

PLANNING COMMISSION

SUBDIVISION AND PLANS OF DEVELOPMENT

ACTIONS

June 25, 2003

The submission deadline for this hearing date was May 9, 2003.

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS:

(Presented by Michael Kennedy)

EXPEDITED AGENDA: (Presented by Michael Kennedy)

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL

(Presented by Kevin Wilhite)

FOR PLANNING COMMISSION APPROVAL

Subdivision: Cedar Grove (June 1998 Plan)

Magisterial District: Fairfield

Original No. of Lots: 191

Remaining Lots: 22

Previous Extensions: 2

Year(s) Extended: 1 Year - 6/23/04

FOR INFORMATIONAL PURPOSE ONLY

Subdivision: Westerre Parkway (June 1999 Plan)

Magisterial District: Three Chopt

Original No. of Lots: 0

Remaining Lots: 0

Previous Extensions: 3

Year(s) Extended: 1 Year - 6/23/04

SUBDIVISION

Windsor Estates, Section C(June 2003 Plan)

Engineering Design Associates for L. N. & Doris L. Baker: The 9.163-acre site is located at 5063 Windsor Road, approximately 1,400 feet east of White Oak Road on parcel 858-705-6543. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Varina)** 2 Lots

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for subdivisions not served by public utilities and the following additional conditions:

11. Provide at least the 150-foot minimum lot width required and as regulated by Chapter 24, of the Henrico County Code.

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

(Staff Report by Christina Goggin)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-39-03

Promenade Shops – Shopping Center – 11647 W. Broad Street

Hulcher & Associates, Inc. for First Union National Bank and Blackwood 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 one-story, 39,418 square foot neighborhood shopping center. The 4.56-acre site is located on the south side of W. Broad Street St. (U.S. Route 250) approximately 200 feet west of Spring Oak Drive on part of parcels 737-762- 4724 and 738-762-3715. The zoning is B-1C, Business District (Conditional), B-2C, Business District (Conditional) and WBOS, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. Currently Public Works Traffic and Design Divisions, Public Utilities and the Planning Office cannot recommend approval of the plan as submitted. The applicant proposes combining the primary access into and through the shopping center with the center's service aisle. The potential conflicts between delivery trucks, garbage removal and general vehicular traffic present a safety concern for County staff. Staff recommends moving one row of parking to the rear of the building so employee parking and service needs can be separated from the center's access road. Also, the plan submitted relies on the design and construction of the access road and proffered 6-foot brick screen wall by others (POD-36-01 First Union National Bank). Staff's concern is that the other POD will expire and the shopping center will not have any approved construction plans for access or screening. 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 sidewalk and drainage facilities on W. Broad Street (U. S. Route 250) shall be approved by the Virginia Department of Transportation and the County.

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

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

27. Employees shall be required to use the parking spaces provided at the rear of the building(s) as shown on the approved plans.

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

29. Outside storage shall not be permitted.

30. The proffers approved as a part of zoning cases C-69C-95, C-59C-00 and C-5C-01 shall be incorporated in this approval.

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. This business shall not remain in operation after midnight and no exterior signs shall remain lighted after 12:00 midnight.

33. 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.

34. 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.

35. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.

36. 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.

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

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

39. 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.

40. 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.

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

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

43. If the final construction plans for the access road and brick wall are proposed with another POD, final plans for this project (building and parking) will not be approved until plans for the

access road and brick wall are approved. A building permit will not be issued until the road and wall are built or bonded and no temporary or final certificate of occupancy will be issued until road and wall construction is complete and ready for public use.
(Staff Report by Christina Goggin)

 **ACTION: Deferred to July 23, 2003**

TRANSFER OF APPROVAL (*Deferred from the April 23, 2003, Meeting*)
POD-91-85

The Colonnade Building @ Innsbrook (Formerly The Oxford Building)

Hirschler, Fleischer for Highwoods Realty Limited Partnership: Request for approval of a transfer of approval, 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 along the south line of Innslake Drive, approximately 600 feet east of Cox Road (4050 Innslake Drive) on parcel 749-760-3757. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not confirmed that all site deficiencies, as identified in the inspector's report dated December 31, 2002, have been corrected. The staff recommendation will be made at the meeting. The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval.
(Staff Report by Kevin Wilhite)

