

**PLANNING COMMISSION**

**SUBDIVISION AND PLAN OF DEVELOPMENT**

**ACTIONS**

**June 26, 2002**

**ROLL CALL:**

**REQUEST FOR DEFERRALS AND WITHDRAWALS:** (Presented by Mike Kennedy)

**EXPEDITED AGENDA:** (Presented by Mike Kennedy)

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL**  
(Presented by Kevin Wilhite)

**(FOR INFORMATIONAL PURPOSE ONLY)**

**Subdivision:** The Townes @ Hunton Park (May 2001 Plan) (POD-72-00)  
**Magisterial District:** Brookland  
**Original No. of Lots:** 245  
**Remaining Lots:** 166  
**Previous Extensions:** 1  
**Year(s) Extended:** 3 Years, 6/29/05

**Subdivision:** Parsons Walk @ Twin Hickory (June 2001 Plan)  
**Magisterial District:** Three Chopt  
**Original No. of Lots:** 117  
**Remaining Lots:** 4  
**Previous Extensions:** 0  
**Year(s) Extended:** 1 Year, 6/25/03

**Subdivision:** Westerre Parkway (June 1999 Plan)  
**Magisterial District:** Three Chopt  
**Original No. of Lots:** 0  
**Remaining Lots:** 0  
**Previous Extensions:** 2  
**Year(s) Extended:** 1 Year, 6/25/03

**TRANSFER OF APPROVAL** (*Deferred from the May 22, 2002, Meeting*)  
**POD-14-00**  
**Henrico Doctors Hospital** (Formerly Health South Medical Center)  
MRI Addition and Master Plan(POD-83-93 Revised)7700 E. Parham Road

**Gresham Smith & Partners for Henrico Doctors Hospital:** Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County from Health South of Virginia to Central Virginia Hospital, LLC. The 11.0 acre site is located on the north line of Parham Road, 1,100 feet east of Shrader Road on parcel 764-754-0992. The zoning is O-3, Office District. (**Brookland**)

As of the preparation date of the agenda, the applicant had requested a meeting to discuss the site deficiencies. The meeting with the applicant is scheduled for June 18. The staff recommendation will be made at the meeting.

(Staff Report by Jim Strauss)



**ACTION: Approved**

**TRANSFER OF APPROVAL** (*Deferred from the May 22, 2002, Meeting*)

**POD-29-94**

Heilig Meyers Distribution Center - 8820 Park Central Drive

**Scott Traynham for Norman Seay:** Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from Val T. Orton Trustee, Heilig-Meyers Furniture Company to Norman Seay. The 5.990 acre site is located on the west line of Park Central Drive, approximately 1,800 feet north of Parham Road on parcel 789-760-0587. The zoning is O-SC, Office/Service District (Conditional). (**Fairfield**)

As of the preparation date of the agenda, the applicant has closed on the sale of the property. However, a date by which the site deficiencies will be corrected has not been agreed upon. The staff recommendation will be made at the meeting.

(Staff Report by Michael Cooper)



**ACTION: Approved**

**TRANSFER OF APPROVAL**

**POD-17-98**

Courtland @ Wyndham (POD-116-96 Revised)

**Anthony P. Renaldi, Vice President and Chief Financial Officer for Prospect Homes of Richmond, Inc.:** Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from C. Richard Dobson Builders, Inc. to Prospect Homes of Richmond, Inc. The 4.9 acre site is located on the west line of Wyndham Park Drive at Dominion Club Drive on parcel 740-776-1890. The zoning is RTHC, Residential Townhouse District (Conditional). (**Three Chopt**)

The staff recommends approval of this transfer request with the following conditions.

1. The new developer accepts and agrees to be responsible for continued compliance with the conditions of the original approval.

2. The new developer agrees to correct all site deficiencies, as identified in the inspection report dated June 12, 2002, prior to the issuance of the final Certificate of Occupancy.

3. The new developer agrees to post a defect bond for the construction of roads, driveways and parking areas upon the transfer of the Homeowners Association to homeowners control as required by Section 24-30.2(a) of the Henrico County Code. The defect bond shall remain in effect for a period of three years from the date of the issuance of the final Certificate of Occupancy.

