

PLANNING COMMISSION

SUBDIVISION AND PLAN OF DEVELOPMENT

ACTIONS

October 25, 2000

The submission deadline for this hearing date was September 8, 2000.

ROLL CALL:

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

EXPEDITED AGENDA: (Presented by Kevin Wilhite)

(FOR INFORMATIONAL PURPOSE ONLY)

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL

Subdivision	Magisterial District	Original No. of Lots	Remaining Lots	Previous Extensions	Year(s) Extended
Canterbury on the James (Oct. 1999 Plan	Tuckahoe	11	11	0	1 Year - 10/24/01
Old Williamsburg Road (A Ded. of a portion of Old Williamsburg Road) (Oct. 1999 Plan	Varina	1	1	0	1 Year - 10/24/01

FOR PLANNING COMMISSION APPROVAL

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL

Subdivision	Magisterial District	Original No. of Lots	Remaining Lots	Previous Extensions	Year(s) Extended
Magnolia Ridge Cluster Lot (October 1994 Plan) (Formerly Stuarts Ridge)	Fairfield	387	73	4	1 Year - 10/24/01
Millrace (Oct. 1990 Plan)	Three Chopt	35	35	9	1 Year - 10/24/01 *with cond.

*1. This development shall meet all ordinance requirements currently in effect as of the date of this extension.

TRANSFER OF APPROVAL

Shoney's Inn - 7007 W. Broad Street **D. H. Shah:** Request for a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Richmond Hotel Developers Unlimited to The Inn at Richmond (Best Western). The 3.5 acre site is located at the northwest quadrant of W. Broad Street (U.S. Route 250) and Glenside Drive on parcel 81-A-68. The zoning is M-1, Light Industrial District. 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. The staff recommends approval of this transfer request subject to the following condition:

1. The deficiencies, as identified in the inspector's report dated October 2, 2000, shall be corrected by November 30, 2000.

(Staff Report by Ted McGarry)

 **ACTION:** Approve

TRANSFER OF APPROVAL

POD-45-99 **Technology Court Building Company, L.L.C.:** Request for a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from County of Henrico Economic Development Authority (formerly Industrial Development Authority), Panattoni Development Company and Hewlett Packard Company to Technology Court Building Company, LLC. The 64.047 acre site is located on the east line of Technology Court, approximately 800 feet east of the intersection of Technology Boulevard and Technology Court on parcel 209-A-2. The zoning is M-2, General Industrial District. County water and sewer. **(Varina)**

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

(Staff Report by Leslie News)

 **ACTION:** Approved

TRANSFER OF APPROVAL

POD-46-00, POD-43-97, POD-30-78, POD-15-76 and POD-42-72 **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

Sheraton Richmond West @ Brookfield (Formerly Hyatt Richmond @ Brookfield) is O-3, Office District. County water and sewer. **(Brookland)**

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

(Staff Report by Kevin Wilhite)



ACTION: Deferred to November 15, 2000

LANDSCAPE PLAN

LP/POD-43-99
Steel Services
Executive Offices

William H. Spell, L.L.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 .95 acre site is located at the northwest corner of Pemberton Road (State Route 157) and Mayland Drive, on parcel 58-A-21. The zoning is O-2C, Office District (Conditional). **(Three Chopt)**

As of the preparation date of this agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting.

(Staff Report by Jim Strauss)



ACTION: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-81-99
Town Center @ Twin
Hickory

Southeast Lighting and Purvis Associates: Request for approval of a landscape and lighting plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 19.3 acre site is located at the northwest corner of Nuckols Road and Twin Hickory Road on parcels 18-A-21 and 22B. The zoning is B-2C, Business District (Conditional). **(Three Chopt)**

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

(Staff Report by Jim Strauss)



ACTION: Approved

LIGHTING PLAN

LP/POD-29-99
Discovery United

Koontz-Bryant, P. C.: Request for approval of a lighting plan as required by Chapter 24, Section 24-106 of the Henrico County Code.

