

PLANNING COMMISSION

SUBDIVISION AND PLANS OF DEVELOPMENT

ACTIONS

Wednesday, September 25, 2002

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS:

(Presented by Kevin Wilhite)

EXPEDITED AGENDA: (Presented by Kevin Wilhite)

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL

(Presented by Kevin Wilhite)

(FOR INFORMATIONAL PURPOSE ONLY)

Subdivision: CrossRidge (August 2000 Plan)

Magisterial District: Brookland

Original No. of Lots: 364

Remaining Lots: 27

Previous Extensions: 0

Year(s)Extended: 3 Years - 8/24/05

Subdivision: Osborne Acres (August 1999 Plan)

Magisterial District: Varina

Original No. of Lots: 17

Remaining Lots: 17

Previous Extensions: 2

Year(s)Extended: 1 Year - 8/27/03

Subdivision: The Village @ Olde Colony Estates (August 2000 Plan)

Magisterial District: Varina

Original No. of Lots: 135

Remaining Lots: 75

Previous Extensions: 1

Year(s)Extended: 3 Years - 8/24/05

Subdivision: The Ponds @ Dandridge Farm (August 1999 Plan)

Magisterial District: Three Chopt

Original No. of Lots: 44

Remaining Lots: 13
Previous Extensions: 2
Year(s)Extended: 1 Year - 8/27/03

Subdivision: Laurel Woods (Sept. 2001 Plan)
Magisterial District: Three Chopt
Original No. of Lots: 9
Remaining Lots: 9
Previous Extensions: 0
Year(s)Extended: 1 Year - 9/22/03

TRANSFER OF APPROVAL

POD-95-82

The Piano Gallery (Formerly Deep Run Veterinary)

Jesse Parker: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from Eilene P. Steinberg to Jesse R. and Peggy S. Parker. The .671-acre site is located on the south side of W. Broad Street (State Route 250) in the Deep Run Business Center on parcel 751-759-8451. The zoning is M-1C, Light Industrial District (Conditional). (**Three Chopt**)

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The staff recommends approval of this transfer request with the following condition:

1. The owner shall correct all deficiencies identified in the inspection report dated August 19, 2002, prior to the issuance of a new certificate of occupancy.

(**Staff Report by Michael Kennedy**)



ACTION: Approved

TRANSFER OF APPROVAL

POD-51-99

Gaskins Retirement Center Marie Casucci for Georgia Williams Assisted Living LLC: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from South Gaskins Retirement LLC (Dr. Nazir Chauldhary) to Georgia Williams Assisted Living LLC. The 9.955-acre site is located along the west line of Gaskins Road (2400 Gaskins Road), approximately 500 feet south of Three Chopt Road on parcel 749-754-2538. The zoning is R-6C, General Residence District (Conditional). County water and sewer. (**Tuckahoe**)

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The staff recommends approval of this transfer request with the following condition:

1. The applicant shall address all deficiencies in the inspection report dated September 13, 2002, prior to the release of the cash bond.

(Staff Report by Michael Kennedy)



ACTION: Deferred to November 20, 2002

TRANSFER OF APPROVAL (*Deferred from the July 24, 2002, Plan*)

POD-117-98

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 its intersection with 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 October 23, 2002

SUBDIVISION (*Deferred from the August 15, 2002 Meeting*)

The Park at Twin Hickory

Collector Roads – Old Nuckols Road (July 2002 Plan)

Youngblood, Tyler & Associates, P.C. for HHHunt Corporation: The 8.44 acre site is located on the west side of Nuckols Road across from the intersection of Nuckols Road and Opaca Lane on part of parcels 745-768-7374, 745-769-6845, 5071, 6789, 746-770-0619, 1492, 4038, 745-770-0962, 747-771-2430 and 3965. The zoning is A-1, Agricultural District, RTHC, Residential Townhouse District (Conditional), O-3C, Office District (Conditional), R-5AC, General Residence District (Conditional) and R-6C, General Residence District (Conditional). County water and sewer. **(Three Chopt)** 0 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 both sides of Hickory Bend Drive shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
13. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along both sides of Hickory Park Drive shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
14. A County standard sidewalk shall be constructed along the west side of Hickory Bend Drive at such time as it is constructed.
15. A County standard sidewalk shall be constructed along the north side of Hickory Park Drive at such time as it is constructed.
16. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
17. The proffers approved as part of zoning case C-13C-02 shall be incorporated in this approval.
18. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common areas by a property owners 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.
19. Traffic controls included signalization shall be provided in accordance with the requirements of the County Traffic Engineer.
20. Turning lane improvements shall be provided in accordance with the requirements of the County Traffic Engineer.