 **ACTION: Approved**

TRANSFER OF APPROVAL
POD-71-02

Tom Leonard's @ Brookhollow

Williams Mullen for G3 Investments, LLC: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from Brookhollow of Virginia, Inc. to G3 Investments, LLC. The 6.29-acre site is located along the north line of Brookriver Drive and the south line of I-64, approximately 650 feet north of W. Broad Street (U. S. Route 250) on parcel 743-762-6518. The zoning is M-1C, Light Industrial District (Conditional) and WBSO, West Broad Street Overlay District. **(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.
(Staff Report by Kevin Wilhite)

 **ACTION: Approved**

PLAN OF DEVELOPMENT (ARCHITECTURAL PLANS) (*Deferred from the May 28, 2003, Meeting*)

POD-30-03

Uno's @ Short Pump Town Center (POD-6-01 Revised)

Carter Design for Short Pump Town Center, LLC and Short Pump Investment Group, LLC: Request for approval of architectural plans for a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 6,722 square foot restaurant. The 1.49-acre site is located 680 feet north of W. Broad Street (U.S. Route 250) and approximately 1,500 feet west of Lauderdale Drive on parcel 736-764-3817. The zoning is B-3C, Business District (Conditional) and WBSO, West Broad Street Overlay District. Private water and sewer. **(Three Chopt)**

The Planning Commission approved the site plan for this project on May 28, 2003. The applicant requested that consideration of the architectural plans for the project be deferred to allow them to make changes to the façade, as recommended by staff. As of preparation date of the agenda, the staff has not received any revised plans from the applicant for review. The staff recommendation will be made at the meeting. There are no proposed changes to the Planning Commission's conditions of approval, dated May 28, 2003.

(Staff Report by Kevin Wilhite)



ACTION: Deferred to July 23, 2003

SUBDIVISION (*Deferred from the May 28, 2003, Meeting*)

Hanover Estates (April 2003 Plan)

Potts, Minter & Associates, P.C. for CGDS Development Company, LLC: Request for approval of a conditional subdivision lots pursuant to Section 19-4(c) of the Henrico County Code. The 27.7-acre site is located on the east line of Hanover Road at 445 and 505 Hanover Road approximately 1,000 feet north of Graves Road on parcels 831-723-4522 and 5867. The zoning is A-1, Agricultural District and ASO (Airport Safety Overlay) District. County water and sewer. **(Varina)** 21 Lots

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

The Department of Public Works and the Planning Office had several issues with the previous plan. The Department of Public Works requested a revised plan to bring Oak Hall Drive into conformity with the Department of Public Works road standards, to delineate the floodplain, and to provide proper side and rear yards abutting the RPA.

The Planning Office requested that the lots at the end of each cul-de-sac be redesigned to meet the requirements for cul-de-sac lots. The staff recommendation will be presented at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

12. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Hanover Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

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 reserved strip shall either be conveyed to parcel 830-723-9129 or incorporated into Lots 17, 18 and 21 prior to recordation.

(Staff Report by Ted McGarry)

 **ACTION: Deferred to July 23, 2003**

SUBDIVISION (*Deferred from the May 28, 2003, Meeting*)

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

Since the May 28, 2003, meeting, the applicant's request to the Virginia Department of Health for approval of experimental sewage disposal systems for individual lots has been denied. The applicant has requested a meeting of the Richmond Area Homebuilders Association, the Virginia Department of Health, the local Health Department and the County. A meeting date has not been scheduled at this time. 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:

4. AMENDED A detailed soil analysis shall be performed and other requirements of the Henrico Health Department shall be met prior to final approval of the plat. Any lot(s) not meeting Health Department approval shall be so noted conspicuously on the plat giving the date tested; or, unsatisfactory areas shall be combined with adjacent approved lots; or, the Health Department shall certify to the Planning Office prior to recordation of the plat that any lot not meeting conventional private onsite sewage disposal regulations has been approved for installation of a private pre-engineered secondary treatment disposal system and reserved area in accordance with current Virginia Department of Health "Sewage Handling and Disposal Regulations." Details of any approved system and reserved area shall be included on the final construction plan prior to recordation of the plat.

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.

