

PLANNING COMMISSION

SUBDIVISION AND PLANS OF DEVELOPMENT

ACTIONS
Wednesday, May 22, 2002

Roll Call:

Request for Deferrals and Withdrawals: Kevin Wilhite

Expedited Agenda: Kevin Wilhite

Subdivision Extensions of Conditional Approval: Kevin Wilhite

(FOR INFORMATIONAL PURPOSE ONLY)

Subdivision: Four Mile Run, (May 2001 Plan)

Magisterial District: Varina

Original No. of Lots: 167

Remaining Lots: 167

Previous Extensions: 0

Year(s) Extended: 1 Year 5/28/03

Subdivision: Hampshire (May 2001 Plan)

Magisterial District: Three Chopt

Original No. of Lots: 75

Remaining Lots: 75

Previous Extensions: 0

Year(s) Extended: 1 Year 5/28/03

Subdivision: Summerfield Woods (April 1998 Plan)

Magisterial District: Fairfield

Original No. of Lots: 5

Remaining Lots: 5

Previous Extensions: 3

Year(s) Extended: Request Not Yet Received

TRANSFER OF APPROVAL

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 site inspection had not been completed, therefore, staff has not completed its review of this transfer request. The staff recommendation will be made at the meeting.

(Staff Report by Jim Strauss)



ACTION: Deferred to June 26, 2002

PLAN OF DEVELOPMENT *(Deferred from the April 23, 2002, Meeting)*
POD-21-02

Trellis Crossing Balzer & Associates, Inc. for Tascon - Ridgefield LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 46 condominium units for sale, a clubhouse and associated parking areas. The 11.20 acre site is located on the southwest quadrant of the intersection of Pump Road and Ridgefield Parkway on parcel 741-750-3069 (66-A-11J) (67-A-2A). The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Tuckahoe)**

This application was deferred at last month's Planning Commission hearing in order to allow the owner to meet with the neighbors to discuss the transitional buffers, the limits of clearing for utilities, and the proposed supplemental landscaping. At the time of agenda preparation, the meeting had not taken place, however, the neighborhood meeting is scheduled for May 16. The staff recommendation will be made at the Planning Commission meeting.

(Staff Report by Jim Strauss)



ACTION: Approved

SUBDIVISION

Hunters Trace (May 2002 Plan)

Balzer & Associates, Inc. for Lillian S. Bernard and Stephen Thomas: The 4.72 acre site is located at the southern terminus of Pinedale Drive, approximately 100 feet south of its intersection with Avery Green Drive on parcel 18-A-15B and part of parcel 744-772-8254 and part of parcel 744-772-1191. The zoning is R-5AC, General Residence District (Conditional). County water and sewer. **(Three Chopt)** 12 Lots

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 subdivisions served by public utilities the following additional conditions are recommended:

12. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
 13. The proffers approved as part of zoning case C-9C-02 shall be incorporated in this approval.
 14. 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.
 15. Prior to requesting final approval, the engineer shall furnish the Planning Staff a plan showing a dwelling situated on Lots 2 thru 8 to determine if the lot design is adequate to meet the requirements of Chapter 24, of the Henrico County Code.
- (Staff Report by Christina Goggin)**



ACTION: Approved

TRANSFER OF APPROVAL (*Deferred from the April 24, 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 not closed on the sale of property and cannot specify a date by which the site deficiencies will be corrected. The staff recommendation will be made at the meeting.

(Staff Report by Michael Cooper)



ACTION: Deferred to June 26, 2002

TRANSFER OF APPROVAL (*Deferred from the April 24, 2002, Meeting*)

POD-69-85

Summit Breckenridge Apartments - 9951 Racquet Club Lane

Real Estate Advisory, L.L.C. for BRGR, L.L.C.: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from Summit Properties Partnership to BRGR, L.L.C. The 21.370 acre site is located along N. Gaskins Road, approximately 700 feet north of W. Broad Street (U. S. Route 250) on parcels 753-760-0679 and 753-760-3407. The zoning is R-5C, General Residence District (Conditional). **(Three Chopt)**

As of the preparation date of the agenda, the staff had not completed its review of this transfer request. The staff recommendation will be made at the meeting.

