

PLANNING COMMISSION

SUBDIVISIONS AND PLANS OF DEVELOPMENT

ACTIONS

November 19, 2003

The submission deadline for this hearing date is October 3, 2003.

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS:

EXPEDITED AGENDA:

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL

FOR INFORMATIONAL PURPOSES ONLY

Subdivision: Thomas Mill (July 2002 Plan)

Magisterial District: Varina

Original No. of Lots: 46

Remaining Lots: 46

Previous Extensions: 0

Year(s) Extended: 1 Year - 11/17/04

Subdivision: Willow Bend (November 2002 Plan)

Magisterial District: Three Chopt

Original No. of Lots: 88

Remaining Lots: 88

Previous Extensions: 0

Year(s) Extended: 1 Year - 11/17/04

TUCKAHOE/THREE CHOPT:

Deferred from the November 5, 2003 Meeting:

Church Road/Pump Road Future Land Use Plan: The Planning Commission will consider amendments to the 2010 Land Use Plan in the form of a new Land Use Plan for the Church Road/Pump Road Study Area. The study area is generally comprised of the area surrounding the existing intersection of Church Road and Pump Road. (*For Decision Only*)



ACTION: Deferred to December 17, 2003

TRANSFER OF APPROVAL

POD-122-74

Union Bank & Trust Company - 1773 N. Parham Road

John C. Neal for Union Bank & Trust Company: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from Muhleman Associates Parham to Union Bank & Trust Company. The 0.97-acre site is located at the southeast corner of Parham and Three Chopt Roads on parcel 754-747-2519. The zoning is 0-2, Office District. County water and sewer. **(Three Chopt)**

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

1. The site deficiencies, as identified in the inspection report, dated September 2, 2003, shall be corrected by May 1, 2004.



ACTION: Approved

TRANSFER OF APPROVAL

POD-75-78

Country Place/Bayard Oaks – E. Cedar Fork Road

VA Non Profit Housing Coalition for Bayard Oaks Richmond, LLC: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from Bayard Oaks Ltd. Housing to Bayard Oaks Richmond LLC. The 11.27-acre site is located on the east side of E. Cedar Fork Road, approximately 250 feet south of Cedar Fork Terrace on parcel 813-726-7018. The zoning is R-5, General Residence District. County water and sewer. **(Fairfield)**

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

1. The site improvements as identified in the letter to the Director of Planning dated April 2, 2002, shall be completed upon final approval of the landscape and lighting and site improvements plan.



ACTION: Approved

PLAN OF DEVELOPMENT

POD-56-03

First Mennonite Church - E. Parham Road & St. Charles Road
(POD-35-99 Expired)

C. E. Duncan & Associates for First Mennonite Church: 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, 11,200 square foot church and a parking lot. The 5.912-acre site is located at the southeast corner of the intersection of E. Parham Road and St. Charles Road on parcel 788-758-9933. The zoning is R-2C, One-Family Residence District (Conditional). County water and sewer. **(Fairfield)**

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

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. The proffers approved as a part of zoning case C-22C-03 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. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.

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

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

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



ACTION: Approved

PLAN OF DEVELOPMENT

POD-66-03

Walgreens @ Virginia Center Station
(POD-52-03 Revised) 9801 Brook Road

VHB – Scott Chapman for Mid-Atlantic Commercial Properties, 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, 14,820 square foot retail pharmacy. The 1.92-acre site is located at the northeast corner of Brook Road (U. S. Route 1) and Virginia Center Parkway on parcel 783-767-9792. The zoning is M-1, Light Industrial District. County water and sewer. **(Fairfield)**

There are two outstanding issues. First, the Traffic Engineer requires the southern entrance, closest to Virginia Center Parkway, to align with the shopping center's rear entrance located east of Walgreen's. There is opportunity for agreement as the shopping center was recently granted Commission approval and has not yet submitted final construction plans.

Secondly, Public Works needs water quality calculations to show the constructed BMP would support this layout. The staff's recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

23. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
24. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
25. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
26. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
27. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
28. 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.
29. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up delivery facilities, the owner/occupant shall close the drive-up delivery facilities until a solution can be designed to prevent traffic backup.
30. Prior to approval of construction plans, the applicant shall provide proof that the existing 16-foot drainage easement located under the proposed building has been vacated.



