

PLANNING COMMISSION

SUBDIVISION AND PLAN OF DEVELOPMENT

ACTIONS

November 15, 2000

The submission deadline for this hearing date was September 29, 2000.

NOTE: This preliminary agenda is based on the applications filed to this date, and the number and sequence of items are subject to change during the review period to preparation of the final agenda for this hearing.

ROLL CALL:

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

EXPEDITED AGENDA: (Presented by Ted McGarry)

(FOR INFORMATIONAL PURPOSE ONLY)

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL

Subdivision	Magisterial District	Original No. of Lots	Remaining Lots	Previous Extensions	Year(s) Extended
Wilton View (August 1997 Plan)	Varina	40	40	2	1 Year - 11/14/01
Wyndham Forest (October 1999 Plan)	Three Chopt	181	181	0	1 Year - 11/14/01

(FOR PLANNING COMMISSION APPROVAL)

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL

Subdivision	Magisterial District	Original No. of Lots	Remaining Lots	Previous Extensions	Year(s) Extended
Clarendon Farms Parcel C (October 2000 Plan)	Fairfield	210	210	0	1 Year - 11/14/01
Controlled Density FORMERLY Clarendon Farms Parcel C -1	Fairfield	195	195	7	0

(March 1995 Plan)					
Clarendon Farms	Fairfield	24	24	6	0
Parcel C-2					
(July 1995 Plan)					
Fairlawn (Oct. 1993 Plan)	Varina	69	10	6	1 Year - 10/24/01

TRANSFER OF APPROVAL (*Deferred from the October 25, 2000, Meeting*)

POD-46-00, POD-43-97, POD-30-78, POD-15-76 and POD-42-72 Sheraton Richmond West @ Brookfield (Formerly Hyatt Richmond @ Brookfield) **The Procaccianti Group for PVA I, L. P.:** Request for a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Lend Lease Real Estate Investments to PVA I, L. P. The 12.7 acre site is located at the southeast intersection of W. Broad Street (U.S. Route 250) and Interstate 64 on parcel 92-A-22. The zoning is O-3, Office District. County water and sewer. **(Brookland)**

As of the preparation date of this agenda, the staff has not received confirmation from the applicant that the new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The staff recommendation will be made at the meeting.

(Staff Report by Kevin Wilhite)



ACTION: Approved

TRANSFER OF APPROVAL

POD-91-98 Office Max/Just for Feet @ Virginia Center Commons Shopping Center **Wilton Partners/Peter Thussen, GmbH:** Request for a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from North Park Peripheral Associates, L.P. and Wilton partners Virginia Commons, LLC to Wilton Partners Virginia Commons LLC and Peter Thyssen, GmbH. The 4.84 acre site is located on an internal access road for the shopping center at the northeast corner of the intersection of Brook Road (U.S. Route 1) and J.E.B. Stuart Parkway on parcels 24-A-7R and 24-A-7U. The zoning is B-3C, Business District. County water and sewer. **(Fairfield)**

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

(Staff Report by Leslie News)



ACTION: Deferred to December 13, 2000

LANDSCAPE PLAN (*Deferred from the October 25, 2000, Meeting*)

LP/POD-96-99 **Stockner's Rockville Nurseries:** 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 .69 acre site is located on the northwest corner of Impala Drive and Lafayette Avenue on part of parcel 82-18-A-9. The zoning is M-1, Light Industrial District. **(Brookland)**

Impala Drive
Office/Warehouse -
Putney Place

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

(Staff Report by Leslie News)



ACTION: Approved

PLAN OF DEVELOPMENT (*Deferred from the October 25, 2000, Meeting*)

POD-95-00 **Foster & Miller, P.C. for Superstar, 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, 969 square foot service bay addition. The 1.316 acre site is located at 9999 Brook Road at the southeast corner of Brook Road (U.S. Route 1) and J.E.B. Stuart Parkway on parcel 33-A-3C. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

Superstar, Inc. Service
Center - 9999 Brook
Road
(POD-3-96 Revised)

This plan was deferred from the October Planning Commission meeting at the applicant's request. As of the preparation date of this agenda, there are two outstanding issues. First, STI Properties (formerly Virginia Center, Inc.) which has approval authority under private covenants, has not approved the changes. Secondly, there is neighborhood opposition from several residents of Holly Glen. The applicant, Mr. Harry Pradhan, proposes to meet with both STI Properties and the neighborhood before the Commission's November 15 meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

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

24. The entrances and drainage facilities on (U. S. Route 1) 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. 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. 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. 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.
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. Refuse containers or refuse storage facilities shall be serviced only between the hours of 6:00 a.m. and 6:00 p.m.
33. The car wash located on the property shall be closed at the close of business.
34. The owner or manager on duty shall be responsible for temporarily closing the car wash facility to prevent backup of vehicles onto the public right-of-way when the on-site stacking space is inadequate to serve customer demand.
35. The proffers approved as a part of zoning case C-116C-88 shall be incorporated in this approval.

