

PLANNING COMMISSION

SUBDIVISION AND PLAN OF DEVELOPMENT

ACTIONS

September 27, 2000

The submission deadline for this hearing date was August 11, 2000.

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
Clarendon Farms, Parcel C -1 (March 1995 Plan)	Fairfield	195	195	7	10 Months - 7/25/01
Clarendon Farms, Parcel C - 2 (July 1995 Plan)	Fairfield	24	24	5	10 Months - 7/25/01

TRANSFER OF APPROVAL (*Deferred from the August 23, 2000, Meeting*)

POD-109-86
Colonial Printing
(formerly Federal Express Van Station)

Christopher N. Crowe for Elbert & Sons, L.L.C.: Request for a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Vantage Properties, Inc. to Elbert & Sons, L.L.C. The 2.6 acre site is located on the northwest corner of Waller Road and Edward Holland Drive on parcel 103-A-91B. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

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 Michael Kennedy)



ACTION: Approved

TRANSFER OF APPROVAL

POD-137-77
Northstar Academy
(Formerly Victoria
Station Restaurant)

Candace David for Northstar Academy Inc.: Request for transfers of approval as required by Chapter 24, Section 24-106 of the Henrico County Code, from Realty Industries, Inc. and Victoria Station to Northstar Academy Inc. The 1.894 acre site is located at the southwest corner of Shrader Road and Carousel Lane on parcel 60-A-19. The zoning is B-2, Business District. County water and sewer. **(Brookland)**

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 Kevin Wilhite)

 **ACTION:** Approved

TRANSFER OF APPROVAL

POD-1-95
Virginia Mutual
Insurance Company

Hirschler, Fleischer, Weinberg, Cox & Allen for Highwoods Realty Limited Partnership: Request for transfers of approval as required by Chapter 24, Section 24-106 of the Henrico County Code, from Virginia Mutual Insurance Co. to Highwoods Realty Limited Partnership. The 6.958 acre site is located along the west line of Cox Road, approximately 490 feet north of Waterfront Place on parcel 38-3-C-4. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The staff recommends approval of this transfer request.
(Staff Report by Kevin Wilhite)

 **ACTION:** Approved

TRANSFER OF APPROVAL & TRANSITIONAL BUFFER DEVIATION

POD-154-88
Paxton Van Lines

Mike Doczi for Paxton Van Lines: Request for transfers of approval of a plan of development and transitional buffer deviation as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code, from J. J. Haines & Company, Inc. to Paxton Van Lines, Inc. The 5.5 acre site is located between the terminus of Old Williamsburg Road and I-64 south ramp to I-295 on parcel 165-A-75A. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Varina)**

As of the preparation date of the agenda, the staff had not completed its review of the request for transfer of approval and the transitional buffer deviation. The staff recommendation will be made at the meeting.

(Staff Report by Ted McGarry)



ACTION: Approved

TRANSFER OF APPROVAL

POD-51-93

RIC - Aeroseve and

POD-60-97

RIC - Aeroseve

Dave Redmond for Capital Region Airport Commission (CRAC): Request for transfers of approval of each plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, from RIC Aeroseve, L.C to Capital Region Airport Commission (CRAC). The 5.7 acre site is located at the northwest corner of S. Airport Drive (State Route 156) and Audubon Drive on parcel 163-A-18. The zoning is B-3, Business District County water and sewer. (**Varina**)

A site inspection for compliance with the approved conditions is complete and only minor discrepancies have been found. The new owner, Capital Region Airport Commission, has agreed to all the conditions of approval accepted by the previous owner and has agreed to make the necessary repairs by November 30, 2000.