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

This request is for a Phase I lighting plan. The plan includes pole lights for purposes of parking lot lighting only. A Phase II lighting plan will be required for building mounted lighting and lighting of the church spire. < Staff recommends approval of the Phase I lighting plan, subject to the annotations on the plan, the standard conditions for lighting plans and the following additional conditions:

5. Lighting shall be reduced to that level required for security following the end of operating hours on the property.
6. Any proposed lighting of the church spire shall be approved by the Planning Commission with a Phase II lighting plan for POD-29-99 in accordance with condition No. 2 of the Planning Commission's approval granted on June 10, 1999.

(Staff Report by Leslie News)



ACTION: Approved

SUBDIVISION (*Deferred from the September 27, 2000, Meeting*)

Dakota Estates (May 2000 Plan) **TIMMONS for Dakota Associates, L.L.C.:** The 8.92 acre site is located along the west line of Midview Road approximately 400 feet south of its intersection with Darbytown Road on parcel 192-A-19 and part of 192-A-7. The zoning is RTH, Residential Townhouse District, R-5, General Residence District and ASO (Airport Safety Overlay District). County water and sewer. **(Varina)** 80 Lots

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

13. The conceptual master plan, as submitted with this application, is for planning and informational purposes only. All subsequent detailed plans of development and construction plans needed to implement this conceptual plan require Planning Commission review and approval and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.
14. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to final approval of the construction plans for this development.

(Staff Report by Leslie News)



ACTION: Approve

SUBDIVISION (*Deferred from the September 27, 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 November 15, 2000

SUBDIVISION

Sutton Woods **Engineering Design Associates for Byrl S. Sutton and Sharon S. Johnson:** The 28.196 acre site is located on the east side of Doran Road, approximately 500 feet south of Ella Road on parcel 227-A-13N. The zoning is A-1, Agricultural District and ASO (Airport Safety Overlay District). Individual Well and Septic Tank/Drainfield. **(Varina)** 5 Lots
(October 2000 Plan)

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

11. Each pair of lots shall provide a single shared driveway connection to Doran Road, the location of which shall be approved with the construction plans. **(Staff Report by Ted McGarry)**



ACTION: Approve

PLAN OF DEVELOPMENT

POD-88-00 **Engineering Design Associates for P & T Associates and O. Brooks Pollock:** 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 698 space commercial parking lot. The 9.82 acre site is located at the eastern terminus of Trampton Road, approximately 900 feet north of Audubon Drive on parcels 163-A-19D, 155-A-43. The
Airport Center East -
Trampton Road
(POD-108-95 Expired)

zoning is M-1C, Light Industrial District (Conditional) and ASO (Airport Safety Overlay District). (**Varina**)

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

23. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
24. The proffers approved as a part of zoning case C-67C-89 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.

(Staff Report by Ted McGarry)



ACTION: Approve

PLAN OF DEVELOPMENT

POD-90-00

Battlefield Veterinary
Clinic - Whiteside and
Williamsburg Roads

Engineering Design Associates, for Ruth M. Hofmeyer, Hattie H. Muller and Battlefield Properties: 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, 4,960 square foot veterinary clinic. The 1.28 acre site is located on the northwest corner of Williamsburg Road (U. S. Route 60) and Whiteside Road on part of parcel 165-A-27. The zoning is B-1C, Business 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 developments of this type, and 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-63C-00 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.