(Staff Report by Michael Kennedy)



ACTION: Approved

TRANSFER OF APPROVAL

POD-16-85

Allstate Building
4191 Innslake Drive

Hirschler Fleischer for Staples Mill, L.C.: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from Computer Management Sciences to Staples Mill, P.C. The 3.89-acre site is located along the north line of Innslake Drive, approximately 500 feet east of Cox Road on parcel 749-761-5569. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of this agenda, the staff has not had an opportunity to discuss the inspector's report with the new owner. The staff recommendation will be made at the meeting.
(Staff Report by Christina Goggin)



ACTION: Approved

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION (*Deferred from the July 24, 2002, Meeting*)

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 and a special exception for three-story buildings, as required by Chapter 24, Sections 24-106 and 24-116(c) of the Henrico County Code to construct 9, three-story apartment buildings (124 units total), 2, two-story apartment buildings, 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.

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.

32. The developer shall use best efforts to petition the County to vacate Sullivan Avenue and adjacent Lots 1-6, Morrison Farms, Block A. Proof of the petition shall be submitted to the Planning Office prior to final construction plan approval.

33. Sullivan Avenue shall be constructed to County standards between Hawkes Lane and the northern terminus of the right-of-way, including a cul-de-sac at the terminus, unless a waiver is granted by the Director of Public Works or the petition to vacate the right-of-way is approved by the Board of Supervisors.

34. The perimeter of the property shall be landscaped in accordance with the perimeter buffer requirement of the Multi-family guidelines.

35. A seven-foot-high privacy fence shall be constructed along the western property line.

(Staff Report by Mike Cooper)



ACTION: Approved

PLAN OF DEVELOPMENT & ALTERNATIVE FENCE HEIGHT

(Deferred from the July 24, 2002, Meeting)

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)**

A revised staff plan and master plan dated September 25, 2002, have been received and are included in the Planning Commission's packet. The applicant has provided substantial evergreen landscaping along both Mountain Road and Trolley Lane (private) as requested by staff. This will properly screen the equipment for sale and the barbed wire located on top of the six-foot, black vinyl clad chain link fence. The six-foot fence is located in the front yard and requires an alternative fence height approval. The Department of Public Works has accepted the phasing of this development as shown on the master plan and postponed road improvements along the Mountain Road frontage to the future phase. The staff can recommend approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions are recommended:

23. The 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: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-20-02

CVS-Town Center @ Twin Hickory

Purvis & Associates for The Rebkee Corporation and 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 1.64-acre site is located at the northwest corner of Nuckols Road and Twin Hickory Road in an existing shopping center on part of parcel 746-773-1046. The zoning is B-2C, Business District (Conditional) **(Three Chopt)**

A revised plan was received on the preparation date of the agenda, and staff has not had an opportunity to complete its review 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 landscape and lighting plans, the following additional condition is recommended:

6. Lighting shall be reduced to no more than a security level following the close of business operations.

(Staff Report by Leslie News)



ACTION: Approved

SUBDIVISION & EXCEPTION

Telegraph Run and a Resubdivision of Section C, Block B, Lot 22 and a Reserved for BMP Parcel (September 2002 Plan)

Wingate & Kestner for Commerce Company, LLC: Request for approval of a conditional subdivision and an exception pursuant to Section 19-4(a) of the Henrico County Code requiring increased rear yard setbacks along Brook Road (U.S. Route 1) a major arterial roadway. The 6.15-acre site is located on the terminus of Connecticut Avenue, west of Telegraph Road on parcels 784-763-3921, 784-762-3895 and 784-763-4641. The zoning is R-2A, One-Family Residence District. County water and sewer. **(Fairfield)** 15 Lots

There are two issues. First, the Department of Public Works cannot recommend approval and second, the Commission must grant an exception. Providing for a reduced setback for rear yards adjacent to a major arterial roadway.