(Staff Report by Ted McGarry)



ACTION: Approved

LIGHTING PLAN

LP/POD-6-00

Seven Eleven @

Innsbrook

CMSS Architects, P. C.: Request for approval of a lighting plan as required by Chapter 24, Section 24-106 of the Henrico County Code. The 1.62 acre site is located at the southeast corner of Cox Road and Innslake Drive on parcel 48-5-A-2B. The zoning is B-2C, Business District (Conditional). (**Three Chopt**)

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

(Staff Report by Jim Strauss)



ACTION: Approved

LANDSCAPE PLAN

LP/POD-55-99

Belmont Park @ Twin

Hickory

James River Nurseries for HHHunt Corporation: Request for approval of a landscape plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 14.76 acre site is located at the southeast corner of Twin Hickory Road and Twin Hickory Lake Drive on part of parcel 27-A-4 and part of 18-A-39A. The zoning is RTHC, Residential Townhouse District (Conditional). (**Three Chopt**)

A revised plan was received on the preparation date of the agenda, and staff has not had an opportunity to complete its review. Due to the proximity of the units to Twin Hickory Road, and Twin Hickory Lake Drive, the quality of the landscape buffer is of particular concern, and staff has requested additional information. Staff's 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

LIGHTING PLAN

LP/POD-81-99

Town Center @Twin
Hickory, Phase One

Edens & Avant: Request for approval of a phase one lighting plan as required by Chapter 24, Section 24-106 of the Henrico County Code. The 19.3 acre site is located at the northwest corner of Nuckols Road and Twin Hickory Road on parcel 18-A-21 and 22B. The zoning is B-2C, Business District (Conditional). **(Three Chopt)**

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-83-99

The Creeks @ Virginia
Center Shopping Center
- Brook Road (U.S.
Route 1)

Ashland Construction Company: Request for approval of a lighting plan as required by Chapter 24, Section 24-106 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)**

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

ALTERNATIVE FENCE HEIGHT PLAN

Carriage Hill
Apartments
Phase One

TIMMONS: Request for approval of an alternative fence height to permit a six-foot security fence in the front yard along Glenside Drive, as required by Chapter 24, Sections 24-106, 14-106.2 and 24-95(1)(6)d. of

the Henrico County Code. The 47.0 acre site is located on the north line of Glenside Drive, 850 feet east of Bethlehem Road on part of parcels 82-A-1, 2 and part of parcel 3. The zoning is R-5, General Residence District. **(Brookland)**

As of the preparation date of the agenda, staff had not completed its review. Staff's recommendation will be made at the meeting.

(Staff Report by Jim Strauss)



ACTION: Approved

SUBDIVISION

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:

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: Deferred to October 25, 2000

SUBDIVISION (*Deferred from the August 23, 2000, Meeting*)

Orams Estates
(August 2000 Plan)

Engineering Design Associates for Louise T. Dooley and Wayne Morris Construction: The 2.858 acre site is located on the east line of Orams Lane, approximately 290 feet north of Nine Mile Road (State Route 33) on parcel 141-A-83N. The zoning is R-3, One-Family Residence District. County water and sewer. **(Varina)** 10 Lots

The staff recommends that this subdivision be redesigned with a stub street to the property to the east. This would help ensure that further development along Orams Lane will meet Henrico County design standards requiring that a block of land containing lots shall not exceed 1,320 feet

in length between intersecting streets. The distance between Nine Mile Road and the northern point of this development is approximately 1,180 feet. The provision of a stub street would also allow for a second point of access to the undeveloped property to the east. Should the Commission act on this request, the standard conditions for subdivisions served by public utilities are recommended.

(Staff Report by Kevin Wilhite)



ACTION: Approved

SUBDIVISION

Forest Lodge Acres, **Thomas & Associates for Carol P. Fowler:** The 1.27 acre site is located at 3916 Englewood Road on parcel 31-3-2-4. The zoning is R-2, Resubdivision of Lot 4, One-Family Residence District. County water and sewer. **(Brookland)**2 Block 2) Lots

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

(Staff Report by Ted McGarry)



ACTION: Approved

SUBDIVISION (*Deferred from the June 28, 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.