(Staff Report by Michael Cooper)

 **ACTION: Approved**

TRANSFER OF APPROVAL
POD-69-96 (partial)

Brookhollow Center Phase 2 Kroger Fenton Childers for Kroger Food Stores: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County from Opus East L.L.C. to Kroger Limited Partnership I. The 5.84 acre site is located at 11280 W. Broad Street (U.S. Route 250) approximately 600 feet west of Brook River Drive on parcel 742-762-0811. The zoning is M-1C, Light Industrial District (Conditional). (**Three Chopt**)

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the transfer request. The staff recommendation will be made at the meeting.
(**Staff Report by Michael Kennedy**)

 **ACTION: Approved**

LANDSCAPE & LIGHTING PLAN
LP/POD-89-00
Lauderdale Office Building

Bay Design Group for Wilton Real Estate & Development Corporation: 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 1.42 acre site is located at the intersection of Lauderdale Drive and Gayton Road on parcel 734-758-5814. The zoning is O-1C, Office District (Conditional). (**Three Chopt**)

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting.
(**Staff Report by Michael Kennedy**)

 **ACTION: Approved**

PLAN OF DEVELOPMENT
POD-42-02

Townes @ Shady Grove, Section 3 - Shady Grove Road and Old Nuckols Road

Bay Design Group, P. C. for Wilton Development Corporation: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 51, two-story residential townhouse units for sale. The 8.25 acre site is located at the intersection of Old Nuckols Road and Shady Grove Road on parcel 744-745-7094 and part of parcels 744-745-9263 and 2740. 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 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 Townes at Shady Grove, Section 3 shall be recorded before any building permits are 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 cases C-19C-00 and C-28C-99 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. 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. 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.

(Staff Report by Kevin Wilhite)



ACTION: Approved

SUBDIVISION & TRANSITIONAL BUFFER DEVIATION

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. **(Three Chopt)** 36 Lots

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan. Comments from VDOT have yet to be received regarding any necessary improvements to Springfield Road. 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.
- (Staff Report by Kevin Wilhite)**



ACTION: Deferred to June 26, 2002

PLAN OF DEVELOPMENT

POD-10-02

Stylecraft Homes Office
6225 Lakeside Avenue

Kevin L. Floyd, P.E., L.S. for John D. Moyer and Stylecraft Homes 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 two-story, 5,415 square foot office building. The 0.45 acre site is located at 6225 Lakeside Avenue on parcel 781-748-3772. The zoning is B-1, Business District. County water and sewer. **(Fairfield)**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. Staff has asked for a revised plan. There are three issues. First. The parking lot layout does not provide a landscaping area without losing a required parking space. Second. Handicapped parking requirements are not met. Third. An additional fire hydrant may be necessary to meet hose lay requirements.

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 entrances and drainage facilities on Hillard Road (State Route 161) 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. 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 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 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. 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. The garage use shall meet the requirements of Section 24-56.1(d) of the County Code and shall not be used for storage of equipment or building materials, or vehicle maintenance or servicing.

(Staff Report by Ted McGarry)



ACTION: Approved

SUBDIVISION

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

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. There are two issues. The traffic engineer has requested redesign of the Trivett Woods Court/Battlefield Road/Harmony Road intersection. That redesign would affect the layout of the lots which currently do not meet cul-de-sac lot standards, which is the second issue. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

12. Each lot shall contain at least 13,500 square feet, exclusive of 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 10-foot-wide planting strip easement along Battlefield Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

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

16. The dwelling on Lot 1, as shown on the conditional subdivision plan, shall be oriented so that the front faces Trivett Woods Court.