**(Staff Report by Michael Kennedy)**



**ACTION: Deferred to July 24, 2002**

**SUBDIVISION** (*Deferred from the May 22, 2002, Meeting*)

**Trivett Woods** (May 2002 Plan)

**Goodfellow, Jalbert, Beard & Associates, Inc. for Salous-West LLC:** The 3.92 acre site is located between Telegraph Road and Battlefield Road south of Francis Road on parcel 785-765-6083. The zoning is R-2A, One-Family Residence District. County water and sewer. **(Fairfield)** 8 Lots

The applicant is pursuing a variance from the Board of Zoning Appeals for a front yard on a corner lot. He has asked for a deferral to July 24, 2002.

**(Staff Report by Ted McGarry)**



**ACTION: Deferred to July 24, 2002**

**PLAN OF DEVELOPMENT** (*Deferred from the April 24, 2002, Meeting*)

**POD-95-00**

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

**Keith & Associates, Inc. for Superstar, Inc.:** Request for approval of a revised plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story addition for four service bays, waiting room and a 1,000 square foot convenience store addition to an existing convenience store with fuel pumps. The 1.316 acre site is located at 9999 Brook Road at the southeast corner of Brook Road (U. S. Route 1) and J.E.B. Stuart Parkway on parcel 33-A-3C. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

This project was submitted for the October 25, 2000, Planning Commission meeting. A four-bay auto repair addition was proposed. Nine deferrals later, the project is now a larger four-bay auto repair addition with customer waiting room, and a 1,000 square foot convenience store expansion. The original POD provided 18 parking spaces. The expansion would require 26 parking spaces. Twenty-six are proposed but only 23 meet the development standards of the Henrico County Code. The auto repair doors would be visible from both Brook Road and the Holly Glen neighborhood. There is neighborhood opposition from several residents of Holly Glen. At a minimum, the project needs to be scaled down to meet the parking space requirements and design

standards of the County Code. Staff cannot recommend approval of this plan. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following addition 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-113C-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 contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
28. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
29. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
30. 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. Outside storage shall not be permitted.
32. Refuse containers or refuse storage facilities shall be serviced only between the hours of 6:00 a.m. and 6:00 p.m.
33. The car wash located on the property shall be closed at the close of business.
34. The owners or manager on duty shall be responsible for temporarily closing the car wash facility to prevent backup of vehicles onto the public right-of-way when the on-site stacking space is inadequate to serve customer demand.
35. All repair and service work shall be conducted entirely within the enclosed building, the doors of which shall remain closed during repair or service operations.
36. The owner or manager on duty shall be responsible for temporarily closing the service bay facility to prevent vehicles being serviced from blocking access to adjacent properties.

**(Staff Report by Ted McGarry)**



**ACTION: Approved** (Convenience Store Only)

**SUBDIVISION & TRANSITIONAL BUFFER DEVIATION** (*Deferred from the May 22, 2002, Meeting*)

**Springfield Farms** (April 2002 Plan)

**Jordan Consulting Engineers, P.C. for Attack Properties, Inc.:** The 23.37 acre site is located along the south line of Springfield Road, approximately 350 feet north of its intersection with Francistown Road on parcels 758-770-9205, 759-769-5799 and 759-770-3844. The zoning is R-

3C, One-Family Residence District (Conditional) and C-1, Conservation District. County water and sewer. **(Brookland)** 36 Lots

As of the preparation date of the agenda, the staff has not received any additional information regarding the status of the proposed subdivision. Unresolved issues include the provision of sidewalk in the public right-of-way to serve Echo Lake Park and the status of the 50-foot strip of land shown to be deeded to Henrico Recreation and Parks. A transitional buffer deviation request has been received from the applicant with regards to the Transitional Buffer 35 required adjacent to the portion of the property zoned C-1. 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. Each lot shall contain at least 11,000, exclusive of the flood plain areas.
13. The limits and elevation of the 100 year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100 year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."
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-53C-98 shall be incorporated in this approval.
16. Prior to requesting the 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. A County standard sidewalk shall be constructed along the south side of Springfield Road.
18. Prior to recordation of the plat, the owner shall obtain approval from the Board of Supervisors for an amended Proffer #9 (Case C-53C-98) to allow for the transfer of a 50-foot strip of land to the County for addition to the Echo Lake Park property. The land to be designated on the subdivision plat as dedicated to the County of Henrico for recreation shall be dedicated with a deed of gift in a form acceptable to the County Attorney prior to recordation of the subdivision plat.