15. Prior to final approval, evidence shall be provided to the Planning Office that the 16-foot access easement and service road shown on the plat (to be removed), across lots 15-22 and the proposed public road, has been quit claimed and/or relocated.

16. Any lot to be filled within the buildable area for a principal structure or accessory structure shall be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for review and approval by the Building Official prior to the issuance of a building permit on any lot with engineered fill. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

17. The fill and revisions to the 100 year floodplain shall be approved by the Federal Emergency Management Agency (FEMA). Evidence of this approval shall be submitted to the Director of Public Works and Planning prior to final approval of the construction plans.

18. Prior to recordation of the plat, the developer shall provide a buildable area plan showing information for each lot within the subdivision. These plans shall be a part of the revised construction plans submitted for review and for signature. The buildable area plan shall be a minimum of 1" to 50' scale or larger and shall show the buildable area for the principal structure, all setback dimensions, the minimum lot width (front building line), the area of each lot found to be suitable for the location of the septic drainfield system and reserved drainfield area on the lot, or alternative system, and if applicable, the 100 year floodplain location, the area of each lot exclusive of floodplain, and Chesapeake Bay Act Preservation areas and setback dimensions when applicable.

19. Conditional approval shall only be granted to unfilled Lots 1-8 and 17-22, Block A and filled experimental Lot 13, Block A until such time as the Virginia Department of Health has granted approval for all remaining lots to be served with experimental pre-engineered secondary treatment disposal systems.

20. Provide a 25-foot natural buffer along the eastern property line abutting Lots 17-22.

(Staff Report by Ted McGarry)



ACTION: Deferred to July 23, 2003

SUBDIVISION

Sadler Oaks (June 2003 Plan)

E. D. Lewis & Associates, P.C. for Matthew C. Davis and Willbrook, LLC: The 18.6-acre site is located on the east line of Sadler at its intersection with Trexler Road (private) on parcels 748-766-1856, 2289; 747-766-9196 and 747-767-3704. The zoning is R-3AC, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt)** 35 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 proffers approved as part of the zoning case C-54C-02 and C-12C-03 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**

PLAN OF DEVELOPMENT

POD-35-03

Laburnum Center Office Park, Building #44825 Laburnum Avenue (POD-74-94 Revised)

Engineering Design Associates for ARKS, LLC: Request for approval of a revised plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 16,000 square foot medical office building. The 3.065-acre site is located along the east line of Laburnum Avenue, approximately 500 feet south of Finlay Street at 4825 S.

Laburnum Avenue on parcels 816-715-3226 and 816-714-4088. The zoning is B-2C, Business District (Conditional) and ASO (Airport Safety Overlay) District. County water and sewer.

(Varina)

The revised plan included in the Commission’s packet was submitted to eliminate dead-end parking bays and its review is complete. A special exception for the use of Dryvit was granted by the Commission for the Building No. 3 POD in 1995 as required by the proffers. The proposed building is being substituted for the expansion of Building No. 3. As such, staff feels the Dryvit material has been previously approved as required by the proffer. Should the Commission action on this request, in addition to the standard conditions for developments of this type the following additional conditions are recommended:

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

24. The proffers approved as a part of zoning case C-35C-88 shall be incorporated in this approval.

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

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

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

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

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

(Staff Report by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-36-03

Abundant Life Church of Christ – 3300 Neale Street (POD-38-92 Revised)

Isaac Edgerton for Abundant Life Church of Christ: Request for approval of a temporary plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to permit existing temporary classroom space to remain for a period not to exceed one year. The 37.8-acre site is located at the northwest corner of Neale Street and Goodell Road at 3300 Neale Street on parcel 808-735-4785. The zoning is A-1, Agricultural District. County water and sewer.

(Fairfield)

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

23. The two temporary classroom trailers shall be removed from the site on/or before June 27, 2004. An approved POD is required for any future expansion.

24. The owner has agreed to reseed the sloped area on the south side of the entrance drive by July 16, 2003.

25. On or before November 1, 2003, the applicant shall submit a report to the Planning Office setting forth their plans for permanent classroom space.

