

PLANNING COMMISSION

SUBDIVISION AND PLAN OF DEVELOPMENT

AGENDA

July 25, 2001

The submission deadline for this hearing date was June 8, 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 [Ted McGarry](#))

EXPEDITED
(Presented by [Ted McGarry](#))

AGENDA:

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL
(Presented by [Kevin Wilhite](#))

FOR PLANNING COMMISSION APPROVAL

Subdivision	Magisterial District	Original No. of Lots	Remaining Lots	Previous Extensions	Year(s) Extended
Carter Oaks, Sec. C (July 1993 Plan)	Tuckahoe	8	8	8	1 Year 7/24/02
Eddleton Estates (August 1996 Plan)	Brookland	10	5	4	1 Year 7/24/02
Fairlawn (August 1993 Plan)	Varina	5	5	8	1 Year 7/24/02

(FOR INFORMATIONAL PURPOSE ONLY)

Subdivision	Magisterial District	Original No. of Lots	Remaining Lots	Previous Extensions	Year(s) Extended
Doran Forest (July 2000 Plan)	Varina	64	64	0	1 Year 7/24/02

TRANSFER OF APPROVAL

POD-33-89

Rainbow Station
Shopping Center
Retail Building &
Veterinary Clinic
(Formerly Rainbow
Station Day Care
Center)

Water Tower Associates, Inc.: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Old Cox Road Associates to Water Tower Associates. The 2.060 acre site is located at the northeast corner of Three Chopt Road and Old Cox Road on parcel 57-A-62. The zoning is B-1C, Business District (Conditional). **(Three Chopt)**

The new owner has been notified of corrective action required to bring the site into conformance with the approved POD. The staff recommendation will be made at the meeting.

(Staff Report by Christina Goggin)

 **ACTION: Approved**

TRANSFER OF APPROVAL *(Deferred from the June 27, 2001 Meeting)*

POD-7-76

Huntington Village
Apartments (Formerly
Westminister Commons
Apartments)
(POD-38-73 and POD-
40-74 Revised)

Morton G. Thalhimer, Inc. for SLSM, LLC: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Westminister Commons Association to SLSM, LLC, Inc. The 21.83 acre site is located at the northeast corner of U.S. Route 301 and Crenshaw Road Extended on parcel 84-A-25. The zoning is R-5, One-Family Residence District and R-6, General Residence District. **(Fairfield)**

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 still working with the new owner to correct the deficiencies on the site. The staff recommendation will be made at the meeting.

(Staff Report by Christina Goggin)

 **ACTION: Deferred to September 26, 2001**

TRANSFER OF APPROVAL

POD-138-88

Lakeside Animal
Hospital - Lakeside
Avenue

Hirschler, Fleischler, Weinberg, Cox & Allen for Lakeside Animal Properties, LLC: Request for approval of a partial transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Nancy S. Lickey to Lakeside Animal Properties, LLC. The .55 acre site is located on the west line of Lakeside Avenue, between Barclay Road and Winwood Road on parcels 94-14-4-17, 19, 21A, 22 and 24.

The zoning is B-2, Business District. **(Fairfield)**

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

(Staff Report by [Leslie News](#))

 **ACTION: Deferred to September 26, 2001**

TRANSFER OF APPROVAL

POD-24-73
Scuba Center -
Patterson Avenue
(Formerly Pizza Hut)

QMT Corporation for Scuba Center, Inc.: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Pizza Hut of Richmond, Inc. to Scuba Center Inc. The 0.465 acre site is located on the south line of Patterson Avenue, opposite its intersection with Gayton Road on parcel 100-A-22. The zoning is B-2, Business District. **(Tuckahoe)**

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

(Staff Report by [Kevin Wilhite](#))

 **ACTION: Approved**

LIGHTING PLAN - PHASE 2

LP/POD-29-99
Discovery United
Methodist Church -
Gayton Road and
Lauderdale Drive

HVC - Chenault for Discovery United Methodist Church: Request for approval of a phase II lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code. The 7.69 acre site is located at the intersection of Lauderdale Drive and Gayton Road on parcel 55-A-3B. The zoning is RTH, Residential Townhouse District. **(Three Chopt)**

This request is for lighting of the church and church spire only. The parking lot lighting was previously approved.

