

SUBDIVISION AND PLAN OF DEVELOPMENT

Actions

February 28, 2001

The submission deadline for this hearing date was January 12, 2001.

The agenda for this meeting will be posted closer to the meeting date. For questions about the agenda, contact Diana Carver, 501-4606.

ROLL CALL:

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

EXPEDITED AGENDA: (Presented by Kevin Wilhite)

SUBDIVISION CONDITIONS OF CONDITIONAL APPROVAL (NONE)

TRANSFER OF APPROVAL

POD-2-84

First Union National Bank
Building (Formerly Bank
of Virginia)
4025 Mechanicsville
Turnpike

LeClair Ryan, P.C. for Martha Dawson, D.D.S.: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Bank of Virginia to Martha Dawson, D.D.S. The 1.8 acre site is occupied by a 3,804 square foot office building, located at the southeast corner of Mechanicsville Turnpike and Neale Street on parcel 118-A-69A. The zoning is B-3, Business District. **(Fairfield)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The staff recommendation will be made at the meeting.
(Staff Report by Michael Kennedy)



ACTION: Approved

TRANSFER OF APPROVAL (Deferred from the January 24, 2001, Meeting)

POD-86-96

Blockbuster Square
(POD-37-87 Revised)

Theodore and Faye Kefalas for Marpisa LLC: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Brookside Property Associates L.P. to Marpisa LLC. The 1.8 acre site is

located at the southwest corner of W. Broad Street (U.S. Route 250) and Tanelorn Drive on parcel 59-3-A-2A. The zoning is B-2C, Business District (Conditional). **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. As of the preparation date of this agenda, staff is working with the new owner to correct the deficiencies on the site. The staff recommendation will be made at the meeting.

(Staff Report by Kevin Wilhite)

 **ACTION: Deferred to March 28, 2001**

PLAN OF DEVELOPMENT

POD-20-01

Haynes Motor Company -
W. Broad Street

Balzer & Associates, Inc. for Springfield Land Development

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 two-story, 84,714 square foot automobile sales and service building. The 9.86 acre site is located on the south line of W. Broad Street (U.S. Route 250), approximately 780 feet west of Tuckernuck Drive on parcel 59-A-5. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Three Chopt)**

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

23. The 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 required building setback shall be measured from the proposed right-of-way line and the parking shall be located behind the proposed right-of-way line.
27. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
28. A standard concrete sidewalk shall be provided along the south side of W. Broad Street (U.S. Route 250).
29. All repair work shall be conducted entirely within the enclosed building.
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning case C-32C-00 shall be incorporated in this approval.
32. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
33. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.

34. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
35. Insurance Services Office (ISO) calculations must be included with the plans and approved by the Department of Public Utilities prior to the issuance of a building permit.
36. 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.
37. 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 & ALTERNATE FENCE HEIGHT

POD-13-01

Smith Turf - Dabney Road

Balzer & Associates for Smith Holdings, L.L.C.: Request for approval of a plan of development and alternative fence height, as required by Chapter 24, Sections 24-106 and 24-95(s)(5)b of the Henrico County Code to construct a one-story, 8,000 square foot service shop for the first phase and a 3,200 square foot service shop for the second phase with an eight-foot-high fence in the front yard along Dabney Road. The 2.102 acre site is located at 2203 Dabney Road on parcel 116-A-56B. The zoning is M-1, Light Industrial District. County water and sewer. **(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. 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 and Division of Fire.
25. All repair work shall be conducted entirely within the enclosed building.
26. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
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 plans and 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. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to issuance of a certificate of occupancy for this development.

(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT & MASTER PLAN

POD-21-01

Mount Olive Baptist
Church
8775 Mount Olive
Avenue off Mountain
Road

Michael E. Doczi & Associates, PLLC for Mount Olive Baptist

Church: Request for approval of a plan of development and master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 800 seat sanctuary church expansion. The 8.1966 acre site is located at 8775 Mount Olive Avenue on parcels 52-A-74A, 72 and part of 75. The zoning is R-3, One-Family Residence District and A-1, Agricultural District. 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 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 developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
24. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
25. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
26. Insurance Services Office (ISO) calculations must be included with the plans and approved by the Department of Public Utilities prior to the issuance of a building permit.
27. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
28. The right-of-way for widening of (road or street name) 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.
29. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction plans needed to implement this conceptual plan may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.