**(Staff Report by Kevin Wilhite)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-44-02**

Autoport @ InnsbrookAddition (River City Lifestyle LLC)

#### **Bay Design Group for George G. and Irma R. Goldstein and River City Lifestyle LLC:**

Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a two-story, 27,200 square foot restaurant with outdoor dining and a two-story, 15,000 square foot office building as an addition to an existing shopping center. The 4.67 acre site is located at the southwest intersection of Dominion Boulevard and Sadler Road on parcel 747-761-2937. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Three Chopt)**

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

review of the revised plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for 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 Sadler Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

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

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

26. Outside storage shall not be permitted.

27. The proffers approved as a part of zoning case C-42C-01 shall be incorporated in this approval.

28. 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.

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 contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.

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

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

33. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.

34. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

35. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Kevin Wilhite)**



**ACTION: Approved**

## **SUBDIVISION**

**Dakota Estates** (June 2002 Plan)

**TIMMONS for The Tetra Company, LLC:** The 11.76 acre site is located on the west line of Midview Road, approximately 400 feet south of its intersection with Darbytown Road on parcel 807-705-5743. The zoning is RTH, Residential Townhouse District. County water and sewer. **(Varina)** 82 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:

13. The conceptual master plan, as submitted with this application, is for planning and informational purposes only. All subsequent detailed plans of development and construction plans needed to implement this conceptual plan require Planning Commission review and approval and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.

14. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to final approval of the construction plans for this development.

**(Staff Report by Leslie News)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

**POD-28-02**

Dakota Estates Townhouses

**TIMMONS for The Tetra Company and The Dakota Group, Ltd.:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 82 townhouses for sale. The 13.69 acre site is located on the west line of Midview Road approximately 400 feet south of its intersection with Darbytown Road on parcel 807-705-5743 and part of parcel 806-704-4472. The zoning is RTH, Residential Townhouse District and R-5, General Residence District. County water and sewer. **(Varina)**

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 act on this request, in addition to the standard conditions for, the following additional conditions are recommended:

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

24. 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.

25. The subdivision plat for Dakota Estates shall be recorded before any building permits are issued.

26. The right-of-way for widening of Midview 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.

27. 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.

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

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. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Planning Office - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The bond shall become effective as of the date that the Homeowners Association assumes responsibility for the common areas.

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

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

34. 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.

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

**(Staff Report by Leslie News)**



**ACTION: Deferred to July 24, 2002**

## **LANDSCAPE PLAN**

### **LP/POD-100-98**

Sherwin Williams @ Lauderdale Square

**TIMMONS for Wilton Family L.L.C.:** Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 4.06 acre site is located at the southeast corner of Lauderdale Drive and Ruthers Drive on parcel 734-757-5648 and an offsite drainage facility is located on a 2.581 acre parcel at the southwest corner of Lauderdale Drive and North Gayton Road on parcel 734-757-3287. The zoning is B-2C, Business District (Conditional) and RTHC, Residential Townhouse District (Conditional). **(Three Chopt)**

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

**(Staff Report by Mike Kennedy)**

 **ACTION: Approved**

**PLAN OF DEVELOPMENT**

**POD-53-02**

Shady Grove United Methodist Church - 4701 Shady Grove Road (POD-78-98 Revised)

**TIMMONS for Shady Grove United Methodist 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, 16,178 square foot educational building and a one-story, 6,090 square foot fellowship hall for an existing church. The 8.62 acre site is located at the southeast corner of Pouncey Tract Road (State Route 271) and Shady Grove Road on parcels 739-769-2272 and 3330. The zoning is A-1, Agricultural District. County water and private sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. The church, as a condition of approval for their existing sanctuary in 1998 (Phase I), agreed to complete required road improvements with Phase II. These improvements are not included on the Phase II plan as submitted. Traffic cannot recommend approval for the submitted plan for this reason. Also, Public Works Design and the Health Department cannot recommend approval of the plans as submitted for water quality and sewage disposal reasons. Should the Commission act on this request, in addition to the standard conditions for developments of this type and the annotations on the plan, the following additional conditions are recommended:

23. The right-of-way for widening of Shady Grove Road and Pouncey Tract Road (State Route 271) 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 Pouncey Tract (State Route 271) 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 south side of Shady Grove and the east side of Pouncey Tract Road (State Route 271).
29. All repair work shall be conducted entirely within the enclosed building.
30. Outside storage shall not be permitted.
31. 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.
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 temporary two, 24 x 70 modular units and related improvements shall be removed from the site on or before July 7, 2005, per Board of Zoning Appeals approval case A-155-99.