Staff recommends approval subject to the annotations on the plans, the standard conditions for lighting plans, and the following additional condition.

5. The lighting for the church spire shall be field adjusted to eliminate glare on any adjacent residential property and streets as deemed acceptable by the Director of Planning.

(Staff Report by [Leslie News](#))

 **ACTION: Approved**

SUBDIVISION *(Deferred from the June 27, 2001, Meeting)*

Hollybrook Townhouses (Formerly Parkview Townhouses) (June 2001 Plan)

Balzer & Associates, Inc. and Skip Gelletly for Marvin F. Cole and EJD Associates, Inc.: The 6.42 acre site is located 2,200 feet east of Mechanicsville Turnpike (U.S. Route 360) on St. Clair Lane on parcel 139-A-10. The zoning is RTH, Residential Townhouse District. County water and sewer. **(Fairfield) 58 62 Lots**

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 residential townhouses, the following additional conditions are recommended:

13. Prior to requesting recordation, the developer shall furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with its facilities.
14. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.

(Staff Report by Michael Kennedy)

 **ACTION: Approved**

SUBDIVISION

Shae Place (July 2001 Plan)

Balzer & Associates, Inc. for Donald N. Blake The 4.37 acre site is located at 11471 Mill Road along the south side of Mill Road opposite Chickahominy Branch Drive on parcels 13-A-27 and 13-A-28. The zoning is R-2, One-Family Residence District. County water and sewer. **(Brookland) 8 Lots**

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 subdivisions served by public utilities, the following additional condition is recommended:

12. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement Lots 2, 7 and 8, abutting Mill Road, shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

(Staff Report by Ted McGarry)

 **ACTION: Approved**

SUBDIVISION

Vial (A Resubdivision of Section 1)
(July 2001 Plan) **Shadrach & Neal, Inc. and Ronald D. Swinson for Nazar Aljabar:**
The 1 acre site is located at 9950 Staples Mill Road on parcel 40-A-24. The zoning is R-2, One-Family Residence District. County water and sewer. **(Brookland) 2 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 condition:

12. The detailed plant list and specifications for the landscaping to be provided within the 10-foot-wide planting strip easement, abutting Merkner Drive, shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

(Staff Report by Ted McGarry)
 **ACTION: Approved**

PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION *(Deferred from the June 27, 2001, Meeting)*

POD-41-01
Windsor Business Park
- West Buildings 5, 6,
and 7
(POD-3-00 Revised) **TIMMONS and John Frost for Robert B. Ball, Sr., Edna H. Ball, Robert B. Ball, Jr., Roberta B. Rivers and Windsor Business Park, LLC:** Request for approval of a revised plan of development and transitional buffer deviation as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code to construct three office/warehouse buildings totaling 159,913 square feet. The 16.66 acre site is located on the west line of Magellan Parkway, approximately 450 feet north of Parham Road on parcel 54-A-1A and part of 54-A-2. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Fairfield)**

As of the preparation date of this agenda, the staff has not completed its review of the revised plan. The outstanding issues include screening of building No. 7 loading docks from Magellan Parkway and handicap parking distribution.

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. The proffers approved as a part of zoning case **C-90C-87** shall be incorporated in this approval.

25. 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.
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. The master plan and summary table required by proffers for this project shall be updated with each request for POD approval. The summary table at a minimum, shall include site coverage percentages, gross square footage of all buildings, and percentages of restricted uses.
30. Prior to landscape plan approval, the developer shall provide a sight line plan, which would provide details of the berms and walls necessary for the screening of all loading dock facilities. Further, with the construction of future phases, any remedial screening necessary to meet proffer No. 8 shall be completed by the property owner.
31. A second point of access to a public road shall be provided in a manner acceptable to the Traffic Engineer, prior to issuance of a certificate of occupancy for building No. 5 and/or building No. 7.