(Staff Report by Ted McGarry)

 **ACTION: Deferred to March 28, 2001**

PLAN OF DEVELOPMENT

POD-12-01

Pruitt/Porter Office Park -
Emerywood Parkway

TIMMONS for Pruitt 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 two, two-story office buildings totaling 49,511 square feet. The 4.148 acre site is located on the east side of Emerywood Parkway between Grenoble and Galion Roads on parcel 81-8-D-1. The zoning is M-1, Light Industrial District. County water and sewer.

(Three Chopt)

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

23. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
24. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
25. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
26. Insurance Services Office (ISO) calculations must be included with the plans and approved by the Department of Public Utilities prior to the issuance of a building permit.
27. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
28. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.
29. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
30. The drainage facilities along I-64 shall be approved by the Virginia Department of Transportation.

(Staff Report by Ted McGarry)

 **ACTION: Approved**

PLAN OF DEVELOPMENT

POD-18-01

Dental Office - Westgate
 @ Wellesley - Three
 Chopt Road

TIMMONS for Wellesley Centre, L.C. and W. Baxter Perkinson & Associates, Ltd.: 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, 6,200 square foot medical office building. The 1.53 acre site is located along the north line of Three Chopt Road, approximately 600 feet east of Lauderdale Drive on part of parcel 36-A-49A. The zoning is O-3C, Office District (Conditional) and WBSO (West Broad Street Overlay) District. County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not completed its review of architectural information submitted. The staff recommendation will be made at the meeting. Should the Commission action 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 and Division of Fire.
25. Outside storage shall not be permitted.
26. The proffers approved as a part of zoning case C-69C-95 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. Insurance Services Office (ISO) calculations must be included with the plans and 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.

(Staff Report by Kevin Wilhite)

 **ACTION: Approved**

PLAN OF DEVELOPMENT

POD-14-01

Mayland and Parham
 Office Building - Parham
 Road

TIMMONS for Mayland Investors, L.C. and Maypar Associates, L.P.: 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, 103,000 square foot office building. The 12.15 acre site is located approximately 60 feet from the northeast corner of the intersection of Parham Road and Mayland Road on parcel 69-A-78A. The zoning is O-2, Office District. County water and sewer. **(Three Chopt)**

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

23. The right-of-way for widening of Mayland Drive as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.
26. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
27. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
28. A standard concrete sidewalk shall be provided along the north side of Mayland Drive.
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 plans and 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. 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 approval.

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

(Staff Report by Christina Goggin)

 **ACTION: Deferred to March 28, 2001**

PLAN OF DEVELOPMENT

POD-8-01

Bon Secours - Wellesley -
W. Broad Street and
Lauderdale Drive

TIMMONS for Bon Secours Richmond Health System: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct an access drive. The 41.066 acre site is located at the southwest corner of W. Broad Street (U.S. Route 250) and Lauderdale Drive on part of parcel 36-A-49. The zoning is B-2C, Business District (Conditional), O-3C, Office District (Conditional), R-6C, General Residence District (Conditional) and WBSO (West Broad Street Overlay) District. County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not received additional public utility information, as requested. The staff recommendation will be made at the meeting. Should the Commission action 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 and Division of Fire.
27. A standard concrete sidewalk shall be provided along the west side of Lauderdale Drive. Construction of said sidewalk shall occur prior to the issuance of a certificate of occupancy for any portion of the development abutting Lauderdale Drive.
28. The proffers approved as a part of zoning case C-68C-95 shall be incorporated in this approval.
29. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
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. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.

32. The conceptual master plan, as submitted with this application, is for planning and information purposes only.

(Staff Report by Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-10-01

First Citizens Bank - W.
Broad Street

Kimley-Horn & Associates, Inc. for Bon Secours - Richmond

Health System and First Citizens Bank: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a two-story, 18,846 square foot bank with drive thru facilities and offices. The 3.69 acre site is located on the south line of W. Broad Street (U.S. Route 250), approximately 200 feet west of Lauderdale Drive on part of parcel 36-A-49. The zoning is B-2C, Business District (Conditional) and WBSO (West Broad Street Overlay) District. County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not completed its review of the architectural plans. The staff recommendation will be made at the meeting. Should the Commission action 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 and Division of Fire.
25. The proffers approved as a part of zoning case C-68C-95 shall be incorporated in this approval.
26. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
27. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
28. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up teller facilities, the owner/occupant shall close the drive-up teller facilities until a solution can be designed to prevent traffic backup.
29. Insurance Services Office (ISO) calculations must be included with the plans and 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.
32. The access drive serving this project (submitted for approval) shall be completed prior to the issuance of a certificate of occupancy.