17. All cul-de-sac lots shall meet the requirements of Section 24-95(v) of the County Code.
(Staff Report by Ted McGarry)

 **ACTION: Deferred to June 26, 2002**

PLAN OF DEVELOPMENT

POD-40-02

Church of Christ Educational and Worship Facility - Sandy Lane Road

Griffith-Graham and Associates, Inc. for The Church of Christ: 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, 900 seat, 48,705 square foot worship facility. The 10.54 acre site is located on the east line of Sandy Lane at the intersection with Howard Street on parcels 807-732-7606 and 2413. The zoning is A-1, Agricultural District and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

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

23. The right-of-way for widening of Sandy Lane 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. 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. 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 Jim Strauss)

 **ACTION: Approved**

SUBDIVISION

Purcell Place (April 2002 Plan)

Grattan & Associates for Commonwealth Homebuilding Corporation: The 2.59 acre site is located on the west side of Purcell Road, approximately 250 feet north of Indale Road on parcel 771-765-0353. The zoning is R-3, One-Family Residence District. County water and sewer. **(Brookland)** 4 Lots

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, 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 11,000 square feet 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 Purcell Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
 15. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
- (Staff Report by Christina Goggin)**

 **ACTION: Approved**

PLAN OF DEVELOPMENT

POD-36-02

Short Pump Crossing - Pump Road (POD-20-96 Revised)

E. D. Lewis & Associates, P.C. for Sauer Properties 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, 6,660 square foot retail building. The .984 acre site is located on the west side of Pump Road, approximately 600 feet south of W. Broad Street (U.S. Route 250) on parcel 739-761-6445. The zoning is B-2C, Business 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 developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
 25. Employees shall be required to use the parking spaces provided at the rear of the building(s) as shown on the approved plans.
 26. Outside storage shall not be permitted.
 27. The proffers approved as a part of zoning cases C-21C-88, C-44C-99 and C-63C-88 shall be incorporated in this approval.
 28. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
 29. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
 30. Insurance Services Office (ISO) calculations must be included with the plans and 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. 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-48-00

Crestview Apartments - Phase 2 - Horsepen Road

E. D. Lewis & Associates, P.C. for New Apartments, L.L.C. & New Recreation, L.L.C.:

Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 20, two-story apartment buildings totaling 134 units. The 13.55 acre site is located on the northwest corner of Horsepen Road and Catawba Lane on parcels 766-742-8033, 766-741-9079, 767-741-2394 and 3268. The zoning is R-5, General Residence District and R-5C, General Residence District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the 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 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. The proffers approved as a part of zoning cases C-8C-99 and C-9C-99 shall be incorporated in this approval.

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

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

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

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

(Staff Report by Kevin Wilhite)



ACTION: Approved

SUBDIVISION

Dumbarton, Section A (May 2002 Plan)

TIMMONS for Dakota Associates, L.L.C.: The 1.825 acre site is located between Irisdale Avenue and Greenway Avenue west of Imapla Drive on parcel 776-745-2953 and part of 776-745-1270. The zoning is R-4, One-Family Residence District. County water and sewer.

(Brookland) 5 Lots

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

12. Each lot shall contain at least 8,000 square feet exclusive of the flood plain areas.

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

14. The reserved parcels shall be incorporated into an adjoining parcel or lot prior to the recordation of the final plat.

(Staff Report by Michael Kennedy)



ACTION: Approved

SUBDIVISION

Herndon Townes (May 2002 Plan)

Foster & Miller, P. C. for Robert G. Herndon, Brenda R. Herndon and Mountain-Woodman, L.L.C.: The 8.039 acre site is located on the southeast 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)** 56 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. A County standard sidewalk shall be constructed along the south side of Mountain Road.
14. A County standard sidewalk shall be constructed along the east side of Woodman Road.
15. The proffers approved as part of zoning case C-61C-01 shall be incorporated in this approval.
16. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.