The road curvature on Palomine Court does not meet the minimum DPW development standards. A waiver from the Director of Public Works is required or a redesign of the plan would be necessary. As of the preparation date of the agenda the Palomine court waiver had not been granted.

An exception to the subdivision ordinance has been requested from the increased setbacks for three lots whose rear yards abut Brook Road on a major arterial roadway identified on the Major Thoroughfare Plan. The standard rear yard setback is 45 feet and the increased setback would be an additional 35 feet as required by Section 24-9(aa) of the County Code adopted March 26, 2002. The staff cannot recommend approval of this request and the applicant must present evidence for an exception pursuant to Section 19-4(a) of the County Code.

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

12. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Brook Road (U. S. Route 1) shall be submitted to the Planning Office for review and approval prior to recordation of the plat. Provide a fence as a lot owner option and include its location within the easement and its height and design in the detail. **(Staff Report by Ted McGarry)**



ACTION: Deferred to October 23, 2002

PLAN OF DEVELOPMENT & MASTER PLAN

POD-72-02

The Cottages @ Crossridge, Section 3 and 4

Wingate & Kestner for Courtney Development, Inc.: Request for approval of a plan of development and master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 43, single-family detached dwellings with zero lot lines on a 15.9 acre site and to permit the future construction of an additional 126 single-family detached dwellings with zero lot lines on an adjoining 36 acre parcel. The site is located approximately 2000 feet from Staples Mill Road (U.S. Route 33) and Hungary Road on part of parcel 768-764-1042. The zoning is R-5AC, General Residence District (Conditional). County water and sewer. **(Brookland)**

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

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

23. The subdivision plat for The Cottages @ CrossRidge shall be recorded before any building permits are issued.

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 north side of Hungary Road.
26. A standard concrete sidewalk shall be provided along the west side of Staples Mill Road.
27. The proffers approved as a part of zoning cases C-17C-00 and C-10C-02 shall be incorporated in this approval.
28. Prior to issuance of a building permit, the developer must furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.
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.
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. 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.
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 Michael Kennedy)



ACTION: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-41-00

Hue Quang Buddhist Temple Hungary Road

Tim Hahn for Richmond Buddhist Association: Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County

Code. The 3.1-acre site is located at 8535 Hungary Road on the south line of Hungary Road, approximately 430 feet east of Everville Drive on parcel 763-760-6072. The zoning is A-1, Agricultural District. **(Brookland)**

The staff recommends approval subject to annotations on the plan, the standard conditions for landscape and lighting plans, and the following additional condition:

6. Lighting shall be reduced to the minimum level required for security after the hours of operation.

(Staff Report by Leslie News)



ACTION: Approved

LIGHTING PLAN (*Deferred from the July 24, 2002, Meeting*)

LP/POD-83-01

The Lodge @ Hunton Park

Foster & Miller, P.C. for Clarendon Associates, L.L.C.: Request for approval of a lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code. The 30.00-acre site is located on the north line of Hunton Park Boulevard, approximately 1,200 feet east of Staples Mill Road (U.S. Route 33) on parcel 762-775-1005. The zoning is R-5C, General Residence District (Conditional) and C-1, Conservation District. **(Brookland)**

The applicant has requested a deferral until the Planning Commission's meeting on October 23 2002.

Revised plans have been requested to address annotations on the plan, which include elimination of unshielded wall packs throughout the site which have been used to light parking areas. In addition, the Division of Police has expressed concern about the light levels, which fall well below recommended minimum levels throughout the complex.