(Staff Report by Ted McGarry)
 ACTION: Deferred August 9, 2001

PLAN OF DEVELOPMENT *(Deferred from the June 27, 2001, Meeting)*

POD-55-01

Ingenco

(POD-116-86 Revised)

Draper Aden Associates for Rowin Plant Properties LLC and

Ingenco: Request for approval of a revised plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 11,250 square foot power generating plant and a tank farm with (5) 50,000 gallon fuel oil tanks and (2) 22,000 gallon fuel oil tanks with maximum height of 40 feet. The 5.70 acre site is located at the intersection of Tomlin and Dabney Roads on parcel 116-A-5. The zoning is M-2, General Industrial District.
(Brookland)

As of the preparation date of this agenda, the staff has not received a revised plan. The proposed plan does not satisfy the development standards of the M-2 General Industrial District. The staff cannot recommend approval at this time. 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. 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.
24. 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.
25. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
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. 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: Withdrawn

PLAN OF DEVELOPMENT

POD-51-01

Worth Higgins Addition
(Rev. POD-7-94)


Balzer & Associates, Inc. for E D Kay Investment and Bovis Land Lease: Request for approval of a revised plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 13,832 square foot addition. The 3.50 acre site is located at 8770 Park Central Drive, approximately 1,000 feet north of Parham Road on parcel 53-A-80G. The zoning is O/SC, Office/Service District (Conditional). County water and sewer.
(Fairfield)

There are two outstanding issues. First, a revised floor plan showing compliance with the office/service ratio required in the Office/Service district has not been received. Secondly, the water line extension necessary to serve a five hydrant needs to be provided outside of the perimeter landscaping strip.

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. The proffers approved as a part of zoning case **C-57C-88** shall be incorporated in this approval.
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.
29. Outside storage shall not be permitted.

(Staff Report by [Ted McGarry](#))

 **ACTION: Approved**

PLAN OF DEVELOPMENT

POD-52-01

Shrader Road Medical Facility

Balzer & Associates, for Small Health Care Development: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 14,000 square foot medical office facility. The 2.37 acre site is located on the north side of Shrader Road approximately 1,000 feet west of Hungary Spring Road on part of parcel 70-10-1-1. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Brookland)**

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

23. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.

24. The proffers approved as a part of zoning case **C-23C-01** shall be incorporated in this approval.
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.
29. Refuse collection and parking lot cleaning shall not occur between the hours of 8:00 p.m. and 8:00 a.m., per proffer No. 3.

(Staff Report by Ted McGarry)
 **ACTION: Approved**

PLAN OF DEVELOPMENT

POD-48-01
 The Townes at
 Meredith Creek -
 Hungary and
 Springfield Roads

Koontz-Bryant, P.C. for Ima M. Liesfield Family Limited Partnership and Wilton Real Estate & Development Corp.:
 Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 98 townhouses with a clubhouse and pool. The 29.77 acre site is located on the northeast intersection of Hungary Road and Springfield Road on parcel 38-A-44. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Brookland)**

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

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 subdivision plat for The Townes at Meredith Creek shall be recorded before any building permits are issued.

24. The right-of-way for widening of Hungary 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.
25. 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.
26. 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.
27. The entrances and drainage facilities on Springfield Road shall be approved by the Virginia Department of Transportation and the County.
28. 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.
29. 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.
30. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
31. The proffers approved as a part of zoning case **C-80C-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. 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
34. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Planning Office - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The bond shall become effective as of the date that the Homeowners Association assumes responsibility for the common areas.

35. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
36. 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.
37. 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.
38. 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.
39. 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

Virginia Conference of
United Methodist
Church Office at
CrossRidge

Inc. Board of Trustees: 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, 33,770 square foot administrative office building and a one-story, 2,660 square foot credit union. The 4.18 acre site is located on the corner of Staples Mill Road and CrossRidge Glen Way on parcels 40-A-1A and 40-A-6. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Brookland)**

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

23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The entrances and drainage facilities on Staples Mill Road (State Route 33) shall be approved by the Virginia Department of Transportation and the County.
25. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Planning Office prior to any occupancy permits being issued.
26. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
27. The proffers approved as a part of zoning case **C-1C-01** 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. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
31. Insurance Services Office (ISO) calculations must be included with the 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

PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION


<p>POD-53-01 Parham Place II - E. Parham Road (POD-150-86, POD-75-99 and POD-85-00 Revised)</p>	<p>Balzer & Associates, Inc. for Parham Place II Associates LLC: Request for 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 to construct a one-story, 28,800 square foot office building. The 3.94 acre site is located at 1920 East Parham Road on the north line of E. Parham Road approximately 1,050 feet east of Lydell Drive on parcel 52-A-5C and part of 5. The zoning is O-2C, Office District (Conditional) and R-3, One-Family Residence District. County water and sewer. (Brookland)</p>
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A revised plan was received on the preparation date of the agenda, and staff has not had an opportunity to complete its review. The staff recommendation will be made at the meeting. Should the Commission act on this request, 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-113C-85** 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 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.
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 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.

(Staff Report by [Leslie News](#))

 **ACTION: Deferred to August 9, 2001**

PLAN OF DEVELOPMENT

POD-54-01
Magnolia Pointe

Michael E. Doczi & Associates, PLLD for Magnolia Pointe, LLC:
Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 66 residential townhouses. The 12.521 acre site is located at the intersection of Virginia Center Parkway and Francis Road on parcels 32-A-114A, 32-A-117, 32-A-122 and 32-A-102N. The zoning is RTHC, Residential Townhouse 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:

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

25. The 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-66C-00** shall be incorporated in this approval.
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. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Planning Office - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The bond shall become effective as of the date that the Homeowners Association assumes responsibility for the common areas.
30. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
31. Insurance Services Office (ISO) calculations must be included with the 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.

(Staff Report by [Michael Kennedy](#))

 **ACTION: Approved**

LANDSCAPE & LIGHTING PLAN *(Deferred from the June 27, 2001, Meeting)*

LP/POD-42-00

Springfield Commons -
Springfield Road

Higgins Gerstenmaier: 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 4.3 acre site is located along the west line of Springfield Road (State Route 157) approximately 900 feet north of W. Broad Street (U.S. Route 250) on parcel 48-A-23B. The zoning is O-2C, Office District (Conditional). **(Three Chopt)**

This application was deferred at last month's meeting in order to allow for the construction to proceed to a point where the plan could be reviewed on site. As of the preparation date of this agenda, the staff has not had an opportunity to complete its review of this plan. The staff recommendation will be made at the meeting.

(Staff Report by Jim Strauss)

 ACTION: Deferred to September 26, 2001

LANDSCAPE & LIGHTING PLAN *(Deferred from the June 27, 2001, Meeting)*

LP/POD-93-00
Capitol Floors &
Decorating

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 3.0 acre site is located along the east side of Brookriver Drive on part of parcels 37-4-A-2B and 47-4-A-2. The zoning M-1C, Light Industrial District (Conditional) and WBSO (W. Broad Street Overlay) District. **(Three Chopt)**

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

(Staff Report by Jim Strauss)

 ACTION: Approved

LANDSCAPE & LIGHTING PLAN *(Deferred from the June 27, 2001, Plan)*

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

Bay Design Group: 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 4.33 acre site is located at the northeast intersection of Springfield Road (State Route 157) and Huron Avenue on parcel 49-A-33. The zoning is M-1C, Light Industrial District (Conditional). **(Brookland)**

This application was deferred at last month's meeting in order to allow for the construction to proceed to a point where the plan could be reviewed on site. As of the preparation date of this agenda, the staff has not had an opportunity to complete its review of this plan. The staff recommendation will be made at the meeting.

(Staff Report by Jim Strauss)

 ACTION: Approved

REVISED PLAN OF DEVELOPMENT & REVISED LANDSCAPE PLAN

POD-85-97
Lowes @ Short Pump -
Pouncey Tract Road

McKinney & Company for Lowe's Home Centers Inc.: Request for approval of a revised plan of development for approval of an outdoors sales area and a revised landscape plan, as required by Chapter 24, Sections 24-106, 24-62.1(i) and 24-106.2 of the Henrico

County Code. The 16.21 acre site is located at the southeast corner of Interstate 64 and Pouncey Tract Road on part of parcel 36-A-18-G. The zoning is B-3C, Business District (Conditional) and WBSO (W. Broad Street Overlay) District. County water and sewer. **(Three Chopt)**

The applicant is requesting approval of an outdoor sales area as permitted in the B-3, Business District. All outside sales areas shall be located and screened in accordance with the development standards in the zoning ordinance.