(Staff Report by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-37-03

Jamerson Park @ Twin Hickory, Sections A and B

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 124, two-story townhouses for sale. The 29.68-acre site is located at the intersection of proposed Hickory Bend Drive and proposed Parkland Drive, on parcel 745-768-7374. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)**

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

- 23.** The subdivision plat for Jamerson Park at Twin Hickory shall be recorded before any building permits are issued.
- 24.** The right-of-way for widening of Hickory Bend Drive as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
- 25.** The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
- 26.** The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.
- 27.** The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
- 28.** A standard concrete sidewalk shall be provided along the south side of Hickory Bend Drive.
- 29.** The proffers approved as a part of zoning case C-13C-02 shall be incorporated in this approval.
- 30.** 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.
- 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 owners shall not begin clearing of the site until the following conditions have been met:
 - (a)** The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.
 - (b)** After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.
 - (c)** The site engineer shall certify in writing to the owner that the limits of clearing have

been staked in accordance with the approved plans. A copy of this letter shall be sent to the Planning Office and the Department of Public Works.

(d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for approval.

(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION

POD-40-03

Kroger Food Store #5251510 Eastridge Road

VHB – Scott Coleman, P.E. for Kroger Mid-Atlantic: Request for approval of a plan of development and transitional buffer deviation as required by Chapter 24, Sections 24-106 and 106.2 of the Henrico County Code to construct a one-story, 58,000 square foot grocery store, parking, drainage and utility infrastructure. The transitional buffer deviation would permit the required 35-foot transitional buffer along Eastridge Road to be reduced to 19 feet. The 8.04-acre site is located at 1510 Eastridge Road, approximately 800 feet to Parham Road on parcel 754-744-6868. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

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

- 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.** Outside storage shall not be permitted.
- 26.** The proffers approved as a part of zoning case C-2C-03 shall be incorporated in this approval.
- 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 Henrico County maintained right-of-way. The elevations will

be set by Henrico County.

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

32. The 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 & SPECIAL EXCEPTION

POD-104-00

Sandston Plateau (Reconsideration) 600 Old Williamsbrug Road

Engineering Design Associates for Southside Community Development & Housing

Corporation: Request for reconsideration of a plan of development and special exception, as required by Chapter 24, Sections 24-2, 29(c), 94(b) and 106 of the Henrico County Code, to construct a three-story, 100-unit independent living adult facility. The 19.135 acres site is located at 520 E. Williamsburg Road (U. S. Route 60) on parcel 831-715-9157. The zoning is R-5, General Residence District, A-1, Agricultural 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 easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

24. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.

25. The entrances and drainage facilities on (U.S. Route 60) shall be approved by the Virginia Department of Transportation and the County.

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

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

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

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

30. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
31. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
32. The owners shall not begin clearing of the site until the following conditions have been met:
- (a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.
 - (b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.
 - (c) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Planning Office and the Department of Public Works.
 - (d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for approval.
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 Michael Kennedy)**

 **ACTION: Denied**

SUBDIVISION

Mountain Spring, Section A (June 2003 Plan)

Foster & Miller, P.C. for Harris Plumbing & Heating, Inc. and Atack Properties: The 9.5-acre site is located on the northeast corner of Staples Mill Road (U.S. Route 33) and Mountain Road on parcel 761-770-9057. The zoning is R-2AC, One-Family Residence District (Conditional). County water and sewer. **(Brookland)** 17 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 13,500 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. The proffers approved as part of zoning case C-103C-89 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.
 16. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.
 17. The detailed plant list and specifications for the landscaping to be provided within the 10-foot-wide landscape buffer around the exterior perimeter of the subject property shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
- (Staff Report by Michael Cooper)**



ACTION: Approved

PLAN OF DEVELOPMENT

POD-38-03

Retail Shops – Town Center @ Twin Hickory

Hankins & Anderson for Retlaw 100, LCC: 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, 7,000 square foot retail center. The 0.67-acre site is located approximately 800 feet north of the intersection of Nuckols and Twin Hickory Roads on parcel 746-773-1046. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not received a revised master plan, as requested. Staff is concerned that the current conceptual master plan does not accurately reflect the proffered open space requirements. The staff recommendation will be made at the meeting. Should the Commission act on this request in addition to the standard conditions for subdivisions served by public utilities, and the following additional conditions are recommended:

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. The proffers approved as a part of zoning cases C-19C-94, C-56C-94, C-49C-96 and C-68C-99 shall be incorporated in this approval.
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. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
31. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to issuance of a certificate of occupancy for this development.
32. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
33. Written approval from the adjacent property owner to the east (parcel 746-773-2756) authorizing the site work on his property is required prior to Planning Office approval of the construction plans.
34. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.