(Staff Report by Leslie News)



ACTION: Deferred to October 23, 2002

SUBDIVISION (*Deferred from the July 24, 2002 Meeting*)

Thomas Mill (July 2002 Plan)

11868 Old Washington Highway

Foster & Miller, P.C. for WWJ, LC and B & B Development Corporation: The 78.60-acre site is located on the north line of Old Washington Highway between the Chickahominy River and the CSX Railroad across from Kellipe Road on parcels 772-779-6780, 773-777-3550 and part of 773-777-1078. The zoning is A-1, Agricultural District. County water and septic tank/drainfield. **(Brookland)** 47 Lots

As of the preparation date of this agenda, the staff has not received a revised plan that meets Henrico County policy and provides additional information concerning existing easements, as requested. Currently Planning and Public Works Design division cannot recommend approval of the plan as submitted. Planning needs to see a revised layout providing adequate public road access as part of a comprehensive subdivision design to parcels that would be blocked from future public road access that are not part of this application. Public Works Design cannot recommend approval until the applicant agrees to build the stub streets per County policy. Also, staff needs additional information as to the effect of the subdivision and future public road dedication will have on the 24-foot ingress/egress easement granted by the Henrico County Circuit Court. 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:

12. Prior to requesting recordation, the developer shall furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with its facilities.

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 plan must be redesigned to provide at least the 150-foot minimum lot width required and as regulated by Chapter 24, of the Henrico County Code.

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: Deferred to October 23, 2002

PLAN OF DEVELOPMENT

POD-70-02

Welborne Office

Foster & Miller, P.C. for Vasilios Konstantinakos and Helen Konstantinakos: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to convert an existing dwelling to an office use and to construct additional parking. The 0.28-acre site is located on the east line of Welborne Drive, south of Weldon Drive at 1107 Welborne Drive on parcel 753-741-3086. The zoning is B-1, Business District. **(Tuckahoe)**

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.

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. Outside storage shall not be permitted.
26. All exterior lighting fixtures shall be designed and arranged so the source of light is not visible from the roadways or adjacent residential properties. The lighting shall be low intensity, residential in character, and the height or standards shall not exceed 15 feet.
27. This business shall not remain in operation after midnight and no exterior signs shall remain lighted after (12:00 midnight - B-1 zone).
28. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
29. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
30. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
31. Insurance Services Office (ISO) calculations must be included with the plans and 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. 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 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

PLAN OF DEVELOPMENT

POD-69-02

BJU Office Building –Parham Road

Koontz-Bryant, P.C. for Billy Upton and Ballou, Justice, Upton & Associates: 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, 12,000 square foot office building. The 1.32-acre site is located at the southwest intersection of Parham Road and I-64 on parcels 756-751-1275 and 2085. The zoning is O-1C, Office District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not received any additional information regarding the applicant's ability to meet the water quality and proffered open space requirements for this site. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
25. Outside storage shall not be permitted.
26. The proffers approved as a part of zoning case C-21C-93 shall be incorporated in this approval.
27. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
28. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
29. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
30. 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. 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

LANDSCAPE & LIGHTING PLAN

LP/POD-11-98

West End Assembly of God

Koontz-Bryant, P.C. for West End Assembly of God: 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 19.62-acre site is located along the east line of Parham Road at the intersection of September Drive on parcels 753-736-065 and 753-737-3528 and 5629. The zoning is R-1, One-Family Residence District and R-3, One-Family Residence District **(Three Chopt)**

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

(Staff Report by Jim Strauss)



ACTION: Approved

SUBDIVISION

Newstead Landing (A Resubdivision of Newstead Landing, Section A and a Portion of Newstead Farms)(September 2002 Plan)

Engineering Design Associates for Newstead Landing L.C.: The 52.7-acre site is located on the south line of Kingsland Road 140 feet east of Osborne Landing (private road) on parcels 808-670-1962, 3363, 4865, 6169, 1028; 808-668-9806 and 809-668-6715. The zoning is A-1, Agricultural District. Private central water and central sewer system. (**Varina**)30 Lots

There are three outstanding issues. First, water quality calculations are required and have not been submitted. The Department of Public Works cannot recommend approval.

Second, the Environmental Division of the Department of Public Works requires an ESA be completed and none has been submitted. RPA requirements are not met. Staff cannot recommend approval.