**(Staff Report by Christina Goggin)**



**ACTION: Deferred to July 24, 2002**

## **PLAN OF DEVELOPMENT**

### **POD-39-02**

Cost Plus World Market -Short Pump (POD-97-98 Revised)

**TIMMONS for Jumping Horse Ranch, Inc. and Glenbrook-Brookriver 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 one-story, 27,918 square foot retail/restaurant building addition to an existing shopping center. The 9.593 acre site is located on the northwest intersection of W. Broad Street (U.S. Route 250) and Brookriver Drive on parcel 743-761-2163. The zoning is M-1C, Light Industrial District (Conditional) and WBSO (West Broad Street Overlay) District. County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not received a revised architectural plan, as requested. Staff has concern with the design of the proposed building meeting the requirements of the West Broad Street Overlay District. 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 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 west side of W. Broad Street (U.S. Route 250) to the first Brookriver Drive entrance.

26. Outside storage shall not be permitted.

27. The proffers approved as a part of zoning cases C-4C-96 and C-74C-94 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. Insurance Services Office (ISO) calculations must be included with the plans and contracts

and must be approved by the Department of Public Utilities prior to the issuance of a building permit.

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

31. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.

32. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Kevin Wilhite)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT & SITE LIGHTING PLAN POD-35-02**

Kentucky Fried Chicken/2 in 1 - Short Pump

**LandMark Design Group for Jumping Horse Ranch, Inc. and Tricon Global Restaurants, Inc.:** Request for approval of a plan of development and site lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 3,200 square foot fast food restaurant with drive-thru facilities in an existing shopping center. The 0.82 acre site is located at the northwest corner of W. Broad Street (U. S. Route 250) and Brookriver Drive on part of parcel 743-761-2163. The zoning is M-1C, Light Industrial District (Conditional) and WBSO (West Broad Street Overlay) District. County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not received a revised architectural plan, as requested. Staff has concern with the design of the proposed building meeting the requirements of the West Broad Street Overlay District. 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 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 west side of Brookriver Drive.

26. Outside storage shall not be permitted.

27. The proffers approved as a part of zoning cases C-4C-96 and C-74C-94 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. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.

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

31. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.

32. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Kevin Wilhite)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT, TRANSITIONAL BUFFER DEVIATION & LIGHTING PLAN**

### **POD-34-02**

Kentucky Fried Chicken2 in 1

**LandMark Design Group for Carl Hutchins:** Request for approval of a plan of development, transitional buffer deviation and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code to construct a one-story, 3,200 square foot fast food restaurant. The 1.00 acre site is located on the northeast corner of intersection of W. Broad Street (U. S. Route 250) and Bremono Road on parcel 771-740-3047. The zoning is B-3, Business District. 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 entrances and drainage facilities on W. Broad Street (U. S. Route 250) shall be approved by the Virginia Department of Transportation and the County.

24. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Planning Office prior to any occupancy permits being issued.

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

26. A standard concrete sidewalk shall be provided along the north side of W. Broad Street (U.S.

Route 250).

27. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.

28. Any necessary off-site drainage 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 delivery facilities, the owner/occupant shall close the drive-up delivery facilities until a solution can be designed to prevent traffic backup.

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

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

33. 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 building shall be constructed of red brick and the brick shall not be painted at any time.

**(Staff Report by Mike Kennedy)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-47-02**

Herndon Townes, Section A

#### **Foster & Miller, P.C. for Robert G. & Brenda R. Herndon and Mountain-Woodman LLC:**

Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a 56-unit residential townhouse development. The 8.042 acre site is located on the northeast corner of Woodman and Mountain Roads on parcels 776-765-5797 and 776-766-2949. 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 Herndon Townes, Section A shall be recorded before any building permits are issued.

