

**PLANNING COMMISSION**

**SUBDIVISIONS AND PLANS OF DEVELOPMENT**

**ACTIONS**

**January 22, 2003**

The submission deadline for this hearing date was December 6, 2002.

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**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:** Claytonshire (December 2001 Plan)

**Magisterial District:** Three Chopt

**Original No. of Lots:** 20

**Remaining Lots:** 20

**Previous Extensions:** 0

**Year(s) Extended:** 1 Year - 12/17/03

**Subdivision:** Carrington North (January 2000 Plan)

**Magisterial District:** Three Chopt

**Original No. of Lots:** 108

**Remaining Lots:** 108

**Previous Extensions:** 2

**Year(s) Extended:** 1 Year - 1/28/03

**Subdivision:** Malvern Hill Manor (January 2001 Plan)

**Magisterial District:** Varina

**Original No. of Lots:** 121

**Remaining Lots:** 80

**Previous Extensions:** 1

**Year(s) Extended:** 1 Year - 1/28/03

**Subdivision:** Old Washington Place (January 2001 Plan)

**Magisterial District:** Brookland

**Original No. of Lots:** 10

**Remaining Lots:** 10  
**Previous Extensions:** 1  
**Year(s) Extended:** 1 Year - 1/28/03

**TRANSFER OF APPROVAL** (*Deferred from the November 19, 2002, Meeting*)

**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). County water and sewer. **(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 to three years from the date of the issuance of the final Certificate of Occupancy.

**(Staff Report by Michael Kennedy)**



**ACTION: Deferred to February 26, 2003**

**TRANSFER OF APPROVAL** (*Deferred from the November 19, 2002, Meeting*)

**POD-51-99**

Gaskins Retirement Center

**Matthew Bowe for Meadow Glen, 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)**

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: Deferred to February 26, 2003**

**TRANSFER OF APPROVAL**

**POD-96-87**

Tanner Moving & Storage, Inc. (Formerly InterportDistribution Facility)

Charles City Road Brandon R. Tanner, Sr. for Tanner Moving & Storage, Inc.: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from Interport Distribution Associates to Tanner Moving & Storage, Inc. The 2.627-acre site is located on the northern line of Charles City Road, at its intersection with Klockner Drive, on parcel 812-711-5968. The zoning is M-1, Light Industrial District. County water and sewer. (**Varina**)

The 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 site deficiencies, as identified in the inspection report, dated December 20, 2002, shall be corrected by April 20, 2003.

**(Staff Report by Michael Cooper)**

 **ACTION: Approved**

**TRANSFER OF APPROVAL**

**POD-91-85**

The Colonnade Building At Innsbrook (Formerly The Oxford Building)

Hirschler, Fleischer for Highwoods Realty Limited Partnership: Request for transfer of approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code from Chamanreal Inc., N.V. to Highwoods Realty Limited Partnership. The 6.4-acre site is located at 4050 Innslake Drive on parcel 749-760-3757. The zoning is O-3C, Office District (Conditional). (**Three Chopt**)

As of the preparation date of the agenda, the staff has not had an opportunity to meet with the applicant on the results of the site inspection. The staff recommendation will be made at the meeting.

**(Staff Report by Kevin Wilhite)**

 **ACTION: Deferred to April 28, 2003**

**PLAN OF DEVELOPMENT** (*Deferred from the December 18, 2002, Meeting*)

**POD-84-02**

Jiffy Lube – 9215 Quioccasin Road

Balzer & Associates Inc. for Vircal Lubes: 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, 1,830 square foot auto service center. The 1.89-acre site is located at 9215 Quioccasin Road approximately 500 feet west of Inez Road on parcel 750-745-1577. The zoning is B-1C, Business District (Conditional) and B-2C, Business District (Conditional). County water and sewer.  
**(Tuckahoe)**

As of the preparation date of the agenda, the staff has not received an overall grading and master site plan for the development subject to zoning case C-15C-01, as requested. Currently, Public Works Design cannot recommend approval until these items are submitted and reviewed. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture and specifications and mounting height details shall be submitted for Planning Office review and Planning Commission approval.
23. The right-of-way for widening of Quioccasin Road as shown on approved plans shall be dedicated to the County prior to any building permits being issued.
24. The required building setback shall be measured from the proposed right-of-way line and the parking shall be located behind the proposed right-of-way line.
25. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
26. A standard concrete sidewalk shall be provided along the south side of Quioccasin Road.
27. Employees shall be required to use the parking spaces provided at the rear of the building(s) as shown on the approved plans.
28. All repair work shall be conducted entirely within the enclosed building.
29. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning case C-15C-01 and provisional use permit case P-2-01 shall be incorporated in this approval.
31. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
32. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
33. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
34. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
35. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
36. Approval of the construction plans by the Department of Public Works does not establish the

curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

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

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

39. 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.