(Staff Report by Kevin Wilhite)



ACTION: Deferred to October 25, 2000

SUBDIVISION

The Townes @ Crossridge (September 2000 Plan) **Jordan Consulting Engineers, P.C. for Staples Mill, L.C.:** The 34.33 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 40-A-1A. The zoning is R-6C, General Residence District (Conditional). County water and sewer. **(Brookland)**177 Lots

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

12. The developer shall submit one set of the architectural plans to the Planning Office for review prior to final approval of the plats.
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. The proffers approved as part of zoning case C-17C-00 shall be incorporated in this approval.
15. Prior to requesting recordation, the developer shall furnish a letter from Virginia Power stating that this proposed development does not conflict with its facilities.

(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-85-00 **Dewberry & Davis, Inc. and TIMMONS for Richmond Assets L.L.C. and The Penrose Corporation:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct an emergency egress to Hungary Road and parking lot revisions. The 11.75 acre site is located at 1970 E. Parham Road (Parham Place Office Park) on parcel 52-A-5B. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Brookland)**
FBI Field Office/Parham 1970 E. Parham Road (POD-75-99 Revised)

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

23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The 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. If an incinerator is proposed, it shall be operated in accordance with Rule 9 of the Regulations of the State Air Pollution Control Board.

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. The existing 16-foot utilities easement as noted on the approved plan (POD-75-99) shall be quit claimed prior to the issuance of a building permit.
29. The access control gates proposed at the entrance and on Hungary Road shall be tested by the Fire Marshall prior to approval of an occupancy permit.
30. The access control gates and their operation for emergencies shall meet the approval of the Fire Marshall or his designee.
31. A sign will be provided at the entrance of the emergency access drive adjacent to Hungary Road indicating "Authorized Vehicles Only" or similar wording.

(Staff Report by Jim Strauss)



ACTION: Approved

LANDSCAPE & LIGHTING PLAN *(Deferred from the August 23, 2000, Meeting)*

LP/POD-75-99
FBI Field Office

TIMMONS: 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 12.2 acre site is located at 1920-82 Parham Road, Parham Place Office Park on parcel 52-A-5. The zoning is O-2C, Office District (Conditional). **(Brookland)**

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.



ACTION: Approved

PLAN OF DEVELOPMENT - REVISED ARCHITECTURAL ELEVATIONS *(Deferred from the August 23, 2000, Meeting)*

POD-80-99
(Revised)
Downtown Short Pump
- That's Amore
Restaurant

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

This application has been amended to approve an alternative design for That's Amore in place of the revisions originally submitted for the Silver Diner. As of the preparation date of this agenda, the staff has not received additional revised architectural elevations, as requested. The staff recommendation will be made at the meeting. The original POD conditions of October 27, 1999,

would remain in effect.

(Staff Report by Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT (*Deferred from the August 23, 2000, Meeting*)

POD-66-00 **TIMMONS for Third Generation, L. P. and Lucor Inc.:** Request for
Jiffy Lube - W. Broad approval of a plan of development, as required by Chapter 24, Section
Street And Libbie 24-106 of the Henrico County Code to construct a one-story, 2,236
Avenue square foot automotive service facility. The 0.58 acre site is located on
 the northeast corner of W. Broad Street (U. S. Route 250) and Libbie
 Avenue on parcel 103-10-C-6. The zoning is B-3, Business District.
 County water and sewer. **(Brookland)**

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

23. The 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 W. Broad Street (U.S. Route 250) 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 north side of W. Broad Street (U.S. Route 250).
28. All repair work shall be conducted entirely within the enclosed building.
29. Outside storage shall not be permitted.
30. 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.
31. 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.
32. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
33. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
34. 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 Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION (*Deferred from the August 23, 2000, Meeting*)

POD-69-00

Kings Crossing Phase 5
- Castile Road

Foster & Miller, P. C. for Weinstein Associates and Weinstein Management Company, Inc.: Request for approval of a plan of development and special exception for buildings three stories in height, as required by Chapter 24, Sections 24-106 and 24-94(b) of the Henrico County Code to construct eight, three-story apartment buildings containing 168 units and a pool house. The 11.6 acre site is located on the south line of Castile Road, approximately 630 feet east of Pump Road on parcels 99-A-7, 58C and part of 89-A-28B. The zoning is R-5, General Residence District. County water and sewer. **(Tuckahoe)**

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

23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
25. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
26. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
27. 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. 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. Orange tree protection fencing (TP-1) shall be used to delineate tree save areas.