Finally, the development proposes private central water and central sewage systems which are not permitted by the Code. The Departments of Public Works and Planning cannot recommend approval. Staff recommends the plan as proposed be withdrawn. Should the Commission act on this request, in addition to the standard conditions for subdivisions not served by public utilities, the following additional conditions are recommended:

11. 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."
 12. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Kingsland Road and Osborne Landing shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
 13. Each lot shall contain at least one acre, exclusive of the flood plain areas.
 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.
- (Staff Report by Ted McGarry)



ACTION: Deferred to October 23, 2002

SUBDIVISION

Pine Creek South (September 2002 Plan)

Engineering Design Associates for Southside Community Development & Housing Corporation and Pinecreek, LLC: The 55.76-acre site is located on the north line of Old Williamsburg Road, 200 feet west of Whiteside Court on parcels 831-715-9157, 832-717-6312, 833-715-0432, 932-717-6312 and 832-715-6872. The zoning is R-3C, One-Family Residence District (Conditional), R-4C, One-Family District (Conditional) and ASO (Airport Safety Overlay) District. County water and sewer. (**Varina**) 50 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. 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 plan must be redesigned to provide at least the 80-foot minimum lot width for Lots 19, 20 and 21, Block A, required and as regulated by Chapter 24, of the Henrico County Code.
15. The proffers approved as part of zoning cases C-39C-02 and C-9C-97 shall be incorporated in this approval.
16. Prior to requesting final approval, the engineer shall furnish the Planning Staff a plan showing a dwelling situated on Lot 48, Block A to determine if the lot design is adequate to meet the requirements of Chapter 24, of the Henrico County Code.
17. 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.
18. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
19. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along I-64 shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

(Staff Report by Michael Kennedy)



ACTION: Approved

SUBDIVISION

New Market Place (September 2002 Plan)

Engineering Design Associates for Robert F. Eberly, III and Elliott Properties, II: The 5.077-acre site is located along the east line of New Market Road (State Route 5) and the south line of Wilderness Drive on parcels 801-703-3666, 7169 and 7934. The zoning is R-3, One-Family Residence District, B-1, Business District and O-1, Office District. County water and sewer. **(Varina)** 15 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. Each lot shall contain at least 11,000 square feet.
13. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
14. A revised plan of development for New Market Convenience Store (parcel 701-703-3666) shall be submitted to the Planning Office for review and approval.

(Staff Report by Mike Cooper)



ACTION: Approved

SUBDIVISION

Estates at Willis Church (September 2002 Plan)

Bay Design Group, P. C. for Moby, LLC and Wilton Development Corporation: The 107.60-acre site is located along the east line of Willis Church Road (State Route 156) approximately 400 feet south of Glendale National Cemetery on parcel 851-684-9246. The zoning is A-1, Agricultural District. Individual Well and Septic Tank/Drainfield. (**Varina**) 55 Lots

As of the preparation date of this agenda, the staff has not received a revised plan, as requested. Currently Planning and Public Works Environmental division cannot recommend approval of the plan as submitted. The Environmental Division needs to see a revised layout showing the location of the Stream Protection Area and proposed non-impacted wetlands to determine if the proposed lots provide adequate buildable area. Planning needs to see a revised layout providing stub roads to adjacent parcels. 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:

11. Each lot shall contain at least 43,560 square feet, exclusive of the flood plain areas.
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. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
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. Before the final plat is recorded, the developer shall submit to the Planning Office a detailed report prepared by a qualified engineer specifying the removal of construction debris and other on-site refuse as well as proposed identification and treatment of debris burial pits that may exist on site. This report shall be reviewed by the Design Division of Public Works, and the Building Official and shall be made part of the construction plans approved by the subdivision.
16. All effort shall be made to minimize disturbance of any historic earthworks that may be discovered on site by the Department of Recreation and Parks.

(Staff Report by Christina Goggin)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-67-02

Millspring Townes, Section 3

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 48, two-story townhouse units for sale. The 6.77-acre site is located along the west line of Hungary Spring Road, approximately 200 feet north of Olde West Drive on part of parcel 765-757-8865. The zoning is RTHC, Residential Townhouse District (Conditional) and C-1, Conservation 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.