(Staff Report by Ted McGarry)



ACTION: Approve

SUBDIVISION

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 block west of Three Chopt on part of parcel 68-A-16. The zoning is R-2A, One-Family Residence District. County water and sewer. (October 2000 Plan) (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:

12. Each lot shall contain at least 13,500 square feet, exclusive of floodplain areas.
13. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-Year Floodplain." Dedicate floodplain as a "Variable Width Drainage & Utility Easement."
14. The detailed plant list and specifications for the landscaping to be provided within the 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.
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.
16. 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: Deferred to November 15, 2000

PLAN OF DEVELOPMENT *(Deferred from the September 27, 2000, Meeting)*

POD-58-00 **TIMMONS for Creighton Laburnum Associates and Jiffy Lube**
Jiffy Lube – Laburnum Avenue **/Lucor 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, 1,872.68 square foot, 3 bay oil and lube center with a basement. The 0.97 acre site is located along the west line of Laburnum Avenue, approximately 300 feet south of Creighton Road abutting POD-82-90 on part of parcel 140-A-51B. The zoning is B-2C, Business 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 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. All repair work shall be conducted entirely within the enclosed building.
26. Outside storage shall not be permitted.
27. A 25-foot-planting strip to preclude ingress or egress along the west side of Laburnum Avenue shall be shown on the approved plans. The details shall be included with the required landscape plans for review and approval.
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. 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 proffers approved as a part of zoning case C-59C-00 shall be incorporated in this approval.

(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-93-00 **TIMMONS for Brookhollow of Virginia, Inc. and C & V Ventures:**
Capitol Floors & Decorating - Brookriver 24, Section 24-106 of the Henrico County Code to construct a one-story,

Drive 25,432 square foot retail/warehouse building. The 3.0 acre site is located along the east line of Brookriver Drive on part of parcels 37-4-A-2B and 47-4-A-2. The zoning is M-1C, Light Industrial District (Conditional) and WBSO (West Broad Street Overlay District). County water and sewer. (Three Chopt)

As of the preparation date of this agenda, staff can not recommend approval of this plan due to issues with water quality requirements, vehicular entrance location, and proposed building materials. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams and fixture mounting height details shall be submitted for Planning Office review and Planning Commission approval.
23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
25. A standard concrete sidewalk shall be provided along the east side of Brook River Drive.
26. The proffers approved as a part of zoning case C-4C-96 and C-74C-94 shall be incorporated in this approval.
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. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
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.

(Staff Report by Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT & LIGHTING PLAN

POD-78-00
McDonald's - Town
Center @ Twin
Hickory

CEGG Associates, L.C. for Reflaw 100 L.L.C. and McDonald's Corporation: Request for approval of a plan of development and lighting plan as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 3,792 square foot fast food restaurant with a drive-thru. 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). County water and sewer. **(Three Chopt)**

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

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits.
 11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams and fixture mounting height details shall be submitted for Planning Office review and Planning Commission approval.
 23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
 24. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
 25. Outside storage shall not be permitted.
 26. The proffers approved as a part of zoning case C-68C-99 and C-19C-94 shall be incorporated in this approval.
 27. 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.
 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. 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: Approved

PLAN OF DEVELOPMENT

POD-92-00 Texas Roadhouse @ Virginia Center Commons Shopping Center (POD-87-97 Revised)	Balzer & Associates, P.C. for Texas Roadhouse: 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, 6,355 square foot restaurant. The 2.26 acre site is located approximately 250 feet north of the intersection of relocated Telegraph Road and J.E.B. Stuart Parkway, on part of parcel 24-A-9B. The zoning is B-3C, Business District (Conditional). County water and sewer. (Fairfield)
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The staff recommends approval subject to the annotations on the plans, 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. The proffers approved as a part of zoning case C-113C-88 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. 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.
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. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
30. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to issuance of a certificate of occupancy for this development.

