 20-foot-wide planting strip easement along Church Road 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

E. D. Lewis & Associates and John L. Bock for Bishop Walter Sullivan of the Catholic Diocese of Richmond: 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, 24,816 square foot church addition to an existing site. The 18.08 acre site is located on the east side of Springfield Road at the intersection of Anna Marie Drive, approximately 1,200 feet north of Hungary Road on parcels 38-A-40, 41 and 42. The zoning is R-3AC, One-Family Residence District (Conditional), A-1, Agricultural District and C-1, Conservation District. County water and sewer. **(Three Chopt)**

POD-53-00
St. Michael's Catholic Church Addition
(POD-85-94 Revised)

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

23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.
25. The entrances and drainage facilities on (State Route) shall be approved by the Virginia Department of Transportation and the County.
26. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Planning Office prior to any occupancy permits being issued.
27. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
28. 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. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
31. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
32. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the 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 Mikel Whitney)



ACTION: Approved

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION (*Deferred from the May 24, 2000, Meeting*)

POD-44-00 Gaskins Centre Towers - Gaskins Road	E. D. Lewis & Associates for Gaskins Centre, L.C.: Request for approval of a plan of development and special exception for buildings exceeding three stories in height as required by Chapter 24, Sections 24-106 and 24-94 of the Henrico County Code to construct two eight-story, condominiums with a total of 80 units and a two-level parking deck. The 6.72 acre site is located at the northwest intersection of Gaskins Road and Castile Drive on part of parcel 99-A-12. The zoning is R-6C, One-Family Residence District (Conditional). County water and Sewer. (Tuckahoe)
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As of the preparation date of this agenda, the staff has not completed its review of the revised plan, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams and fixture mounting height details shall be submitted for Planning Office review and Planning Commission approval.
23. The 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 developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
27. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
28. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.

29. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
30. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
31. Refuse pickup from the property shall be limited to the hours of 7:00 a.m. to 8:00 p.m., Monday through Saturday, with no refuse pickup permitted on Sunday.
32. The developer shall use his best effort to ensure that construction traffic does not use Derbyshire Road while coming to or leaving the site.

(Staff Report by Kevin Wilhite)



ACTION: Deferred to July 26, 2000

LANDSCAPE PLAN

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

James River: Request for approval of a landscape plan as required by Chapter 24, Section 24-106.2 of the Henrico County Code. The 7.88 acre site is located on the west line of Cox Road, approximately 900 feet south of Waterfront Place on parcel 38-3-B-7. The zoning is O-3C, Office District (Conditional) and C-1, Conservation District. (Three Chopt)

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

(Staff Report by Jim Strauss)



ACTION: Approved

SUBDIVISION

Jameswood
(June 2000 Plan)

Grattan Associates, P.C. for John R. & M. L. Tashtian and CGS Properties, L.L.C.: The 28.3 acre site is located north of the CSX railroad, and on the west line of S. Gaskins Road, approximately, 1,150 feet south of Daniels Road on parcels 123-A-5 and 8. The zoning is R-0, One-Family Residence District. County water and sewer. **(Tuckahoe) 14 Lots**

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

12. Each lot shall contain at least 43,560 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. Detailed construction plans shall be submitted to the Planning Office before the final plats are submitted for final approval.

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

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

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

(Staff Report by Jim Strauss)



ACTION: Approved

PLAN OF DEVELOPMENT *(Deferred from the February 23, 2000, 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 1.87 acre site is located at the northeast intersection of Monument Avenue and Byrd Avenue on parcels 115-8-A-1, 4, 23 and 24. The zoning is O-1C, Office District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not received additional information concerning drainage on W. Grace Street as well as dumpster screen and screen wall details. 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 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.
33. 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.
34. Trash pickup from the property shall be limited to the hours of 7:00 a.m. to 8:00 p.m. Monday through Friday and 9:00 a.m. to 1:00 p.m. on Saturday.