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 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-30C-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. The unit house numbers shall be visible from the parking areas and drives.

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

(Staff Report by Kevin Wilhite)



ACTION: Approved

**PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION
POD-71-02**

Tom Leonard's at Brookhollow

TIMMONS for Brookhollow of Virginia, Inc. and Mr. Thomas P. Leonard: Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code to construct a two-story, 17,096 square foot retail grocery building with a 6,421 square foot outdoor garden center. The 6.29-acre site is located along the north line of Brookriver Drive and the south line of Interstate 64, approximately 650 feet north of W. Broad Street (U.S. Route 250) on part of parcels 743-762-6518 and 4109. 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 had an opportunity to complete its review of the revised plan. In addition, the staff has concerns related to: 1) the design and use of the area labeled as a garden center; and 2) the architectural design of the building meeting the requirements of the West Broad Street Overlay District and the proffers of the Brookhollow zoning cases. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
25. A standard concrete sidewalk shall be provided along the north side of Brookriver Drive.
26. Outside storage shall not be permitted.
27. The proffers approved as a part of zoning cases C-74C-94, C-4C-96 C-31C-97 and C-64C-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 loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
31. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
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 Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-63-02

Waffle House 5414 Williamsburg Road
(POD-77-93 Revised)

TIMMONS for Gochland/West Creek L.P. and Northlake Foods 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, 1961 square foot restaurant. The 0.63 acre site is located at 5414 Williamsburg Road (U. S. Route 60) on parcel 820-714-1062. The zoning is B-3, Business District and ASO, (Airport Safety Overlay) District. County water and sewer. **(Varina)**

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

23. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
24. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
25. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
26. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
27. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
28. 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.
29. 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.
30. The canopy on the building shall be maintained in presentable fashion at all times. If any portion of the canopy becomes frayed, faded, split or torn, it shall be promptly replaced.
(Staff Report by Ted McGarry)



ACTION: Approved

LANDSCAPE PLAN

LP/POD-60-01

Virginia Eye Institute TIMMONS for Virginia Eye Institute: 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 2.68-acre site is located along the south line of Huguenot Road, approximately 1,100

feet west of River Road on part of parcel 761-731-0519. The zoning is B-1, Business District and O-1, Office District (**Tuckahoe**)

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

(Staff Report by Jim Strauss)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-65-02

Fairfield Inn & Suites
9927 Mayland Drive

Balzer & Associates, Inc. for Circuit City Stores, Inc. and Innkeeper Properties, Inc.:

Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a three-story, 43,300 square foot, 83-room hotel. The 1.99-acre site is located at 9927 Mayland Drive on part of parcel 751-758-4109. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. (**Three Chopt**)

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

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits.
23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
25. All repair work shall be conducted entirely within the enclosed building.
26. Outside storage shall not be permitted.
27. The proffers approved as a part of zoning case C-7C-81 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. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
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 loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the

Henrico County Code.

33. 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.

34. 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.

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.

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

(Staff Report by Christina Goggin)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-68-02

Blackwood RetailGlen Eagles Shopping Center

Balzer & Associates, Inc. for Richfield Associates, 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 6,600 square foot building. The 0.90-acre site is located on the northwest corner of Ridgefield Parkway and Eagles View Drive in the Glen Eagles Shopping Center on part of parcel 740-750-0178. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

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 development 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. A standard concrete sidewalk shall be provided along the south side of the internal drive.

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

26. Outside storage shall not be permitted.

27. The proffers approved as a part of zoning cases C-32C-89 and C-15C-91 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 loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
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. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
33. 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.
34. 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.
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.
37. The master plan, as submitted with this application, is for planning and information purposes only.