(Staff Report by Jim Strauss)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-94-00
 Merchants Tire @
 Virginia Center
 Marketplace
 (POD-77-96 Revised)

**Balzer & Associates, P. C. for Merchant's Inc. and Trammell Crow
 BTS, 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, 7,000 square foot service center. The 1.314 acre site location abuts J.E.B. Stuart Parkway in the Virginia Center Marketplace on part of parcel 24-A-9E. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions 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.
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 north side of J.E.B. Stuart Parkway.
26. All repair work shall be conducted entirely within the enclosed building.
27. Outside storage shall not be permitted.
28. The proffers approved as a part of zoning case C-115C-88 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. 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 Henrico County maintained right-of-way. The elevations will be set by Henrico County.
33. No merchandise shall be displayed outside of the building.
34. This auto service center shall not be used to sell or rent trailers, nor as a base of operation for truck fleets or fuel oil delivery or other such use that is not strictly an auto service center.
35. No wrecked automobiles, nor automobiles incapable of being operated, shall be kept on the premises.
36. Only retail business establishments permitted in a zone may be located in this center.
37. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
38. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

(Staff Report by Michael Kennedy)



ACTION: Approve

PLAN OF DEVELOPMENT

POD-87-00
Innslake Center -
Innslake Drive and
Sadler Road

Foster & Miller, P.C. for First Union Bank and Highwoods Properties, 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 three-story, 68,000 square foot office building. The 4.648 acre site is located on the northeast corner of Innslake Drive and Sadler Road on part of parcel 37-2-E-1B. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of this agenda, the staff has not received a revised plan addressing handicap accessibility, 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-10C-84 shall be incorporated in this approval.
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.

(Staff Report by Michael Kennedy)



ACTION: Approve

PLAN OF DEVELOPMENT

<p>POD-95-00 Superstar, Inc. Service Center - 9999 Brook Road (POD-3-96 Revised)</p>	<p>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)</p>
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The staff recommends approval subject to the annotations on the plans, 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 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 November 15, 2000

LANDSCAPE PLAN

LP/POD-96-99

Impala Drive
Office/Warehouse -
Putney Place

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)**

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan. 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: Deferred to November 15, 2000

PLAN OF DEVELOPMENT *(Deferred from the September 27, 2000, Meeting)*

POD-98-98

Trinity Baptist Church

Mel Smith and Spencer Scott Architects for Trinity Baptist Church: 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,

30,008 square foot, 1,782 seat church sanctuary, a four-story 103,260 square foot, family education center and a future one-story 2,800 square foot future church office. The 12.09 acre site is located at 3601 Dill Avenue on the southwest corner of Dill Avenue and Barrington Road on parcel 128-A-1A. The zoning is M-2, General Industrial District, R-4, One-Family Residence District, and ASO (Airport Safety Overlay District). County water and Sewer. **(Fairfield)**

The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions 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 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.
31. Evidence of approval at the sanitary sewer disposal system by the Health Department must be provided to the Planning Office prior to approval of construction plans.

(Staff Report by Leslie News)



ACTION: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-31-00
Krispy Kreme - W.
Broad Street

Venture Construction Company: Request for approval of a landscape and lighting plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The .899 acre site is located at 4910

W. Broad Street on the northeast corner of W. Broad Street (U.S. Route 250) and Bishop Road on part of parcels 115-14-A-3 and 4. The zoning is B-3, Business District. **(Brookland)**

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

(Staff Report by Jim Strauss)



ACTION: Approved

SUBDIVISION

Townes @ Shady
Grove
(October 2000 Plan)

Bay Design Group, P.C. for John R. and P. S. Jones, Ghassan and Mary Rubeiz, George W. Searles, Varina Station Associates, and Wilton Real Estate and Development Corporation: The 13.50 acre site is located on the east line of Shady Grove Road, approximately 800 feet south of Nuckols Road on parcels 10-A-20, 21 and 22 and part of parcel 10-A-19. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. (Three Chopt) 84 Lots

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for residential townhouses are recommended.

(Staff Report by Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-81-00
Extra Attic Mini
Storage - Springfield
Road

Bay Design Group, P.C. for Springfield Land Development Corporation, L.L.C. and Wilton Development: 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, 462 unit mini-storage complex (4 buildings and office). The 4.33 acre site is located at the northeast intersection of Springfield Road and Huron Avenue (State Route 157) on parcel 49-A-33. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Brookland)**

The staff can not recommend approval of this plan due to issues related to water quality requirements, storm sewer location, fire wall ratings, and the lack of required construction details. 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.