(Staff Report by Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT

<p>POD-54-00 SunTrust Bank - Short Pump Crossing Shopping Center (POD- 73-90 Revised)</p>	<p>Resource International, Ltd. for Pruitt Associates, LLC and SunTrust Bank: Request for approval of a revised plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 1,528 square foot bank addition and a one-story, 579 square foot detached bank drive thru with a canopy in an existing shopping center. The 1.91 acre site is located at the southwest corner of W. Broad Street (U. S. Route 250) and Pump Road on parcels 46-A-14D and 46-A-4F. The zoning is B-2C, Business District (Conditional) and WBSO (West Broad Street Overlay District). County water and sewer. (Three Chopt)</p>
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As of the preparation date of this agenda, the staff has not received a revised architectural 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 and 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. A standard concrete sidewalk shall be provided along the west side of Pump Road.
26. Outside storage shall not be permitted.
27. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.

28. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
29. 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.
30. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
31. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

(Staff Report by Kevin Wilhite)

 **ACTION:** Deferred to July 26, 2000

LANDSCAPE & LIGHTING PLAN and TRANSITIONAL BUFFER DEVIATION

<p>LP/POD-18-99 Texaco Convenience Center - Darbytown & Turner Roads</p>	<p>Whitaker Lawn Care and Landscaping Inc. for Lawrence and Madeline Turner and Meadow Petroleum: Request for approval of a landscape and lighting plan and a transitional buffer deviation as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 1.41 acre site is located on the northwest corner of the intersection of Darbytown and Turner Roads on parcel 228-A-33A. The zoning is B-3, Business District and ASO (Airport Safety Overlay District). (Varina)</p>
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The transitional buffer deviation relates to two items, both of which were discussed at the original POD public hearing. The first issue is to allow the requirement for landscaping of the 35-foot transitional buffer along the northern and the western property lines, within the existing and reserved drainfield, to be delayed until such time as public sewer is available within 300 feet of the site, and the owner makes connection to the public sewer. A condition addressing this issue was approved with the POD. The second item is the allowance of the drive aisle to occupy a portion of the 35-foot transitional buffer along the western property line. Staff recommends approval of the transitional buffer deviation.

A revised plan has been requested to address the annotations on the plan. As of the preparation date of the agenda, staff has not received a revised plan. 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

BEGINNING AT 10:00 A.M.

PLAN OF DEVELOPMENT & MASTER PLAN

POD-57-00
Glen Allen Freewill
Baptist
Church (POD-1-99
Revised)
11101 Old Washington
Highway

Goodfellow, Jalbert, Beard & Associates, Inc. for Glen Allen Freewill Baptist Church: Request for approval of a revised plan of development and master plan as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a phase one, 100 seat, one-story church as part of a master plan for a 588 seat church. The 5.24 acre site is located at 11101 Old Washington Highway south of I-295 on parcel 22-A-24A. The zoning is A-1, Agricultural District. County water and Sewer. **(Brookland)**

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

23. The 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. 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.

(Staff Report by Kevin Wilhite)



ACTION: Approved

SUBDIVISION (*Deferred from the May 24, 2000, Meeting*)

Hunton Park
Townhouses
(May 2000 Plan)

Foster & Miller, P. C. for William W. Johnson: The 70.01 acre site is located on the north line of proposed Hunton Park Boulevard, approximately 3000 feet east of Staples Mill Road (U.S. Route 33) on part of parcel 13-A-24 and part of 21-A-2. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Brookland)** 245 Lots

This plan was deferred from its May 24, 2000, meeting in order to address three outstanding issues. As of the agenda preparation date, all three issues remain unresolved.

First, the Department of Public Works has requested revision to the Resource Protection Area (RPA) boundary and a revised layout which respects the RPA boundary or confirmation the RPA is correct.

Secondly, Proffer No. 22 establishes a fifty-foot buffer between the residential and non-residential areas on the property. Under the County Code, development of the abutting O/SC, Office Service Conditional, would require a 50-foot buffer on the abutting O/SC parcel. The developer is seeking relief from the cumulative application of each provision.

Thirdly, Proffer No. 32 establishes a dwelling unit threshold for the development which is exceeded, unless another mean of access is provided. A traffic study to support waiver of the additional access is required and has not been received.