A revised plan of development has been submitted to indicate the locations and methods of screening, which includes small masonry walls and opaque fencing. A revised landscape plan has also been submitted for approval and proposes improved screening along the eastern line of Pouncey Tract Road.

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

(Staff Report by Jim Strauss)


 **ACTION: Deferred to September 26, 2001**

LANDSCAPE PLAN

LP/POD-18-01
Dental Office at
Westgate - At Wellesley
-Three Chopt Road

TIMMONS for Wellesley Centre, L. C.: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 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, and WBSO (West Broad Street Overlay) District. **(Three Chopt)**

The staff recommends approval subject to annotations on the plans and the standard conditions for landscape plans. **(Staff Report by Jim Strauss)**

 **ACTION: Approved**

SUBDIVISION

Church Trace
(July 2001 Plan)

Balzer & Associates, Inc. for the Estate of Frederick M. Harris and Aspect Properties, LLC: The 5.16 acre site is located at the southeast intersection of Church Road and Guyana Drive on parcel 57-A-33. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt) 15 Lots**

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

Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities and, the following additional conditions are recommended:

12. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Church Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
13. The proffers approved as part of zoning case **C-18C-01** shall be incorporated in this approval.
14. 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.
15. The applicant shall quitclaim his interest in Kennedy Road and any other private access roads or easements within the bounds of this development prior to the recordation of the subdivision plat.
16. Prior to final subdivision approval, the applicant shall provide evidence satisfactory to the County Attorney and the Director of Planning concerning the legal status of Kennedy Road if any portion of said road is to be incorporated into this development.


(Staff Report by Kevin Wilhite)
 ACTION: Approved

SUBDIVISION

Tree of Life (July 2001 Plan) **Kevin L. Floyd, P.E., L.C. and N. Zasler for Tree of Life, LLC** The 3.051 acre site is located on the north west corner of North Gayton Road and Favero Road on parcel 45-15-A-1. The zoning is A-1, Agricultural District. County water and sewer. **(Three Chopt) 2 Lots**

As of the preparation date of this agenda, the staff has not received a revised plan addressing comments from the Department of Public Works Environmental Division which request delineation of the Resource Management Area (RMA) and Resource Protection Area (RPA) on the proposed 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. Each lot shall contain at least 43,560 square feet, exclusive of the flood plain areas.
13. The conditions approved as part of variance case **A-28-2001** shall be incorporated in this approval.

(Staff Report by Christina Goggin)
 ACTION: Approved

PLAN OF DEVELOPMENT *(Deferred from the June 27, 2001, Meeting)*

POD-35-01

Gayton Baptist Church -
N. Gayton Road
(POD-98-90 Revised)

C. E. Duncan & Associates, for Gayton Baptist Church: Request for approval of a revised plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a two-story, 12,000 square foot classroom addition (phase 1), a one-story, 12,000 square foot sanctuary with 900 seats (phase 2), and a two-story, 20,800 square foot gymnasium and fellowship hall (phase 3) at an existing church. The 11.75 acre site is located along the east line of Gayton Road, approximately 1,200 feet south of W. Broad Street (U.S. Route 250) on parcel 35-A-28A. The zoning is A-1, Agricultural District. County water and sewer. **(Three Chopt)**

Since the case was originally deferred at the Planning Commission meeting on May 23, staff has received a request from the applicant to remove the two future buildings, the sanctuary and the gymnasium and fellowship hall, from consideration at this time due to the lack of complete architectural plans. The applicant requests that all other site improvements for all phases shown on the plans be approved at this time. As of the preparation date of this agenda, 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 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 and Division of Fire.
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.