**(Staff Report by Christina Goggin)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-01-03**

Strasser Car Wash –Pump Road

**Balzer & Associates, Inc. for M. James and Joan M. Wallace and Trafco, 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 one-story, 1,800 square foot car wash. The 1.00 acre site is located on the western line of Pump Road, approximately 280 feet north of the intersection of Church Road and Pump Road on parcel 739-755-3445. The zoning is B-3, Business District. County water and sewer. **(Three Chopt)**

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

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

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

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

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

27. Insurance Services Office (ISO) calculations must be included with the plans and 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. 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.

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

31. The 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 right-of-way for widening of Pump 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.

33. The required building setback shall be measured from the proposed right-of-way line and the parking shall be located behind the proposed right-of-way line.

**(Staff Report by Michael Cooper)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT & LIGHTING PLAN**

### **POD-3-03**

Sam's Club Fueling Station – 9440 W. Broad Street

**CEI Engineering Associates, Inc. for Sam's Real Estate Trust:** 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 fuel facility located adjacent to the existing Sam's Club building. The 19.153-acre site is located on the northern line of W. Broad Street (U.S. Route 250) approximately, 1,000 feet east of Old Springfield Road on parcel 757-758-0701. The zoning is B-2, Business District. County water and sewer. **(Brookland)**

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

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

23. The 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. 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. No wrecked automobiles, nor automobiles incapable of being operated, shall be kept on the premises.
32. Bulk storage of fuel shall be underground.
33. Lighting fixtures shall not exceed a height of twenty (20) feet.

**(Staff Report by Michael Cooper)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-4-03**

Hampton Inn @ Virginia Center Station (POD-41-02 Revised)

**Balzer & Associates, Inc. for Sunstone Corporation and Thomas Builders, 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 four-story, 72 room hotel. The 2.00-acre site is located on the south line of Technology Park Drive, approximately 600 feet east of Brook Road (U.S. Route 1) on part of parcels 784-768-5413, 4001, 3829 and 0951. The zoning is M-1, Light Industrial District and M-1C, Light Industrial District (Conditional). County water and sewer. **(Fairfield)**

As of the preparation date of the agenda, there are two outstanding issues. First, the building height exceeds the proffered height limit as interpreted by the Zoning Division Manager. The building height, primarily the parapet wall, is six feet taller than is permitted. Revised architectural drawings are needed.

Second, a revised master plan for the shopping center with site coverage statistics is required and has not been submitted. 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 ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
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-24C-02 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. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
29. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
30. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Ted McGarry)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT & LIGHTING PLAN**

### **POD-6-03**

Season's Restaurant –Short Pump Town Center

#### **McKinney & Company for Short Pump Town Center, LLC and Beacon Street, Inc.:**

Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 8,150 square foot restaurant with outdoor dining in a regional shopping center. The 1.88-acre site is located on the north line of W. Broad Street (U.S. Route 250), approximately 500 feet west of its intersection with Lauderdale Drive on part of parcel 736-763-4932. The zoning is B-3C, Business District (Conditional) and WBSO, West Broad Street Overlay District. Private water and sewer. **(Three Chopt)**

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

23. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
24. Outside storage shall not be permitted.
25. The proffers approved as a part of zoning case C-29C-98 shall be incorporated in this

approval.

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

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

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

31. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).  
**(Staff Report by Kevin Wilhite)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT & LIGHTING PLAN POD-8-03**

Applebee's – Short Pump Town Center

**Carter Design for Short Pump Town Center, LLC and Applebee's of Virginia:** Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 5,309 square foot restaurant in a regional shopping center. The 1.811-acre site is located on the north line of W. Broad Street (U. S. Route 250), approximately 1,150 feet west of its intersection with Lauderdale Drive on part of parcel 736-763-4932. The zoning is B-3C, Business District (Conditional) and WBSO, West Broad Street Overlay District. Private water and sewer. **(Three Chopt)**

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

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

24. Outside storage shall not be permitted.

25. The proffers approved as a part of zoning case C-29C-98 shall be incorporated in this approval.

26. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building

permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.