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 proffers approved as part of zoning case C-72C-90 shall be incorporated in this approval.
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. 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

PLAN OF DEVELOPMENT

POD-51-00
Merchants Tire -
Quioccasin Station
Shopping Center
(POD-87-85 and POD-
31-96 Revised)

Bodie Consulting Engineers, Inc. and Charles F. Yetter for QRS Limited Partnership and Trammel Crow BTS, Inc.: Request for approval of a revised plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 7,000 square foot automobile service station addition in an existing shopping center. The 0.65 acre site is located approximately 160 feet north of Quioccasin Road on the west line of Starling Drive on parcel 90-6-A-2. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

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. Outside storage shall not be permitted.
27. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
28. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
29. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
30. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
31. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to issuance of a certificate of occupancy for this development.

(Staff Report by Mikel Whitney)



ACTION: Approved

PLAN OF DEVELOPMENT (*Deferred from the May 24, 2000, Meeting*)

<p>POD-47-00 Paragon Office Park - Genesis Youth Service Institute - Glenside Drive</p>	<p>Balzer & Associates for Youth Services International: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a two-story, 55,391 square foot residential rehabilitation facility for youth and a two-story, 15,525 square foot future addition. The 5.13 acre site is located at Paragon Office Park, Glenside Drive and Bethlehem Road on part of parcel 93-A-1C. The zoning B-2C, Business District (Conditional). County water and Sewer. (Brookland)</p>
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Staff has requested the applicant to provide additional information and to clarify the apparent discrepancy between its representation of its program and the program for which it has sought licensing from the Commonwealth. As of the date of this report, the staff has not received the additional information necessary to determine that the proposed use is permitted in the B-2 district. Staff anticipates that the applicant will provide additional information and that staff will make a recommendation at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following 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 limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.
25. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.

26. 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 owners shall not begin clearing of the site until the following conditions have been met:
 - a. The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.
 - b. After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.
 - c. The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Planning Office and the Department of Public Works.
 - d. The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for Planning Commission approval.
31. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to issuance of a certificate of occupancy for this development.
32. 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: Deferred to August 10, 2000

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION

POD-19-97
 Westerre III
 (POD-2-97 and POD-
 93-97 Revised)

Balzer & Associates for Westerre Land Development, Trammell Crow Company and Residence Inn By Marriott Inc.: Request for approval of a plan of development and special exception for buildings in excess of three stories, as required by Chapter 24, Sections 24-2, 24-59(c) and 24-106 of the Henrico County Code in order to construct a four-story, 96,000 square foot office building. The 4.135 acre site is

located on the west line of proposed Westerre Parkway approximately 1,000 feet south of W. Broad Street (U. S. Route 250) on part of parcel 48-A-37A. The zoning is B-2C Business District (Conditional) and O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

This plan of development and special exception was approved by the Planning Commission on February 25, 1997. The approval was valid until February 23, 1999, and upon written request by the applicant was extended by the Director of Planning until February 23, 2000. The applicant submitted construction plans to the County staff as required but allowed the Commission approval to expire before the plans could be signed. The applicant requests that the Commission again grant approval to the original POD. The staff recommends approval subject to the original plan annotations, standard conditions, and additional conditions as listed below:

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 subdivision plat for the dedication of Westerre Parkway from W. Broad Street (U. S. Route 250) to the western boundary of the site shall be recorded before any occupancy permits are issued.
24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
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. 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. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
31. The applicant(s) shall provide evidence of a perpetual easement running with the land for cross access and shared parking in accordance with 24-96 a (2) g prior to the issuance of any certificates of occupancy.

(Staff Report by Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-50-00
Shady Grove Animal
Clinic -
Town Center at Twin
Hickory

Hankins and Anderson, Inc. and RGASSA Architects of Virginia for Retlaw 100 L.L.C. and Lori L. Elliott: 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, 3,287 square foot animal clinic in a shopping center. The 0.55 acre site is located along the south line of Old Nuckols Road, approximately 550 feet west of Nuckols Road on part of parcel 18-A-22E. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

The staff recommends approval subject to the annotations on the plans, 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.
11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams and fixture mounting height details shall be submitted for Planning Office review and Planning Commission approval.
23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
25. A standard concrete sidewalk shall be provided along the south side of Old Nuckols Road.
26. Outside storage shall not be permitted.
27. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
28. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
29. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
30. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

Staff Report by Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT *(Deferred from the May 24, 2000, Meeting)*