(Staff Report by Christina Goggin)



ACTION: Deferred to November 20, 2002

LANDSCAPE & LIGHTING PLAN

LP/POD-84-01

Walgreen's – Nuckols Road and Twin Hickory Road

Balzer & Associates, Inc. for G.H.K. Development Inc.: 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 1.9-acre site is located on the northeast corner of Nuckols Road and Twin Hickory Road on an outparcel for a future shopping center on part of parcel 746-773-8345. The zoning is B-2C, Business District (Conditional) (**Three Chopt**)

A revised plan was received on the preparation date of the agenda, and staff has not had an opportunity to complete its review 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 landscape and lighting plans, the following additional condition is recommended:

7. Lighting shall be reduced to no more than a security level following the close of business operations.

(Staff Report by Leslie News)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-66-02

Homeview Parking Lot Homeview Drive

Balzer & Associates, Inc. for Coastal American Corporation: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a new parking lot for the West Tower Movie Theater across Homeview Drive. The 1.988-acre site is located on the eastern line of Homeview Drive, approximately 720 feet north of Broad Street (U.S. Route 250) on parcel 759-756-9275. The zoning is B-3C, Business District (Conditional). **(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. A standard concrete sidewalk shall be provided along the northern side of the entrance.

24. The proffers approved as a part of zoning case C-11C-88 shall be incorporated in this approval.

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

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

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

28. 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 Mike Cooper)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-72-99

Westerre IV –Westerre Parkway

Balzer & Associates, P.C. for Westerre Land Office Development, L.L.C. and Trammell Crow Company: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a four-story, 95,976 square foot office building. The 4.82-acre site is located along the south line of Westerre Parkway, approximately

1,100 south of W. Broad Street (U.S. Route 250) on part of parcel 749-759-7710. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

The Planning Commission originally granted approval of this project on September 29, 1999, and the Director of Planning later granted a one-year extension that expires on September 26, 2002. Construction plans have yet to be approved for this project and another administrative extension by the Director is not permitted, thus reapproval by the Planning Commission is necessary. The building and site plan proposed has essentially not changed, but the actual floor area of 95,976 square feet is greater than the 93,414 square feet that was previously shown due to a miscalculation on the original submittal.

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. Outside storage shall not be permitted.
26. The proffers approved as a part of zoning case C-8C-87 shall be incorporated in this approval.
27. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
28. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
29. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
30. 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. 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.
32. The portion of Westerre Parkway along the frontage of the site shall be constructed prior to the issuance of any certificates of occupancy for this project.

(Staff Report by Kevin Wilhite)



ACTION: Approved

SUBDIVISION

Hill Trace (September 2002 Plan)

Goodfellow, Jalbert, Beard & Associates for Ella N. Greve and DEE Associates, L.L.C.: The 6.85-acre site is located on the north line of Hungary Road approximately 400 feet west of Wilshire Drive on parcel 764-761-3240. The zoning is R-2, One-Family Residence District. County water and sewer. **(Brookland)** 11 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 18,000 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 Hungry Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
15. A County standard sidewalk shall be constructed along the north side of Hungry Road.
16. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.

(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION

POD-7-01

Fair Oaks Baptist Church Addition – E. Nine Mile Road

Keith & Associates for Fair Oaks Baptist Church: Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 106.2(3) of the Henrico County Code to add a new sanctuary and enlarge the fellowship hall of the existing church. The 2.0 acre site is located at 1701 E. Nine Mile Road (State Route 33) adjacent to Jackson Street on parcels 156-D-19, 20 and 156-C-6, 9 13 and 16. The zoning is B-3C, Business District, (Conditional) and ASO (Airport Safety Overlay) District. County water and septic tank/drainfield. **(Varina)**

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

23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The entrances and drainage facilities on Nine Mile Road (State Route 33) shall be approved by the Virginia Department of Transportation and the County.
25. A notice of completion form, certifying that the requirements of the Virginia Department of

Transportation entrances permit have been completed, shall be submitted to the Planning Office prior to any occupancy permits being issued.

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

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

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

29. Insurance Services Office (ISO) calculations must be included with the plans and 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 Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.

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 Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-62-02

Renaissance Hair & Spa –3217 – 3227 Skipwith Road

Delta Engineers for Regency Hair Design: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 4,996 square foot beauty facility. The 1.235-acre site is located at 3217-3227 Skipwith Road, approximately 250 feet south of Broad Street (U. S. Route 250) on parcels 761-754-0791, 1383 and 1572. The zoning is B-1C, 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 right-of-way for widening of Skipwith 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. Employees shall be required to use the parking spaces provided at the rear of the building(s)

as shown on the approved plans.