24. The right-of-way for widening of Mountain 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 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 Mountain Road.

29. The proffers approved as a part of zoning case C-61C-01 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. 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.

33. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.

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

35. 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.

36. 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 Mike Kennedy)**

 **ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-48-02**

The Townes @ Hunton Park, Section B

#### **Foster & Miller, P.C. for RMA/Hunton, L.C. and Hunton RTH 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 80, two and three story townhouse units. The 17.657 acre site is located on the north line of proposed Hunton Park Boulevard extended on part of parcel 764-774-7892. 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:

23. 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.

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-69C-01 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. 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.

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

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

31. The subdivision plat for Hunton Park, Phase 2 shall be recorded before any occupancy permits are issued.

32. Consistent with Proffer #17, revise unit break down analysis to include the number of units by square footage, cumulative from Section A. Note that based on Sections A, B and C proposed development, Section D shall have no less than 24 units with a minimum of 1,900 square feet.

33. Provide details of six foot salt treated shadow box fence with the construction plans.

34. Revise sheet No. 15 to show no clearing in the proffered 75-foot buffer and provide TP-2

along the entire buffer with no lapses for existing open land.  
(Staff Report by Ted McGarry)



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-50-02**

The Townes @ Hunton Park, Section C

#### **Foster & Miller, P.C. for RMA/Hunton, L.C. and Hunton RTH 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 52, two and three story townhouse units. The 7.522 acre site is located on the north line of proposed Hunton Park Boulevard extended on part of parcel 764-774-7892. 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:

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-69C-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. 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.
28. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
29. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
30. The subdivision plat for Hunton Park, Phase 2 shall be recorded before any occupancy permits are issued.
31. Consistent with Proffer #17, revise unit break down analysis to include the number of units by square footage, cumulative from Section A. Note that based on Sections A, B and C proposed development, Section D shall have no less than 24 units with a minimum of 1,900 square feet.
32. Provide details of six foot salt treated shadow box fence with the construction plans.
33. Revise sheet No. 15 to show no clearing in the proffered 75-foot buffer and provide TP-2

along the entire buffer with no lapses for existing open land.  
(Staff Report by Ted McGarry)



**ACTION: Approved**

**PLAN OF DEVELOPMENT & LIGHTING PLAN  
POD-38-02**

Famous Dave's at Virginia Center Commons Shopping Center (POD-92-00 Revised)

**Foster & Miller, P.C. for North Park Peripheral Associates and Famous Dave's of America:**

Request for approval of a revised plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 5,362 square foot restaurant. The 1.37 acre site is located at 10073 J.E.B. Stuart Parkway on part of parcel 784-770-6724. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

Staff has concerns regarding architectural style and color compatibility with the existing outparcels at the shopping center. 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:

11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.

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

24. 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.

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. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up delivery facilities, the owner/occupant shall close the drive-up delivery facilities until a solution can be designed to prevent traffic backup.

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

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

30. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as

determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

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

32. The proffers approved as a part of zoning case C-113C-88 shall be incorporated in this approval.

**(Staff Report by Ted McGarry)**



**ACTION: Approved**

## **SUBDIVISION**

**Ivy Heights** (June 2002 Plan)

**Foster & Miller, P. C. for Valerie D. Fuller, Renee Halterman, and TWC, LLC:** The 7.63 acre site is located on the west line of N. Ivy Avenue approximately 1000 feet north of Mae Street on parcels 825-727-2361 and 825-729-8078. The zoning is R-3, One-Family Residence District. County water and sewer. (**Varina**) 18 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 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 & Utilities Easement."

13. The detailed plant list and specifications for the landscaping to be provided within the 10-foot-wide planting strip easement along N. Ivy Avenue shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

14. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.

15. A letter from the property owners of parcel 825-727-2361, stating their acknowledgement of this plan and its elimination of road access to their parcel, shall be submitted to the Planning Office prior to final approval.