POD-42-00
Springfield Commons

Jordan Consulting Engineers for R.A.S. LLC: 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, 11,640 square foot office building, a one-story, 12,700 square foot office building and a one-story, 14,640 square foot office building. The 4.35 acre site is located along the west line of Springfield Road (State Route 157), approximately 900 feet north of W. Broad Street (U.S. Route 250) on parcel 48-A-23B. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Three Chopt)**

The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, 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.
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 entrances and drainage facilities on Springfield Road (State Route 157) shall be approved by the Virginia Department of Transportation and the County.
25. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Planning Office prior to any occupancy permits being issued.
26. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
27. Outside storage shall not be permitted.
28. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
29. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
30. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
31. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
32. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to issuance of a certificate of occupancy for this development.

(Staff Report by Kevin Wilhite)



ACTION: Approved

SUBDIVISION (*Deferred from the May 24, 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 is one outstanding issue for this development. An authorized signature for inclusion of Parcel B with this application has not been received. Without this parcel included in the application, access can not be provided to the lots shown as Section F, and these lots shall be removed from the request for approval. Should the Commission act on this request, in addition to the annotations on the plan and the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

12. Prior to construction plan approval, the developer shall furnish a letter from Virginia Power stating that this proposed development does not conflict with its facilities.

13. The detailed plant list and specifications for the landscaping to be provided within the 35-foot-wide landscape easement along I-295 and the Virginia Power easement, and within the common area shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

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

15. A maximum of 50 lots may be recorded on a single point of access, inclusive of Four Mile Run Sections B, C and D.

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

(Staff Report by Leslie News)



ACTION: Withdrawn

SUBDIVISION (*Deferred from the May 24, 2000, Meeting*)

Pine Creek
(April 2000 Plan)

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

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

The applicant has submitted a revised plat for 30 lots along with a proposed profile for Howard Street, which would require construction of a four-foot-high retaining wall along both sides of Howard Street. As of the preparation date of this agenda, the staff has not had an opportunity to complete its review of the revised plan. A staff recommendation will be made at the meeting.

(Staff Report by Michael Kennedy)



ACTION: Approved

SUBDIVISION

Wisman Ridge,
Section B,A
Resubdivision of
Wisman Ridge, Section
A, Lot 1
(June 2000 Plan)

Engineering Design Associates for J. R. Walker & Company, Inc.:
The 8.9 acre site is located on the north line of Patch Terrace,
approximately 250 feet east of Patch Road on parcels 7-A-5A and 7-3-A-
1. The zoning is A-1, Agricultural District. Individual Well and Septic
Tank/Drainfield. **(Brookland)** 4 Lots

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

11. 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."

12. 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.

(Staff Report by Michael Kennedy)



ACTION: Approved

SUBDIVISION RECONSIDERATION

Harvest Crest
Reconsideration
(January 2000 Plan)

Engineering Design Associates for RON, LLC: 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. **(Fairfield)** 47 Lots

On February 2, 2000, the Commission granted approval of "Harvest Crest and a resubdivision of Lot 12, Block F, Section A, Harvest Crest" (January 2000 Plan) for 50 lots. An annotation required that a stub road be provided to the north. In response to the developer's objection to the annotation, the Commission added the clarification that if additional information on wetland impacts can be provided, the plan may come back to the Planning Commission for reconsideration. After a redesign to meet wetland impacts, on April 27, 2000, final approval was granted for 47 lots .

The developer has requested reconsideration and presented the information that the road construction would impact wetlands beyond the limit included in the Corps permit, resulting in the need for a new permit. In addition, a new permit would have to meet stricter regulations including mitigation as well as lengthen construction plan approval by the Corps. He has requested reconsideration.

With deletion of the north connection, one connection would still remain to the undeveloped property to the east. Although not the optimum design to provide connections to all abutting properties, the developer has agreed that the property left over from the stub connection, would be redistributed among the eight lots on that side of Harvest Grove Lane. This would create wider lots than the Code minimum. The objective is to offset the rear yard limitations created by the

protected wetlands by providing more useable yard area typical of lots unencumbered by wetlands. Staff can recommend deletion of the north connection.

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

12. The detailed plant list and specifications for the landscaping to be provided within the 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

APPROVAL OF MINTUES: April 26, 2000 and May 24, 2000



ACTION: Approved

ADJOURN