(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.

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

30. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be ordered from the County and installed prior to any occupancy permit approval.

(Staff Report by Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT (*Deferred from the August 23, 2000, Meeting*)

POD-73-00
Air Tech Center –
Eubank Road

Keith & Associates, Inc. for PPD Property Inc., Brizzolara & Brizzolara and Standard 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 three, one-story office/warehouses totaling 96,710 square feet. The 5.93 acre site is located on the north line of Eubank Road, approximately 650 feet west of Glen Alden Drive on parcels 172-A-15, 172-3-C-3 and part of parcel 172-2-3-39C. The zoning is M-1, Light Industrial District and ASO (Airport Safety Overlay District). County water and sewer. **(Varina)**

The applicant requests that this POD application be withdrawn.

(Staff Report by Kevin Wilhite)



ACTION: Withdrawn

PLAN OF DEVELOPMENT

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:

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: Deferred to October 25, 2000

PLAN OF DEVELOPMENT

POD-58-00

Jiffy Lube - Laburnum Avenue

TIMMONS for Creighton Laburnum Associates and Jiffy Lube

/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:

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: Deferred to October 25, 2000

PLAN OF DEVELOPMENT & LIGHTING PLAN

POD-68-00 **Design & Engineering, P.C., Edwards & Hotchkiss Architect and O'Charley's Restaurant - Foster & Miller for Circuit City Stores, Inc.:** 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, 7,062 square foot restaurant. The 2.06 acre site is located on the southwest corner of Gaskins Road and Mayland Drive on parcel 48-A-68C. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Three Chopt)**

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

9. AMENDED - A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits.
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-7C-81 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. 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.
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 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.

(Staff Report by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-77-00

Gaskins Road Office Building - Gaskins Road and Three Chopt Road

Balzer & Associates for Balance and Ear Center, Inc. and ATS

Consultants, 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, 8,900 square foot office building. The 1.112 acre site is located at the northwest corner of Gaskins Road and Three Chopt Road on parcel 58-A-45. The zoning is R-6C, General Residence District (Conditional). County water and sewer. **(Three Chopt)**

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

23. The right-of-way for widening of Three Chopt Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at

least sixty (60) days prior to requesting occupancy permits.

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

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

26. Outside storage shall not be permitted.

27. The proffers approved as a part of zoning case C-61C-78 shall be incorporated in this approval.

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

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

30. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.

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

(Staff Report by Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-79-00

Chili's - The Creeks At Virginia Center Shopping Center (POD-83-99 Revised)

Balzer & Associates for Richmond Developers, L.L.C. and

Chesapeake Restaurant Group: 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, 5,532 square feet restaurant and 325 square feet of outdoor dining. The 0.31 acre site is located on an outparcel of the Creeks at Virginia Center Shopping Center at the intersection of Brook Road (U.S. Route 1) and J.E.B. Stuart Parkway on part of parcel 33-A-1A. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

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. Outstanding issues include buffering at the rear loading area from Brook Road and screening of rooftop HVAC units. 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.

10. **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. 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.
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. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to issuance of a certificate of occupancy for this development.
30. The 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. The ground area covered by all buildings and canopies shall not exceed in the aggregate 25% of the total site area.
32. No merchandise shall be displayed or stored outside of the building or on the sidewalk.
33. Deliveries to all units shall be only between the hours of 7:00 a.m. and 11:00 p.m.
34. All dumpsters shall be serviced and grounds maintenance shall occur between the hours of 7:00 a.m. and 7:00 p.m.
35. All rooftop equipment for the units shall be screened from view.
36. 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 sound is produced that will exceed 65 decibels at the residential boundaries of The Villas at Virginia Center.