(Staff Report by Ted McGarry)



ACTION: Deferred to January 24, 2001

PLAN OF DEVELOPMENT

POD-96-00

Wawa - Staples Mill Road

Jordan Consulting Engineers, P. C. for F. G. Puritt, Jr., O. J. Pruitt, R. I. Pruitt, E. Blay Bryan and Wawa, 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, 5,757 square foot convenience store with gas pumps. The 4.72 acre site is located on the southeast corner of the intersection of Staples Mill Road (U.S. Route 33) and Old Staples Mill Road on part of parcel 61-A-67 and 61-A-66. The zoning is B-1C, Business District (Conditional), M-1C, Light Industrial District (Conditional) and M-1, Light Industrial District. County water and sewer.
(Brookland)

There are two outstanding issues. First the Department of Public Works has requested a Master plan which would show where Landmark Road would connect to Old Staples Mill Road. The plan has not been received. Secondly, proffer #3 requires a 20-foot landscape buffer along Staples Mill and Old Staples Mill Roads. The proffer permits "breaching" the buffer with Planning Commission approval. The developer proposes to breach the buffer for 10 feet with the back slope necessary for construction of a raised parking lot. Staff recommends the existing stand of mature trees located in the buffer not be breached. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
 24. The proffers approved as a part of zoning case C-43C-90 shall be incorporated in this approval.
 25. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
 26. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
 27. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
 28. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
 29. 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.
 30. The entrances and drainage facilities on (U. S. Route 33) shall be approved by the Virginia Department of Transportation and the County.
 31. 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.
- (Staff Report by Ted McGarry)



ACTION: Approved

SUBDIVISION (*Deferred from the October 25, 2000, Meeting*)

Pinedale Farms, Section **Michael E. Doczi for RBA Ventures, Inc.:** The 5.163 acre site is located at the northwest terminus of Lyndonway Drive, approximately 7 blocks west of Three Chopt Road on part of parcel 68-A-16. The zoning is R-2A, One-Family Residence District. County water and sewer. (Tuckahoe) 9 Lots

As of the preparation date of this agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

11. Each lot shall contain at least 13,500 square feet, exclusive of floodplain areas.
12. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-Year Floodplain." Dedicate floodplain as a "Variable Width Drainage & Utility Easement."
13. The detailed plant list and specifications for the landscaping to be provided within the 10-foot-wide planting strip easement along Lyndonway Drive 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. Any necessary off-site drainage easements must be obtained prior to final approval of the construction plans by the Department of Public Works.

(Staff Report by Michael Kennedy)



ACTION: Approved

SUBDIVISION

The Greens @
Crossridge
Revised (November
2000 Plan)

Jordan Consulting Engineers, P.C. for Staples Mill, L. C.: The 66.65 acre site is located on the north side of Hungary Road approximately 320 feet west of its intersection with Honey Lane on part of parcel 50-A-20. The zoning is R-2AC, One-Family Residence District (Conditional). County water and sewer. **(Brookland)**167 Lots (Previously 143 Lots)

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

12. The proffers approved as part of zoning case C-17C-00 shall be incorporated in this approval.

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. Prior to requesting recordation, the developer shall furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with its facilities.

15. Each lot shall contain at least 13,500 square feet, exclusive of floodplain areas.

16. 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."

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. The recorded plat shall contain a statement that the common area is dedicated to the common use and enjoyment of the homeowners of Crossridge and is not dedicated for use by the general public. This statement shall refer to the applicable article in the covenants recorded with the plat.

(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-99-00
Crossridge Parkway

Jordan Consulting Engineers, P. C. for Courtney, L. C.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a project access roadway and ancillary drainage improvements. The 5.35 acre site is located on the west line of Staples Mill Road (U.S. Route 33), approximately 1,250 feet south of its intersection with Courtney Road on part of parcel 50-A-20. The zoning is R-6C, General Residence 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 entrances and drainage facilities on Staples Mill Road (U.S. Route 33) shall be approved by the Virginia Department of Transportation and the County.
25. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Planning Office prior to any occupancy permits being issued.
26. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
27. A standard concrete sidewalk shall be provided along the west side of Staples Mill Road (U.S. Route 33).
28. The proffers approved as a part of zoning case C-17C-00 shall be incorporated in this 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.
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. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
33. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
34. The 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.