(Staff

Report

by

Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT (*Deferred from the June 27, 2001, Meeting*)

POD-36-01

First Union National
Bank - Westgate @
Wellesley

TIMMONS for Wellesley Center L. C. and First Union National 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 one-story, 4,410 square foot bank building with drive thru facilities. The 2.56 acre site is located along the south line of W. Broad Street (U.S. Route 250), approximately 700 feet west of Spring Run Drive on part of parcels 36-A-49A and 50. The zoning is B-1C, Business District (Conditional), B-2C, Business District (Conditional) and WBSO (West Broad Street Overlay District). County water and sewer. **(Three Chopt)**

As of the preparation date of this agenda, the staff has not completed its review of the additional architectural and wall details recently submitted. 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. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
26. Outside storage shall not be permitted.
27. The proffers approved as a part of zoning case C-5C-01, C-59C-00 and C-69C-95 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. 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.
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. 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**

PLAN OF DEVELOPMENT & ALTERNATIVE FENCE HEIGHT PLAN

POD-24-01
 Emmaus United
 Methodist Church -
 Staples Mill Road and
 Wistar Road

Hulcher & Associates, Inc. for Yunho Eo: Request for approval of a plan of development and an alternative fence height plan, as required by Chapter 24, Sections 24-106 and 24-95.(l.)(7)b of the Henrico County Code to construct a one-story, 5,348 square foot lecture hall connected to an existing building. The 3.412-acre site is located on the northeast corner of Staples Mill and Wistar Roads at 8001 Staples Mill Road on parcel 71-A-55. The zoning is R-3, One-Family Residence District. County water and septic tank/drainfield.
(Brookland)

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

23. The right-of-way for widening of Wistar 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 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.

26. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
27. Outside storage shall not be permitted.
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 ensure the existing 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.

(Staff Report by Christina Goggin)



ACTION: Deferred to September 26, 2001

PLAN OF DEVELOPMENT

POD-29-01

Howard Johnson Hotel
- Brook and Mountain
Roads


Carter Design for East Coast Oil Corporation and K. M. Patel:

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, 18,836 square foot, 36-room hotel and manager's apartment. The 1.05 acre site is located on the east line of Brook Road (U.S. Route 1) 200 feet south of Mountain Road on part of parcel 53-A-54. The zoning is B-3, Business District and B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

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

23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The entrances and drainage facilities on U.S. Route 1 shall be approved by the Virginia Department of Transportation and the County.
25. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Planning Office prior to any occupancy permits being issued.
26. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
27. All repair work shall be conducted entirely within the enclosed building.
28. Outside storage shall not be permitted.
29. A 10-foot planting strip to preclude ingress or egress along the west side of Telegraph Road shall be shown on the approved plans. The details shall be included with the required landscape plans for review and approval.
30. The proffers approved as a part of zoning case **C-24C-01** shall be incorporated in this approval.
31. 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.
32. 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.
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 Henrico County maintained right-of-way. The elevations will be set by Henrico County.

37. 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 Christina Goggin)
 ACTION: Approved

PLAN OF DEVELOPMENT

POD-42-01
Spring Oak Retail - W.
Broad Street and
Spring Oak Drive

Balzer & Associates, Inc. for HHHunt Corporation and WSG Development Company: 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, 5,780 square foot retail facility. The 0.71 acre site is located at the southeast corner of W. Broad Street (U.S. Route 250) and Spring Oak Drive at 11591 W. Broad Street on parcel 36-A-51. The zoning is B-1C, Business District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of this agenda, the staff has not received a revised plan addressing comments from the Department of Public Utilities requiring the applicant provide a 20-foot utility easement up to the eastern property line and an 8" sanitary sewer to serve two customers. Traffic also needs to see a revised plan that eliminates the dead end rows of parking and provides a minimum of 30 feet of separation between the internal driveway and Spring Oak Drive. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for development 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. A standard concrete sidewalk shall be provided along the east side of Spring Oak Drive.
26. Employees shall be required to use the parking spaces provided at the rear of the building(s) as shown on the approved plans.
27. Outside storage shall not be permitted.