(Staff Report by Leslie News)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-80-00

Park Central, Robinson
Development Phase 3 -
Buildings 6 and 7

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

Development Group, Inc.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct two, two-story, 58,000 square foot office

(POD-2-00 Revised) buildings. The 14.00 acre site is located on the northeast corner of East Parham Road and Park Central Drive on part of parcel 53-A-80B. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Fairfield)**

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

23. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
24. The proffers approved as a part of zoning case C-8C-95 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: Approved

PLAN OF DEVELOPMENT

POD-83-00
Ennis Paint - 4400
Vawter Avenue (POD-
172-85 Rev.)

Engineering Design Associates for Ennis Paint, 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 parking lot and storage area. The 9.7 acre site is located on the west line of Vawter Avenue approximately 2,100 feet north of Laburnum Avenue on parcel 107-A-12. The zoning is M-2, General Industrial 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:

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

PLAN OF DEVELOPMENT

POD-84-00 **Engineering Design Associates for Kenneth W. & Cyndhia Evans and Middleton Properties, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 7,200 square foot office, warehouse and storage yard. The 30.00 acre site is located on the north line of Portugee Road, approximately 1000 feet west of LaFrance Road on part of parcel 196-A-18. The zoning is M-2, General Industrial District and ASO (Airport Safety Overlay District). Public Water and Septic Tank/Drainfield. (**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:

23. The right-of-way for widening of Portugee Road and LaFrance Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The 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. 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.
30. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
31. The 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.

32. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to issuance of a certificate of occupancy for this development.

33. 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 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.

(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT REVISED

POD-39-00

Hulcher & Associates for Rising Mount Zion Baptist Church:

Rising Mt. Zion Baptist Church Addition 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, 240 seat sanctuary, church offices and bathrooms. The 2.65 acre site is located at the eastern terminus of Rising Mt. Zion Road on parcel 177-A-26 and 27. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. (**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:

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. 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.

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

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

Department of Public Works.

27. The applicant shall furnish proof to the Planning Office that conditions satisfactory to the Health Department have been met that insure the proposed septic tank drainfield system is suitable for this project prior to the issuance of a building permit.

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. 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. 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.

(c) 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

SUBDIVISION

Innsbrook North,
Section F
(September 2000 Plan)

Foster & Miller, P.C. for Innsbrook North Associates and

Highwoods Properties, Inc.: The 0.12 acre site is located at the northern terminus of Lake Brook Drive on part of parcels 28-1-B-6 and 28-1-B-5. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Three Chopt)**

0 Lots

As of the preparation date of this agenda, the staff has not completed its review of the proposed subdivision. Signatures from the property owners have not been received as well.

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 are recommended.

(Staff Report by Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT, SPECIAL EXCEPTION & TRANSITIONAL BUFFER DEVIATION

POD-82-00
North Shore Commons (POD-84-97 and POD-27-98 Revised)

Foster & Miller, P. C. for Innsbrook North Associates and Highwoods/Forsythe Limited Partnership: Request for approval of a revised plan of development, a special exception for building exceeding three stories in height, and a transitional buffer deviation, as required by Chapter 24, Sections 24-94(b), 24-106 and 24-106.2 of the Henrico County Code to construct three, four-story office buildings totaling 260,000 square feet and one, five-story, 120,000 square foot office building. The 36.238 acre site is located approximately 400 feet north of the terminus of Lake Brook Drive and adjacent to Interstate 295 on parcels 28-1-B-100, 28-1-B-100A, 28-A-22 and 28-A-22A. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan.

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

23. The 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 cases C-77C-88, C-9C-98 and C-48C-99 shall be incorporated in this approval.
26. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
27. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
28. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
29. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
30. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to issuance of a certificate of occupancy for this development.

(Staff Report by Kevin Wilhite)



ACTION: Approved

PRESENTATION: The Henrico Development Assistance Site. This new web site will provide a directory for information related to land use development in the County and has been designed to save time for all participants in the development process.
(Staff Presentation by Lee Householder)

APPROVAL OF MINUTES: July 26, 2000 and August 23, 2000 minutes



ACTION: Approved

ADJOURN