35. 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.

36. 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.

37. Prior to issuance of a building permit, the developer must furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.

(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-97-00
The Pavilion @
Crossridge

Jordan Consulting Engineers, P.C. for Courtney, L. C.: Request for approval of a plan of development and as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 8,791 square foot accessory multi-use recreational facility. The 5.0 acre site is located on the west line of Staples Mill Road, approximately 1,250 feet south of its intersection with Courtney Road on part of parcel 50-A-20. The zoning is R-6C, General Residence 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. The proffers approved as a part of zoning case C-17C-00 shall be incorporated in this approval.
26. 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.
27. Prior to issuance of a building permit, the developer must furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.
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. 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.
33. 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.
34. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction plans needed to implement this conceptual plan may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.

(Staff Report by Michael Kennedy)



ACTION: Approved

LIGHTING PLAN (*Deferred from the October 25, 2000, Meeting*)

LP/POD-78-00 **CEGG Associates, L.C. for Retlaw 100 L.L.C. and McDonald's Corporation:** Request for approval of lighting plan as required by Chapter 24, Section 24-106 of the Henrico County Code. The .972 acre site is located on the southwest corner of Nuckols Road and Old Nuckols Road on part of parcel 18-A-22E. The zoning is B-2C, Business District (Conditional). **(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, the standard conditions for lighting plans are recommended.

(Staff Report by Kevin Wilhite)



ACTION: Approved

SUBDIVISION (*Deferred from the October 25, 2000 Meeting*)

Oak Hill Manor **Schmidt & Associates for English Street Development, L.L.C.:** The (June 2000 Plan) 5.021 acre site is located on Tonoka Road and Tonoka Court, approximately 200 feet west of the intersection on parcels 128-A-55 and part of 128-A-44A. The zoning is R-4, One-Family Residence District. County water and sewer. **(Fairfield) 19 Lots**

This proposed subdivision represents a partial revision to the Oak Hill Manor (March 1999 Plan). That plan granted approval for a total of 40 lots. The original layout called for the widening and improvement of Johnson Road to current County standards. However, it has been discovered that Johnson Road is not public right-of-way as originally believed. The developer's proposed revision calls for no improvements to existing Johnson Road and actually results in the creation of two additional lots. The staff has received additional information on the current status of Johnson Road and is trying to determine the possibility for its improvement and dedication to the County. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for subdivisions served by public utilities and the following additional condition is recommended:

12. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public Works, which addresses the possible future extension of any stub street.

(Staff Report by Kevin Wilhite)



ACTION: Deferred to December 13, 2000

LANDSCAPE PLAN

LP/POD-111-98 **Higgins & Gerstenmaier:** Request for approval of a phase II landscape

Hillcrest Phase II 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 terminus of Bayberry Court approximately 150 feet north of Glen Forest Drive on parcel 81-15-A-5. The zoning is O-3C Office District (Conditional).
(Three Chopt)

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of this plan. Staff recommendation will be made at the meeting.
(Staff Report by Jim Strauss)



ACTION: Approved

LANDSCAPE, LIGHTING & ALTERNATIVE FENCE HEIGHT PLAN

LP/POD-125-98
Springhill Suites @
Virginia Center
Higgins & Gerstenmaier: Request for approval of a landscape, lighting and alternative fence height plan as required by Chapter 24, Sections 24-106, 24-106.2 and 24-95(l)(5) b. and c. of the Henrico County Code. The 5.2 acre site is located on the east line of Brook Road (U.S. Route 1), 400 feet south of its intersection with Virginia Center Parkway on part of parcels 33-A-47A and part of 33-A-47. The zoning is B-3, Business District and O-3C, Office District (Conditional). **(Fairfield)**

Revised plans were received on the preparation date of the agenda, and staff has not had an opportunity to complete its review.

The staff recommendation will be made at the meeting.

Should the Commission act on this request, the standard conditions for landscape and lighting plans are recommended.