(Staff Report by Kevin Wilhite)

 **ACTION: Deferred to March 28, 2001**

PLAN OF DEVELOPMENT

POD-15-01

Henrico Senior
Living/Reflections - Gay
Avenue

Horton & Dodd, P.C. for H. C. One, L.P.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 26 one-story, 4-unit, senior living apartment buildings totaling 104 units; a one-story, 900 square foot maintenance building; and a 2,158 square foot clubhouse. The 14.061 acre site is located on the south line of Gay Avenue approximately 750 feet west of Laburnum Avenue on parcels 162-A-31, and 38. The zoning is R-5C, General Residence District (Conditional) and ASO (Airport Safety Overlay) District. County water and sewer. **(Varina)**

Revised plans were received on the preparation date of the agenda, and staff has not had an opportunity to complete its review. The revised plan required substantial revisions to relocate the proposed BMP out of the RPA. 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.
23. The right-of-way for widening of Gay Avenue as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.
26. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
27. The proffers approved as a part of zoning case C-67C-00 shall be incorporated in this approval.
28. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction 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 plans and 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. 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 approval.
33. The unit house numbers shall be visible from the parking areas and drives.
34. 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 Leslie News)



ACTION: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-19-99
Stillman Place II

James River Nurseries for The Harvard Company, Inc.: Request for approval of a landscape and lighting plan as required by Chapter 24, Sections 24-106-106.2 of the Henrico County Code. The 1.42 acre site is located along the north line of Mayland Drive, approximately 260 feet west of Pemberton Road (State Route 157) on part of parcels 58-A-21C and 21. The zoning is O-2C, Office 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

PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION

POD-17-01
Gayton Business Center,

Stantee Consulting for and Wayne Mayton for E. Carlton Wilton: Request for approval of a plan of development, as required

Phase VIII - Gayton
Centre Parkway

by Chapter 24, Section 24-106 and 24.106.2 of the Henrico County Code to construct a one-story, 5,719 square foot building. The 1.06 acre site is located at 2551 Gayton Centre Drive, approximately 295 feet west of Gayton Road on parcel 65-A-12B. The zoning is B-3, Business District. County water and sewer. **(Tuckahoe)**

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.
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 and Division of Fire.
25. Outside storage shall not be permitted.
26. Before the final plan is approved, the developer shall submit to the Department of Public Works and the Planning Office a report prepared by a qualified professional engineer specifying the proposed treatment of mine shafts and scars.
27. 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.
28. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction 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. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
31. Insurance Services Office (ISO) calculations must be included with the plans and 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 approval.

34. If this building is used for office/warehouse purposes, it shall be occupied by only one tenant.

(Staff Report by Michael Kennedy)

 **ACTION: Approved**

SUBDIVISION

Stoney Run Estates
(February 2001 Plan)

Engineering Design Associates and Barbara Bannister for Glenwood Investments, LLC: The 15.03 acre site is located at 3111 Creighton Road, approximately 1,450 feet south of Featherwood Way on part of parcel 140-A-45. The zoning is R-3AC, One-Family Residence District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina) 44 Lots**

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

- 12. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-Year Floodplain." Dedicate floodplain as a "Variable Width Drainage & Utility Easement."
- 13. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Creighton Road and Concept Road 140-1 shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
- 14. Each lot shall contain at least 9,500 square feet, exclusive of floodplain areas.
- 15. Prior to final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

(Staff Report by Ted McGarry)

 **ACTION: Deferred to March 28, 2001**

SUBDIVISION

Matnick Estates
(February 2001 Plan)

Engineering Design Associates for Nancy S. Kesler: The 25.63 acre site is located at 8461 Willis Church Road on the northeast corner of Willis Church Road and Hare Road on parcel 253-A-21. The zoning is A-1, Agricultural District and ASO, Airport Safety Overlay District. Individual Well and septic tank/drainfield. **(Varina)**
7 Lots

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

11. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement on Lot 3 along Hare Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
12. Each pair of lots shall provide a single shared driveway connecting to Willis Church and Hare Roads or as approved by the Director of Planning at time of final approval.
13. New dwellings on Lots 2, 4 and 5 shall be located a minimum of 200 feet from any private stable or enclosures located on Lot 8.