28. A 35-foot planting strip to preclude ingress or egress along the south side of W. Broad Street (U.S. Route 250) shall be shown on the approved plans. The details shall be included with the required landscape plans for review and approval.
29. The proffers approved as a part of zoning case **C-6C-01** shall be incorporated in this approval.
30. This business shall not remain in operation after midnight and no exterior signs shall remain lighted after 12:00 midnight.
31. 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.
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. 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.
34. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
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 Henrico County maintained right-of-way. The elevations will be set by Henrico County.
37. 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 Christina Goggin)

 ACTION: Deferred to September 13, 2001

PLAN OF DEVELOPMENT & LIGHTING PLAN

POD-49-01

O'Charley's - W. Broad Street and Horsepen Road

James A. Craig and Foster & Miller, P.C. for Kimco Richmond 800, Inc. and O'Charley's 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 1.92 acre site is located at the southwest intersection of W. Broad Street (U.S. Route 250) and Horsepen Road on part of parcel 92-A-47. The zoning is B-2, Business 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 plan. Issues still being examined include parking requirements and site coverage of buildings. 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. Outside storage shall not be permitted.
- 26. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not

effective, the Commission retains the rights to review and direct the type of system to be used.

27. 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 plans and approved by the Department of Public Utilities prior to the issuance of a building permit.

(Staff Report by Kevin Wilhite)

 ACTION: Deferred to September 26, 2001

REVISION OF PLAN OF DEVELOPMENT

POD-80-99 Revised Downtown Short Pump - Bank of America	Balzer & Associates, Inc. for Short Pump Entertainment, LLC and Bank of America: Request for approval of a revised plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 4,800 square foot bank building with drive-thru facilities within an existing community shopping center. 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)
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The applicant is requesting the approval of a branch bank building in place of a proposed two-story, 13,000 square foot restaurant (That's Amore) previously included as part of the plan of development. As of the preparation date of the agenda, staff has not completed its review of the architectural plans, pending the receipt of additional information from the applicant, as requested. The original conditions of the Planning Commission approval on October 27, 1999, would remain unchanged with the exception of the recommended addition of condition No. 39, which would apply to the existing shopping center.

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.

25. The entrances and drainage facilities on (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. A standard concrete sidewalk shall be provided along the north side of W. Broad Street (U.S. Route 250) and the west side of Pouncey Tract Road.
29. Outside storage shall not be permitted.
30. 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.
31. 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.
32. 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.
33. 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.
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.
35. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area
36. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
37. Prior to the issuance of a Certificate of Occupancy, the developer shall construct the point of access to the property line to the west of this development as shown on the approved plan.

38. The developer shall share on the cost of any future signalization of the entrance from the development onto Pouncey Tract Road.
39. Employees shall be required to use the parking spaces provided at the rear of the building(s) as shown on the approved plans.

(Staff Report by Kevin Wilhite)
 **ACTION: Approved**

PLAN OF DEVELOPMENT

POD-7-99

Grove Park, Phase II -
Nuckols Road

McKinney & Company for Highwoods Realty Ltd. Partnership and Highwoods Properties, Inc.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 71,326 square foot office building. The 5.14-acre site is located on the south line of Nuckols Road, approximately 640 feet east of Shady Grove Road on parcel 10-A-23C. The zoning is O/SC, Office/Service District (Conditional). County water and sewer. **(Three Chopt)**

This plan of development was originally approved by the Planning Commission on January 26, 1999, with approval valid through January 24, 2001. The applicant was required to have building permits approved by that date, unless a request for a one-year extension of the POD was received and granted by the Director of Planning. That deadline passed without the applicant meeting the above-stated requirements. The applicant has recently submitted construction plans to the County for signature and is thus asking for reapproval of this project with no changes proposed to the original plan.

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

23. The right-of-way for widening of Nuckols 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.
25. 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.
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 south side of Nuckols Road.
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. 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.
30. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
31. Insurance Services Office (ISO) calculations must be included with the 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. 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

DISCUSSION ITEM: Reconsideration of proffer 26 of rezoning case C-72C-90 pertaining to underground utilities for the Hunton Development on the west side of Mill Road and the northern line of I-295.

(Staff Report by [Leslie News](#))

 ACTION: Approved

APPROVAL OF MINUTES: May 23, 2001

 ACTION: Approved

APPROVAL OF THE 2002 CALENDAR

 ACTION: Deferred to August 9, 2001

ADJOURN