(Staff Report by Leslie News)



ACTION: Approved, Lighting Plan deferred to December 13, 2000

LANDSCAPE PLAN

LP/POD-83-99
The Creeks @ Virginia
Center - Brook Road
(U. S. Route 1)
Balzer & Associates, P.C.: Request for approval of a landscape plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 32.5 acre site is located on the southwest corner of Brook Road (U.S. Route 1) and J.E.B. Stuart Parkway with frontage along Virginia Center Parkway on parcel 33-A-1A. The zoning is B-2C, Business District (Conditional) and B-3C, Business District (Conditional). **(Fairfield)**

A revised plan was received on the preparation date of the agenda, and staff has not had an opportunity to complete its review.

The staff recommendation will be made at the meeting.

Should the Commission act on this request, the standard conditions for landscape plans are recommended.

(Staff Report by Leslie News)



ACTION: Approved

SUBDIVISION

Hampshire South (November 2000 Plan) **Foster & Miller, P. C. for JAD, L.L.C.:** The 15.253 acre site is located on the west line of Shady Grove Road, opposite the intersection of Old Nuckols Road on parcels 10-A-17D, 18-A-8 and 18-A-9. The zoning is R-2C, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt)** 34 Lots

As of the preparation date of this agenda, the staff has not received confirmation on the current ownership of the property nor additional information requested to determine the appropriate location of the stub street to the adjacent parcel to the north. 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 30-foot-wide buffer along Shady Grove Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

13. A County standard sidewalk shall be constructed along the west side of Shady Grove Road.

14. The proffers approved as part of zoning case C-40C-00 shall be incorporated in this approval.

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.

6. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public Works, which addresses the possible future extension of any stub street.

(Staff Report by Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT & LIGHTING PLAN*(Deferred from the October 25, 2000, Meeting)*

POD-76-00 **Design & Engineering, P.C. for Richmond Developers, LLC:** Request O'Charley's Restaurant -for approval of a plan of development and lighting plan, as required by

The Creeks @ Virginia Chapter 24, Section 24-106 of the Henrico County Code to construct a Center Shopping Center one-story, 7,062 square foot restaurant. The 1.98 acre site is located on (POD-83-00 and POD- an outparcel at The Creeks at Virginia Center Shopping Center on part of 79-00 Revised) parcel 33-A-1A. The zoning is B-2C, Business District (Conditional). County water and sewer. (Fairfield)

As of the preparation date of this agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

- 23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits**
- 24. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts**
- 25. The proffers approved as a part of zoning case C-115C-88 and C-47C-95 shall be incorporated in this approval.**
- 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.**
- 31. 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.**
- 32. The ground area covered by all buildings and canopies shall not exceed in the aggregate 25% of the total site area.**
- 33. No merchandise shall be displayed or stored outside of the building or on the sidewalk.**
- 34. Deliveries to all units shall be only between the hours of 7:00 a.m. and 11:00 p.m.**
- 35. All dumpsters shall be serviced and grounds maintenance shall occur between the hours of 7:00 a.m. and 7:00 p.m.**
- 36. All rooftop equipment shall be screened from view.**
- 37. Any outdoor activities permitted in the shopping center (except outdoor dining) shall end at 12 midnight, and any sound producing equipment used shall be located, arranged,**

and controlled so that no sound is produced that will exceed 65 decibels at the residential boundaries of The Villas at Virginia Center.

38. Any freestanding sign located on Virginia Center Parkway and any sign attached to the buildings which is directed toward Virginia Center Parkway shall be internally lighted, if lighting is provided, and shall not emit a light level in excess of 1/2 foot candle at the residential boundaries of The Villas at Virginia Center.

(Staff Report by Leslie News)



ACTION: Approved, Lighting Plan deferred to December 13, 2000

LIGHTING PLAN

LP/POD-24-00 **Jordan Consulting Engineers, P.C.:** Request for approval of a lighting plan as required by Chapter 24, Section 24-106 of the Henrico County Code. The 3.1 acre site is located at the north west corner of the intersection of Brook Road (U.S. Route 1) and Mountain Road on parcels 53-A-40 and 53-A-41. The zoning is B-3, Business District.
Wawa, Inc. - Mountain plan as required by Chapter 24, Section 24-106 of the Henrico County
Road and Brook Road Code. The 3.1 acre site is located at the north west corner of the
(U.S. Route 1) intersection of Brook Road (U.S. Route 1) and Mountain Road on
parcels 53-A-40 and 53-A-41. The zoning is B-3, Business District.
(Fairfield)

As of the preparation date of this agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for lighting plans are recommended.

(Staff Report by Leslie News)



ACTION: Approved

APPROVAL OF MINUTES: September 27, 2000



ACTION: Approved

GIS PRESENTATION & UPDATE

(Staff Presentation by Jim Uzel)

ADJOURNED at 10:15 a.m.