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 case C-12C-02 shall be incorporated in this approval.

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

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

33. 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.

34. 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.

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 Christina Goggin)



ACTION: Deferred to October 23, 2002

LIGHTING PLAN

LP/POD-35-01

Gayton Baptist Church

Folkes Electrical Construction Company, Inc. for Gayton Baptist Church: Request for approval of a lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code. The 11.75acre site is located along the east line of Gayton Road, approximately 1,200 feet south of W. Broad Street (U.S. Route 250) on parcel 732-761-7760. The zoning is A-1, Agricultural District
(Three Chopt)

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

(Staff Report by Jim Strauss)



ACTION: Approved

LANDSCAPE PLAN

LP/POD-31-01

Trigon Phase 2 and 1B and Revised Phase 1A

Commonwealth Architects for Trigon Blue Cross, Blue Shield: Request for approval of a landscape plan for Phase 2 and 1B and revised Phase 1A, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 27.18-acre site is located at 2015 Staples Mill Road (U.S. Route 33) on parcels 775-737-4781, 2819 and 775-736-0484. The zoning is B-3, Business District and B-3C, Business District (Conditional). **(Brookland)**

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

(Staff Report by Jim Strauss)



ACTION: Approved

TRANSFER OF APPROVAL

POD-129-85

Shannon Station Shopping Center

Crenshaw Realty Company for Shannon, LC: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from Crenshaw-Singleton Properties to Shannon, LC. The 2.62-acre site is located at the intersection of Shrader Road and Longford Drive on parcel 763-756-8388. The zoning is B-1C, Business District (Conditional). County water and sewer. **(Brookland)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The staff recommends approval of this transfer request with the following conditions:

1. All missing stop signs, stop bars, handicap parking signs and dumpster screens and gates, as identified in the inspection report dated March 7, 2002, shall be repaired or replaced by October 31, 2002.
2. All other site deficiencies, as identified in the inspection report, dated March 7, 2002, shall be corrected by December 1, 2002, unless a revised landscape plan is submitted to the Planning Office prior to that date.

(Staff Report by Mike Cooper)



ACTION: Deferred to October 23, 2002

SUBDIVISION

The Cottages @ Crossridge, Section 2 Revised and Section 3 (September 2002 Plan)

Wingate & Kestner for Courtney Development, Inc.: The 15.9-acre site is located approximately 2000 feet from Staples Mill Road (U.S. Route 33) and Hungary Road on part of

parcel 768-764-1042. The zoning is R-5AC, General Residence District (Conditional). County water and sewer. 92 Lots (**Brookland**)

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. Prior to requesting recordation, the developer shall furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with its facilities.
13. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
14. The proffers approved as part of zoning cases C-17C-00 and C-10C-02 shall be incorporated in this approval.
15. 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 Michael Kennedy)



ACTION: Approved

SUBDIVISION

The Cottages @ Crossridge, Section 4 (September 2002 Plan)

Wingate & Kestner for Courtney Development, Inc.: The 36.0-acre site is located approximately 2000 feet from Staples Mill Road (U.S. Route 33) and Hungary Road on part of parcel 768-764-1042. The zoning is R-5AC, General Residence District (Conditional). County water and sewer. 126 Lots (**Brookland**)

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. Prior to requesting recordation, the developer shall furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with its facilities.
13. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
14. The proffers approved as part of zoning cases C-17C-00 and C-10C-02 shall be incorporated in this approval.
15. 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 Michael Kennedy)



ACTION: Approved

APPROVAL OF MINUTES: June 26, 2002 and July 24, 2002 Minutes



ACTION: Approved

AMENDMENT TO THE HENRICO 2010 LAND USE PLAN MAP: The Planning Commission will consider an amendment to the Henrico 2010 Land Use Plan Map to designate an area generally from the City of Richmond on the north, C & O Railroad and Commonwealth of Virginia property on the east, Almond Creek on the south, and the James River on the west as an Urban Mixed Use Development Area (UMU).

(Staff Report by Tom Coleman)



ACTION: Approved

ADJOURNed at 11:16 a.m.