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. A standard concrete sidewalk shall be provided along the east side of Springfield Road.
28. Outside storage shall not be permitted.
29. The proffers approved as a part of zoning case C-28C-00 shall be incorporated in this approval.
30. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
31. Insurance Services Office (ISO) calculations must be included with the 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.
33. The owners shall not begin clearing of the site until the following conditions have been met:

- (a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.
- (b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing. Orange tree protection fencing (TP-1) shall be used to delineate three save areas.
- (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 Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-89-00
Lauderdale Office

Bay Design Group, P.C. for Mr. Henry Wilton: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of

Building - Lauderdale Drive & Church Road the Henrico County Code to construct a two-story, 5,000 square foot office space. The 1.42 acre site is located at the intersection of Lauderdale Drive and Gayton Road on parcel 46-A-1X. The zoning is O-1C, 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, and the following additional conditions are recommended:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams and fixture mounting height details shall be submitted for Planning Office review and Planning Commission approval.
23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The 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. A standard concrete sidewalk shall be provided along the west line of Lauderdale Drive and the north side of North Gayton Road.
27. The proffers approved as a part of zoning case C-33C-00 shall be incorporated in this approval.
28. 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.
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. 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 Henrico County maintained right-of-way. The elevations will be set by Henrico County.
33. The owners shall not begin clearing of the site until the following conditions have been met:
 - (a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.
 - (b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or

grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.

(c) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Planning Office and the Department of Public Works.

(d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for Planning Commission approval.

(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-86-00 7-Eleven - Parham Road and Brook Road	URS Consultants for St. Joseph's Villa and 7-Eleven, 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, 2,940 square foot convenience store (7-11) with gas pumps. The 0.76 acre site is located on the northwest corner of Parham Road (900 E. Parham Road) and Brook Road (U.S. Route 1) on parcel 63-A-6. The zoning is B-3, Business District. County water and sewer. (Fairfield)
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The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions are recommended:

23. The entrances and drainage facilities on (State Route) shall be approved by the Virginia Department of Transportation and the County.
24. 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.
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. 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. Bulk storage of fuel shall be underground.
28. There shall be no exterior display of merchandise except on pump islands and on paved walkway areas within three (3) feet of building.
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. 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.
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 Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT & LIGHTING PLAN

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 @ Chapter 24, Section 24-106 of the Henrico County Code to construct a Virginia Center one-story, 7,062 square foot restaurant. The 1.98 acre site is located on Shopping Center an outparcel at The Creeks at Virginia Center Shopping Center on part of parcel 33-A-1A. The zoning is B-2C, Business District (Conditional). 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: Deferred to November 15, 2000

PLAN OF DEVELOPMENT

POD-91-00 Richmond Association of Realtors - Parking Lot Expansion - 9001 Three Chopt Road (POD-63-74 and POD-90-81 Revised)	E. D. Lewis & Associates, for Richmond Association of Realtors: 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 parking lot expansion. The 0.556 acre site is located at 9001 Three Chopt Road, 360 feet north of Fargo Road on parcel 79-A-79 and part of parcel 79-A-80. The zoning is O-2, Office District. County water and sewer. (Three Chopt)
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As of the preparation date of the agenda, there is one outstanding issue.< The sand filter is located over the existing sewer line and is required to be relocated. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

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

24. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.

25. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.

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

(Staff Report by Ted McGarry)



ACTION: Approved

RESOLUTION: Northwest Elementary School No. 7 Substantially In Accord with the County of Henrico Comprehensive Plan

(Staff Presentation by Audrey Anderson)



ACTION: Approve

ADJOURNED at 1:15 p.m.