(Staff Report by Michael Kennedy)



ACTION: Approved

SUBDIVISION

Tarry Oaks (May 2002 Plan)

Gene Watson & Associates, P.C. for Cameron M. Cosby: The 2.588 acre site is located on the northwest corner of Sleepy Hollow Road and Tarrytown Road on parcel 750-737-2545. The zoning is R-1, One-Family Residence District. County water and sewer. **(Tuckahoe)** 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 conditions:

12. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Sleep Hollow 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. The Dwelling on Lot 2 shall be oriented so that the front façade faces Tarrytown Drive.
15. No fence greater than 48 inches in height shall be constructed along Tarrytown Drive.

(Staff Report by Michael Cooper)



ACTION: Approved

SUBDIVISION

Robin Park (May 2002 Plan)

Thomas & Associates, L.L.C. for H. F. Robbins, Jr. Construction Company: The 0.8779 acre site is located on the south line of Pine Street, approximately 150 feet west of Barker Avenue on parcels 818-727-5336, 4439 and 6430. The zoning is R-3, One-Family Residence District and ASO (Airport Safety Overlay District). County water and sewer. (**Varina**) 2 Lots

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

12. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
13. The well shown on Lot 22C shall not be used for domestic water. If capped, all Health Department requirements shall be met.
14. Any dwelling constructed on Lot 22C shall be arranged so that the existing garage is located behind the dwelling or a variance obtained prior to approval of a building permit.

(Staff Report by Michael Cooper)



ACTION: Approved

PLAN OF DEVELOPMENT & LIGHTING PLAN

POD-41-02

Exxon @ Virginia Center Station - 9801 Brook Road Bohler

Engineering, P.C. and Trammell Crow Company for ExxonMobil Corporation: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 3,900 square foot convenience store with gas pumps and car wash. The 1.907 acre site is located on the northeast corner of Brook Road (U. S. Route 1) and Virginia Center Parkway on parcel 783-767-9792. The zoning is M-1, Light Industrial District. County water and sewer. (**Fairfield**)

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

- 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 height 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 entrances and drainage facilities on Brook Road (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. 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 contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
29. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
30. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
32. 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.
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.
34. The owner or manager on duty shall be responsible for temporarily closing the car facility when the on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way. The owner shall arrange with the Traffic Engineer to provide standard traffic control signs to notify customers that stopping or standing on the public right-of-way shall not be permitted near the entrances to the car wash facility.
35. Prior to construction plan approval, provide proof that the 20-foot private utility easement along Brook Road (U. S. Route 1) permits landscape plantings or provide a separate 10-foot landscape area between the private easement and the access isle.
36. Provide landscape islands free of utility easements.
37. Prior to construction plans approval, provide revised master plan for the development.
- (Staff Report by Ted McGarry)**



ACTION: Approved

SUBDIVISION

Ansley Glen, Section 2 (April 2002 Plan)

Koontz-Bryant, P.C. for Rotunda Corporation: The 0.329 acre site is located at 1605 Verna Drive on parcel 779-761-8866. The zoning is R-4, One-Family Residence District. County water and sewer. **(Brookland)** 1 Lot

The subject subdivision known as Ansley Glen, was originally granted conditional approval by the Commission for a 18-lot subdivision and subsequently the subdivision was constructed and recorded with a BMP. Since that time, the County adopted the watershed management program, which allows an applicant to pay into The Environmental Fund in lieu of maintaining individual BMP's on project sites.

The applicant would like to pay into the stream restoration fund in lieu of keeping a BMP on site and has submitted the necessary information and plans to convert the existing BMP lot into a building lot. Addition of this lot would result in a total of 19 lots. The lot is located on the southern side of the cul-de-sac in-between existing lots 13 and 14 on the revised subdivision plat. Staff has reviewed the revised plans, and has received favorable recommendations from the Department of Public Works.

(Staff Report by Christina Goggin)



ACTION: Approved

APPROVAL OF MINUTES: April 24, 2002 Minutes



ACTION: Approved

ADJOURNed at 10:22 a.m.