(Staff Report by Ted McGarry)



ACTION: March 28, 2001

PLAN OF DEVELOPMENT

POD-6-01
Short Pump Town Center
- W. Broad Street
(POD-123-98 Revised)

McKinney & Company for Short Pump Town Center LLC: Request for approval of a revised plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a two-story, 1,300,000 square foot regional shopping center. The 147.19 acre site is located on the north line of W. Broad Street (U.S. Route 250), opposite its intersection with Lauderdale Drive on parcels 36-A-26, 27, 28, 29, 30, 31, 32, 34A, 35A, 36, 37, 38 and part of parcels 36-A-13 and 15. The zoning is B-3C, Business District (Conditional) and W.B.S.O. (West Broad Street Overlay) District. County water and sewer. **(Three Chopt)**

This plan of development is a revision to a plan originally approved by the Planning Commission on December 15, 1998. POD-123-98 approved construction of a one and two-story, 928,173 square foot regional shopping center with a 21-screen, 5414-seat movie theatre. This proposed revision increases the size of the center to 1,300,000 square feet. The movie theatre would be replaced by a fifth large tenant space without a currently specified tenant. Also, more second story leasable space has been added. The vehicular access and parking in the central area that was part of the original plan has now been eliminated, resulting in a pedestrian-only plaza.

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:

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 and specifications and mounting height details shall be submitted for Planning Office review and Planning Commission approval.
23. The right-of-way for widening of W. Broad Street (U.S. Route 250) 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 entrances and drainage facilities on W. Broad Street (U.S. Route 250) shall be approved by the Virginia Department of Transportation and the County.
26. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Planning Office prior to any occupancy permits being issued.
27. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
28. Outside storage shall not be permitted.
29. The proffers approved as a part of zoning case C-29C-98 shall be incorporated in this approval.
30. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
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 plans and 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 Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
34. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
35. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s), except in the pedestrian plaza areas and other locations specifically approved at the time of landscape plan approval.
36. The existing 10-foot and 50-foot access easements shall be abandoned prior to the issuance of any building permits in this development.
37. The access drive connection with the property to the east of this development shall be constructed as part of this plan and evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to the issuance of a certificate of occupancy for this development.
38. The access drive connecting with the property to the west of this development shall be constructed either when the adjacent property to the west is developed or when an outparcel abutting the said access drive connection is developed.

(Staff Report by Kevin Wilhite)



ACTION: Deferred to March 28, 2001

SUBDIVISION

Kings Forest
(February 2001 Plan)

E. D. Lewis & Associates, P.C. for Willbrook, L.L.C.: The 10.06 acre site is located on the east line of Springfield Road, approximately 210 feet south of Wintercreek Drive on parcels 29-A-22, 24A and 25. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt) 21 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. Before the final plat is recorded, the developer shall submit to the Planning Office a detailed report prepared by a qualified professional engineer specifying the proposed treatment of mine shafts and scars. This report shall be reviewed by the Design Division of Public Works, and shall be made a part of the construction plans approved for the subdivision.
13. Any necessary off-site drainage easements must be obtained prior to final approval of the construction plans by the Department of Public Works.
14. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Springfield Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
15. The proffers approved as part of zoning case C-73C-00 shall be incorporated in this approval.
16. Prior to final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
17. Prior to final approval, the engineer shall furnish the Planning Staff a plan showing a dwelling situated on Lot 6, Block B, to determine if the lot design is adequate to meet the requirements of Chapter 24, of the Henrico County Code.

(Staff Report by Christina Goggin)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-11-01
Epiphany Lutheran
Church - Horsepen Road

E. D. Lewis for Epiphany Lutheran 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, 2,734 square foot chapel building addition, a two-story, 550 square foot, 80 seat sanctuary addition, and parking lot additions for an existing church. The 5.24 acre site is located on the northwest corner of the intersection of W. Franklin Street and Horsepen Road, at 1400 Horsepen Road, on parcel 92-A-3. The zoning is R-3, One-Family Residence District. 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:

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 and Division of Fire.
25. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
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 plans and 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 Leslie News)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-9-01
Elko Junction - Elko
Road

E. D. Lewis for Wilton Development Corporation: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a two-story, 4,000 square foot office building. The 3.968 acre site is located on Elko Road (State Route 156) and the northwest corner of Old Elko Road on part of parcel 117-A-40. The zoning O-1C, Office District (Conditional). County 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 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 Elko Road (State Route 156) 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 and Division of Fire.
27. The proffers approved as a part of zoning case C-7C-00 shall be incorporated in this approval.

28. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction 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. 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.
31. Insurance Services Office (ISO) calculations must be included with the plans and 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. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
34. The owners shall not begin clearing of the site until the following conditions have been met:
 - (a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.
 - (b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.
 - (c) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Planning Office and the Department of Public Works.
 - (d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for approval.

(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-19-01
Cambridge Office -
Pouncey Tract Road

Koontz-Bryant, P.C. for Ghassan Rubeiz: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a two-story, 7,500 square foot office building with a parking lot. The 1.49 acre site is

located on the southwest corner of the intersection of Nuckols Road and Pouncey Tract Road on parcel 9-A-36C. 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:

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 entrances and drainage facilities on Elko Road (State Route 156) 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 and Division of Fire.
27. The proffers approved as a part of zoning case C-7C-00 shall be incorporated in this approval.
28. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction 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. 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.
31. Insurance Services Office (ISO) calculations must be included with the plans and 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. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
34. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to issuance of a certificate of occupancy for this development.

(Staff Report by Michael Kennedy)



ACTION: Approved

SUBDIVISION (Deferred from the January 24, 2001 Meeting)

Oak Hill Manor
(June 2000 Plan)

Schmidt & Associates for English Street Development, L.L.C.:
The 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 and 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.

Since the revised plan was submitted, the applicant has worked with the adjacent property owners and the County in an attempt to execute the original layout approved by the Planning Commission. The applicant has recently informed staff that all of the signatures needed to proceed with the improvements and dedication of Johnson Road to the County have been obtained, but the documents have not yet been recorded.

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.
13. Prior to final subdivision approval, the applicant shall provide evidence satisfactory to the County Attorney of its legal right to dedicate a public road over and to record lots upon the 30-foot-wide private right-of-way.

(Staff Report by Kevin Wilhite)



ACTION: Withdrawn

PLAN OF DEVELOPMENT REVISED ARCHITECTURAL PLANS

POD-87-99
Westchase I & II - Cox
Road and Westerre
Parkway

RealtiCorp for T. Walter Brashier and Retlaw 100, LLC: Request for approval of revised architectural plans, as required by Chapter 24, Section 24-106 of the Henrico County Code. The 14.8 acre site is located on the south line of proposed Westerre Parkway, approximately 400 feet east of Cox Road on parcels 48-A-39 and 58. The zoning is B-2C, Business District (Conditional) and B-3C, Business District (Conditional). County water and sewer. **(Three Chopt)**

The staff recommends approval of the revised architectural plans. The original site plan annotations and conditions of approval, dated November 17, 1999, would remain in effect.

(Staff Report by Kevin Wilhite)



ACTION: Approved

REVISED PLAN OF DEVELOPMENT AND LANDSCAPE & LIGHTING PLAN

POD-21-98 (Revised) and **Bertozzi Family Limited Partnership:** Request for approval of a revised plan of development and a landscape and lighting plan as required by Chapter 24, Sections 24-106-106.2 of the Henrico County Code to construct a one-story, 62,869 square foot office/warehouse and related improvements, including landscaping and lighting. The 17.6 acre site is located on the northern terminus of Ranco Road on part of parcel 71-A-91F. The zoning is M-1, Light Industrial District. County water and sewer. **(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. Should the Commission act on this request, in addition to the original conditions of approval, the standard conditions for landscape and lighting plans are recommended.

(Staff Report by Jim Strauss)

 **ACTION: Approved**

WORK SESSION: To Review Draft Zoning Ordinance Amendment to Allow by Provisional Use Permit an Increase in Certain Building Heights in the B-3 Business District.

(Staff Presentation by Dave O'Kelly)

 **ACTION: Public Hearing set for March 8, 2001**

PRESENTATION: Watershed Management Program

(Staff Presentation by Jeff Perry, Department of Public Works)

APPROVAL OF MINUTES: January 24, 2001

 **ACTION: Approved**

ADJOURNed at 11:30 a.m.