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

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

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

**(Staff Report by Kevin Wilhite)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT & LIGHTING PLAN**

### **POD-9-03**

Red Robin – Short PumpTown Center

#### **Bohler Engineers, P.C. for Short Pump Town Center, LLC and Red Robin International:**

Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 6,349 square foot restaurant with outdoor dining in a regional shipping center. The 1.73-acre site is located on the north line of W. Broad Street (U. S. Route 250), approximately 880 feet west of its intersection with Lauderdale Drive on part of parcel 736-763-4932. The zoning is B-3C, Business District (Conditional) and WBSO, West Broad Street Overlay District. Private water and sewer. **(Three Chopt)**

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

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

24. Outside storage shall not be permitted.

25. The proffers approved as a part of zoning case C-29C-98 shall be incorporated in this approval.

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

system to be used.

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

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

31. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).  
**(Staff Report by Kevin Wilhite)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-7-03**

Park Commons @ Twin Hickory

**Youngblood, Tyler & Associates, P. C. for HHHunt Corporation:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 60 detached condominiums. The 12.99-acre site is located on the west side of Hickory Bend Drive and the south side of Twin Hickory Road on part of parcels 745-770-0962; 746-770-1492 and 0619; 745-769-6789. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. Should the Commission 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. Roof edge ornamental features that extend over the zero lot line, and which are permitted by Section 24-95(i)(1), must be authorized in the covenants.

26. 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.

27. 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.

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

29. A standard concrete sidewalk shall be provided along the south side of Hickory Bend Drive and east side of Twin Hickory Road.

30. The proffers approved as a part of zoning case C-13C-02 shall be incorporated in this approval.

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

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

33. The 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.

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

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

36. The 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. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, must be developed with engineered fill. All material shall be deposited and compacted in accordance with the uniformed Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for review and approval by the Director of Public Works and the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report shall be furnished to the Planning Office.

38. 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: Deferred to February 13, 2003**

## **PLAN OF DEVELOPMENT**

### **POD-10-03**

The Shoppes @ CrossRidge - Retail

**Jordan Consulting Engineers, P.C. for gator Investments, 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 a one-story, 11,935 square foot retail building with parking. The 1.43-acre site is located on the southeast corner of Staples Mill Road (State Route 33) and Crossridge Glen Way on parcel 762-764-6451. The zoning is B-1, Business District. County water and sewer.

#### **(Brookland)**

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

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

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

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

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

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

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

30. The 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. Only retail business establishments permitted in a B-1, Business Zoning District may be located in this center.

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

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

**(Staff Report by Michael Kennedy)**



**ACTION: Approved**

## PLAN OF DEVELOPMENT

### POD-11-03

Spring Arbor Assisted Living

**Draper Aden Associates for Crown Petroleum Corporation and HHHunt Assisted Living, Inc.:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 72 one-story, assisted living units for a total of 55,904.2 square feet. The 5.478-acre site is located on the southeast corner of the intersection of Ridgefield Parkway and Flintwood Drive on parcel 745-751-3992. The zoning is R-6C, General Residence District (Conditional). County water and sewer. (Tuckahoe)

The Department of Public Works and the Department of Public Utilities have requested a revised plan to address five flow issues and the need for a turn lane on Ridgefield Parkway. As of the preparation date of the agenda, staff has not received the revised plan. The staff recommendation will be made at the meeting.

**(Staff Report by Jim Strauss)**



**ACTION: Approved**

## SUBDIVISION

**Bryan Park Gardens, Section C (January 2003 Plan)**

**TIMMONS and J. Thomas O'Brien, Jr. for Dakota Associates, LLC:** The 5.30-acre site is located at the intersection of Greenway and Impala Drive, southeast corner on parcels 777-745-0558, 2828, 3244, 1341, and 1451; 776-745-8340, 9441, 8451, 4241 and 9252; 777-745-2917, 2933, 3461, 0541, 1762, 2922, 3038, and 3569. The zoning is R-4, One-Family Residence District. County water and sewer. 21 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. 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.

**(Staff Report by Michael Kennedy)**



**ACTION: Approved**

## SUBDIVISION

**Old Courtney Road (January 2003 Plan)**

**Balzer & Associates, Inc. for Sunbelt Homes:** The 1.81-acre site is located at the intersection of Staples Mill Road (U.S. Route 33) and Old Courtney Road, approximately 700 feet north of Warren Road, on parcel 765-764-4863. The zoning is R-2, One-Family Residence District. County water and sewer. 3 Lots (**Brookland**)

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan. The staff recommendation will be made at the meeting. 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. Prior to requesting final approval, the engineer shall furnish the Planning Staff a plan showing a dwelling situated on Lot 2 to determine if the lot design is adequate to meet the requirements of Chapter 24, of the Henrico County Code.