**(Staff Report by Mike Cooper)**



**ACTION: Deferred to July 24, 2002**

## **SUBDIVISION**

**Logan Estates** (May 2002 Plan)

**Edwards, Kretz, Lohr & Associates for Maguire Properties, L.L.C.:** The 5.24 acre site is located along the south line of Church Road at its intersection with Oak Point Lane on parcel 741-756-4435. The zoning is R-2AC, One-Family Residence District (Conditional). County water

and sewer. (**Tuckahoe**) 9 Lots

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. There are outstanding issues to be worked out between the applicant and the Department of Public Works regarding the use of two lots as temporary sediment basins for the construction of John Rolfe Parkway. The staff's recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

12. The detailed plant list and specifications for the landscaping to be provided within the 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. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.

14. Exterior construction and development shall begin no earlier than 7:00 a.m. and shall end no later than 8:30 p.m., Monday through Friday, and 8:00 a.m. to 8:30 p.m. on Saturday and 1:00 p.m. to 8:30 p.m. on Sunday.

**(Staff Report by Mike Cooper)**



**ACTION: Deferred to July 24, 2002**

## **PLAN OF DEVELOPMENT & ALTERNATIVE FENCE HEIGHT**

### **POD-51-02**

L. B. Smith Expansion -1345 Mountain Road (POD-60-95 Revised)

**Draper Aden Associates for Smith Land & Improvement Corporation:** Request for approval of a revised plan of development and alternative fence height plan, as required by Chapter 24, Sections 24-106 and 24-95(1)(6) of the Henrico County Code to expand a gravel parking area and construct a six-foot black vinyl clad chain link fence in a front yard with landscaping. The 3.96 acre site is located at 1345 Mountain Road on parcel 782-759-7585. The zoning is M-1, Light Industrial District. County water and sewer. (**Fairfield**)

There are two outstanding issues with which the applicant is not in agreement. First, Public Works has requested improvements, including pavement widening, curb and gutter and drainage structures along Mountain Road. Second, the staff recommends a change in the landscaping plan which requires the provision of a solid screen of the Leyland cypress. 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. Outside storage shall not be permitted.

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 contracts

and must be approved by the Department of Public Utilities prior to the issuance of a building permit.

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

29. All repair work shall be conducted entirely within the enclosed building.

**(Staff Report by Ted McGarry)**



**ACTION: Deferred to July 24, 2002**

## **PLAN OF DEVELOPMENT & MASTER PLAN**

### **POD-49-02**

Belmont Park @ Twin Hickory, Phase II

**Youngblood, Tyler & Associates, P.C. for HHHunt Corporation:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct eight detached condominiums and to approve a master plan as required by Chapter 24, Section 24-106 of the Henrico County Code to construct eight additional detached condominiums in the future. The 3.68 acre site is located on the south side of Twin Hickory Road, east of the first phase of Belmont Park on parcels 745-770-0962 and 744-770-8517. The zoning is RTHC, Residential Townhouse 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:

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. A standard concrete sidewalk shall be provided along the south side of Twin Hickory Road.

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-48C-98 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 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.

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

32. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.

33. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction plans needed to implement this conceptual plan 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 Mike Kennedy)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-45-02**

Wachovia Bank - Glenside Branch(POD-4-79 Revised)

**Youngblood, Tyler & Associates, P.C. for Wachovia Bank:** Request for approval of a revised plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct an addition to an existing bank, a drive-thru canopy with stacking, and additional parking. The 1.28 acre site is located on the northwest corner of W. Broad Street (U.S. Route 250) and Emerywood Parkway on parcels 766-747-6653 and 7142. The zoning is M-1, Light Industrial 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 entrances and drainage facilities on W. Broad Street (State 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. Employees shall be required to use the parking spaces provided at the rear of the building(s) as shown on the approved plans.

28. All repair work shall be conducted entirely within the enclosed building.

29. Outside storage shall not be permitted.

30. Any necessary off-site drainage 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. 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.
33. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
34. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
35. 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.
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.
38. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Christina Goggin)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-37-02**

Advance Auto - Oak Hill Plaza (POD-20-90 Revised)

**David P. Rector, P.E. for Mark Massry and Crown/Oak Hill, 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 one-story, 7,000 square foot retail building in an existing shopping center. The .93 acre site is located on the east side of Mechanicsville Turnpike (U.S. Route 360) approximately 240 feet south of Harvie Road on parcel 801-732-3647. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

As of the preparation date of this agenda, the staff has not received revised architectural elevations and floor plans, as requested. 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 Mechanicsville Turnpike (U.S. Route 360) 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. All repair work shall be conducted entirely within the enclosed building.