(Staff Report by Michael Cooper)



ACTION: Denied

LANDSCAPE PLAN

LP/POD-2-03

BMW Parking Lot

E. D. Lewis & Associates, P.C. for Virginia Home for Boys Richmond: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 1.34-acre site is located at 8716 W. Broad Street on part of parcel 760-757-5611. The zoning is B-3, Business District. **(Brookland)**

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-33-03

Victory Nissan

Bay Design Group for Victory Automotive Group: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a two-story, 24,000 square foot automotive sales and service facility. The 5.94-acre site is located at the intersection of W. Broad Street (U.S. Route 250), John Rolfe Parkway and Old Three Chopt Road on parcel 740-761-8451. The zoning is B-3, Business District and A-1, Agricultural District. County water and sewer. **(Three Chopt)**

The Planning Office has reviewed this application and cannot recommend approval at this time. The staff has concerns that the onsite parking is not sufficient. Observations of the day-to-day operations at the existing Victory Nissan dealership located on West Broad Street give reasonable cause for great concern.

Sec. 24-96 (b) of the Zoning Ordinance requires that sufficient parking be provided. Staff also has concerns with the internal vehicular circulation and the lack of any designated loading spaces. The off - site lot proposed on the plan does not comply with the Ordinance requirement that parking on other premises be located within 400 feet of the main entrance.

The plan is also in conflict with the guidelines of the West Broad Street Overlay District with respect to landscape buffers, building architecture, mitigation of traffic impacts, and the timing of development consistent with available public facilities. The building design as currently proposed would be a departure from current development in the West Broad Street Overlay District and does not represent either the predominate existing or desired building design in the Overlay District. The building design should utilize similar finishes and colors and employ variations in roofline and facade, as seen throughout the Short Pump area.

Staff recommends that the applicant revise this Plan of Development to address staff and agency concerns relating to site issues, and revise the architectural plans and the design of the building and coordinate the selection of materials, colors finishes and to harmonize with the architectural design guidelines for the area. The Planning Staff cannot recommend approval of the application and plans in their current form.

The Department of Public Utilities cannot recommend approval of this plan because:

- The waterline connection does not comply with the overall County Master Plan for Water Service.
- The plan cannot be approved until the offsite sewer plan has been approved and Sewer is available to the site.

The Traffic Engineer has issues with site access and internal circulation as proposed on the plan and requests that the plan be revised.

(Staff Report by Jim Strauss)

 **ACTION: Denied**

VARINA

Deferred from the June 12, 2003 Meeting

C-26C-03 Gloria Freye for Debbie Stoddard: Request to conditionally rezone from A-1 Agricultural District to R-2C, R-2AC and R-3C, One Family Residence Districts (Conditional), B-1C Business District (Conditional) and C-1 Conservation District, Parcels 810-702-9087, 811-702-2097, 811-702-2273, 811-702-3350, 811-702-3828, 811-702-2019, 811-702-2204, 811-701-2679, 811-701-2654, and 810-702-5017, containing approximately 48.6 acres (R-3C - 11.795 ac.; R-2C - 6.169 ac.; R-2A - 24.885 ac.; B-1C - 3.159 ac.; and C-1- 2.59 ac.), located at the southwest intersection of Darbytown and Willson Roads. A single family residential and neighborhood commercial development is proposed. The applicant proffers a maximum density of 2.0 dwelling units per acre for the residential development. The R-2, R-2A, and R-3 Districts allow minimum lot sizes of 18,000, 13,500, and 11,000 square feet, respectively. The commercial use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre, and Environmental Protection Area. The site is also in the Airport Safety Overlay District. **(Staff Report by Tom Coleman)**

 **ACTION: Approved**

APPROVAL OF MINUTES: May 28, 2003 Minutes

 **ACTION: Approved**

ADJOURNed at 11:10 a.m.