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

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

**(Staff Report by Michael Cooper)**



**ACTION: Deferred to March 26, 2003**

## **SUBDIVISION & EXCEPTION**

**Sadler Oaks** (January 2003 Plan)

**E. D. Lewis & Associates, P.C. for Matthew C. Davis, R.H. Shaia Family Trust and Willbrook, LLC:** Request for approval of a conditional subdivision and an exception pursuant to Section 19-4 of the Henrico County Code for stem lots. The 18.6-acre site is located on the east line of Sadler Road opposite Trexler Road (Private) on parcels 748-766-1856 and 2289; 747-766-9196 and 747-767-3704. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. 33 Lots (**Three Chopt**)

As of the preparation date of the agenda, there are three outstanding issues. First, an exception to the subdivision ordinance has been requested to permit stem lots. The applicant will present its case for the stem lots.

Second, Proffer No. 14 requires stub street connections to adjacent properties to the south and north unless otherwise approved by the Commission. A stub road is provided to the south, which is developed as St. Anthony's Church. No stub road is provided to the north. The staff has received a letter from the northern property owner objecting to extending the stub road. The staff's recommendation will be made at the meeting.

Third, the 90 degree intersection of streets A and C do not meet traffic engineering standards. A revised plan received on the agenda preparation date has been received and will be included in the Commission's packet. Its review is incomplete.

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

12. The proffers approved as part of zoning case C-54C-02 shall be incorporated in this approval.

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 Sadler Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

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 Ted McGarry)**

 **ACTION: Approved**

### **LANDSCAPE & LIGHTING PLAN & TRANSITIONAL BUFFER DEVIATION LP/POD-33-02**

Kentucky Fried Chicken 2 in 1 – Patterson Avenue

**Landmark Design for Tricon Global Restaurants, Inc.:** Request for approval of a landscape and lighting plan and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 0.94-acre site is located on the northeast corner of Patterson Avenue and Quail Lane on parcel 751-741-5673. The zoning is B-2C, Business District (Conditional). **(Tuckahoe)**

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

**(Staff Report by Michael Kennedy)**

 **ACTION: Approved**

### **LANDSCAPE & LIGHTING PLAN LP/POD-24-01**

Emmaus United Methodist Church – Staples Mill Road

**Gayle R. McNeill and Jacob L. Adams for Emmaus United Methodist Church:** 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 3.4-acre site is located at 8001 Staples Mill Road (State Route 33) on parcel 771-751-8985. The zoning is R-3, One-Family Residence District.

**(Brookland)**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for landscape and lighting plans are recommended.

**(Staff Report by Leslie News)**

 **ACTION: Approved**

## **LANDSCAPE PLAN**

### **LP/POD-54-01**

Magnolia Point, Sections 1-3

**Mike Doczi for Magnolia Pointe, LLC:** 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 12.141-acre site is located at the intersection of Virginia Center Parkway and Francis Road on parcel 782-767-6816. The zoning is RTHC, Residential Townhouse District (Conditional). **(Fairfield)**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for landscape and lighting plan are recommended.

**(Staff Report by Michael Kennedy)**



**ACTION: Deferred to February 26, 2003**

## **SUBDIVISION ALTERNATIVE FENCE HEIGHT & LANDSCAPE PLAN**

**Chatham Hills**, Lot 165 Bridgeway Road

**Ashley S. Cary:** Request for approval of an alternative fence height and landscape plan, as required by Chapter 24, Section 24-95(1) of the Henrico County Code to construct a six-foot privacy fence within the front yard. The 1.13-site is located on the southeast corner of Bridgeway Road and River Road at 5 Bridgeway Road on parcel 763-731-8274. The zoning is R-1, One-Family Residence District. **(Tuckahoe)**

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 landscape plans, the following additional conditions are recommended:

1. Proper permits will be obtained prior to construction of the proposed fence.
2. All fences on the site shall be continuously and properly maintained in good repair by property owners.
3. Trash and debris will not be allowed to accumulate along the fence.

**(Staff Report by Christina Goggin)**



**ACTION: Approved**

**APPROVAL OF MINUTES:** December 18, 2002 Minutes



**ACTION: Approved**

**BEGINNING AT 10:00 A.M.**

**PUBLIC HEARING:**

**Ordinance** – To Amend and Reordain Section 19-72 of the Code of the County of Henrico entitled “Form and Content,” to add requirements for plat notations required under the Chesapeake Bay Preservation Act.



**ACTION: Approved**

**Ordinance** – To Amend and Reordain Section 24-3 of the Code of the County of Henrico entitled “Definitions,” Subsection (d) of Section 24-106 entitled “Plans of Development (POD), Administrative and Schematic Site Plans,” and Section 24-106.3 entitled “Chesapeake Bay Preservation,” as required by amendments to State regulations promulgated under the Chesapeake Bay Preservation Act.



**ACTION: Approved**

**ADJOURNed at 11:38 a.m.**