27. Outside storage shall not be permitted.

28. The proffers approved as a part of zoning cases C-19C-87 and C-69C-89 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. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.

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

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

34. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.

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

36. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Christina Goggin)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-46-02**

Old Staples Mill Road Mini Storage - 9001 Old Staples Mill Road

**Balzer & Associates, Inc. for Patricia L. Morris and Michael D. Sifen Inc.:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct four, one-story mini-storage buildings and one, two-story office/apartment building, totaling 94,651 square feet. The 5.42 acre site is located on Old Staples Mill Road approximately 400 feet east of Staples Mill Road (State Route 33) on parcel 770-756-

2492. The zoning is M-1C, Light Industrial District (Conditional). County water and septic tank/drainfield. **(Brookland)**

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan. The staff recommendation will be made at the meeting.

**(Staff Report by Mike Cooper)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT, SPECIAL EXCEPTION & ALTERNATIVE FENCE HEIGHT**

### **POD-54-02**

Summerdale Apartments - Newbridge Road

**Horton & Dodd, P. C. for F. W. Properties, LLC and Summerdale, L. P.:** Request for approval of a plan of development, a special exception for three-story buildings, and an alternative fence height plan, as required by Chapter 24, Sections 24-106, 24-116(c) and 24-95(1)(7)b of the Henrico County Code to construct 11, three-story apartment buildings, (132 units total), a one-story clubhouse, and a one-story maintenance building. The 9.659 acre site is located at 250 Newbridge Road at the intersection of Newbridge Road and Hawkes Lane on parcel 818-725-1306. The zoning is R-5, General Residence District. County water and sewer. **(Varina)**

As of the preparation date of the agenda, staff has not received a revised plan, as requested. The original plan called for 10, three-story apartment buildings, however, the applicant has indicated that they intend to add an additional apartment building. Staff is waiting for revised plans reflecting the additional building. There are also outstanding issues between the applicant and the Department of Public Works regarding the construction of Sullivan Avenue.

The applicant is requesting an alternative fence height to allow a 46-inch vinyl fence in the front yard along Hawkes Lane. Division of Police recommends a wrought iron fence with brick columns for security and durability.

Additionally, this plan of development includes a request for a special exception to allow construction of three-story apartment buildings. As is normal procedure, staff makes no recommendation regarding the special exception. It is the applicant's responsibility to present evidence to the Commission to support the request.

The staff recommendation will be made at the meeting.

Should the Commission approve the applicant's request for the special exception, and 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 unit house numbers shall be visible from the parking areas and drives.

24. 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.

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

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. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.

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

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

31. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Mike Cooper)**

 **ACTION: Deferred to July 24, 2002**

## **LANDSCAPE PLAN**

### **LP/POD-15-01**

Henrico Senior Living -Reflections - Gay Avenue

**Horton & Dodd, P. C. for HC One LP:** Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 14.01 acre site is located on the south line of Gay Avenue approximately 750 feet west of Laburnum Avenue on parcels 813-717-2321 and 813-716-0660. The zoning is R-5C, General Residence District (Conditional), C-1, Conservation District and ASO, (Airport Safety Overlay) District. **(Varina)**

The proffers for this site require "extensive landscaping and planting of entrances, recreation areas, parking areas, street frontage, and areas surrounding buildings and open spaces." A revised plan has been requested to address the annotations on the plan, which generally include provision of additional plantings to meet the intent of the proffers, landscaping of the BMP, screening of the recreational vehicle parking and revisions to plant species.

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

**(Staff Report by Leslie News)**

 **ACTION: Deferred to July 24, 2002**

**LANDSCAPE & LIGHTING PLAN**

**LP/POD-59-01**

Miller's Neighborhood Market @ Twin Hickory

**Purvis & Associates for Retlaw, 100 L.L.C.:** 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 1.6 acre site is located along the south line of Nuckols Road, approximately 250 feet west of Twin Hickory Road on part of parcel 475-772-0058. The zoning is District B-2C, Business District (Conditional). **(Three Chopt)**

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

**(Staff Report by Jim Strauss)**



**ACTION: Approved**

**APPROVAL OF MINUTES:** May 22, 2002 Minutes

**ADJOURNed** at 11:41 a.m.