ACTION: Deferred to December 17, 2003

PLAN OF DEVELOPMENT

POD-69-03

Long John Silvers/A & W Restaurant
4615 Williamsburg Road

McKinney & Company for Ralph L. Bradley and Yum! Brands, Inc.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code,

to construct a one-story, 2,860 square foot restaurant with drive-thru. The 1.927-acre site is located along the south line of Williamsburg Road (U.S. Route 60) approximately 200 feet west of Laburnum Avenue at 4615 Williamsburg Road on parcel 816-713-0978. The zoning is B-3, Business District and M-1, Light Industrial District. County water and sewer. **(Varina)**

There is one outstanding issue. The developer and the Environmental Section are not in agreement on the limits of the wetlands. The staff's 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. The entrances and drainage facilities on Williamsburg Road (State Route 60) shall be approved by the Virginia Department of Transportation and the County.
25. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Planning Office prior to any occupancy permits being issued.
26. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
27. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
28. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
29. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the 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. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up delivery facilities, the owner/occupant shall close the drive-up delivery facilities until a solution can be designed to prevent traffic backup.
32. 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.



ACTION: Deferred to December 17, 2003

PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION

POD-68-03

Brook Run Shopping Center Center – Parcel 4A
(POD-129-88 Revised)

Timmons Group for Tetra Associates, LLC: Request for approval of a revised plan of development and a transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code, to construct a one-story, 5,000 square foot office/retail building with three units. A reduction of the required 35-foot transitional buffer is requested. The 0.83-acre site is located approximately 1,100 feet north of Brook Run Drive and Brook Road (U.S. Route 1) (Brook Run Shopping Center) on parcel 783-748-5077 and 784-748-3728. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

Brook Run Shopping Center – Parcel 4A is an outparcel of the Brook Run Shopping Center. The original POD and master plan for the shopping center was approved by the Commission in 1988. A transitional buffer deviation is requested to reduce the 35-foot-wide transitional buffer required along Brook Road to 25 feet.

This development would be the second outparcel developed on the northern portion of the shopping center before an anchor tenant of that portion of the site has been identified.

The Developer has submitted a revised master plan for the shopping center consistent with the current zoning, ownership and environmental limitations on the site. In addition, the Developer has agreed to adopt coordinated development standards consistent with both the quality of the existing developed portion of shopping center and with the “Brook Road Enhancement Study.”

Staff recommends approval of the plan subject to the annotations on the plan, standard conditions for developments of this type, and the following additional conditions:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture and specifications and mounting height details shall be submitted for Planning Office review and Planning Commission approval.
23. Only retail business establishments permitted in a B-3 zone may be located in this center.
24. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
25. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
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.”
28. The easement shall be granted to the County prior to the issuance of any occupancy permits.
29. The entrances and drainage facilities on Brook Road (U.S. Route 1) shall be approved by the Virginia Department of Transportation and the County. 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.

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

31. The proffers approved as a part of zoning case C-30C-88 shall be incorporated in this approval.

32. 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.

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

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. 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.

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

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. Landscaping along Brook Road, and site and street lighting shall comply with the Brook Road Design Guidelines or standards approved by the Director of Planning at the time of landscape and lighting plan review.

42. A coordinated design scheme shall be adopted for all parcels being developed within the shopping center consistent with both the quality of the existing developed portion of shopping center and with the "Brook Road Enhancement Study". The buildings shall be constructed with brick coordinated to match the existing Ukrops building.

43. A coordinated lighting, landscape and signage scheme shall be maintained for all parcels within the Brook Run shopping center.

44. The required 35-foot transitional buffer along Brook Road may be reduced to no less than 25-feet. Planting within the transitional buffer along Brook Road shall conform to the planting standards of the 25-foot transitional buffer or as otherwise approved by the Planning Commission

45. As a condition of the transitional buffer deviation, a public sidewalk and streetscape improvements conforming to the Brook Road enhancement study and such guidelines as may be adopted by the Director of Planning shall be provided prior to the issuance of any occupancy permits.

46. No additional freestanding signs shall be permitted within the shopping center.

 **ACTION: Approved**

PLAN OF DEVELOPMENT

POD-58-03

Office/Warehouse @ Westwood Trail – Westwood Avenue

Jordan Consulting Engineers, P.C. for Brandywine Dabney, LLC and Westwood 2190, 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, 37,500 square foot office/warehouse. The 4.611-acre site is located on the northeast corner of Westwood Avenue and Westwood Trail at 2190 Westwood Avenue on part of parcel 779-736-7015. The zoning is M-2, General Industrial District. County water and sewer. **(Brookland)**

The proposed Office/Warehouse at Westwood Trail and Westwood Avenue would occupy a part of an 18.95 acre undeveloped parcel that fronts on Westwood Avenue and extends along both sides of Westwood Trail, a private road, ultimately connecting to Tomlyn Street, in the Dabney Center Industrial Park, north of I-195. The Property is bordered on the east by the CSX Rail Yard and is divided by an elevated section of I-195 and by John's Creek.

Three agencies have requested a schematic master plan for the entire property: Planning, to determine adequacy of access; DPW, to determine water quality and quantity impacts; and DPU, to determine adequacy of sewer and water systems.

DPU also indicated that the developer would need to connect to a County water main located 600 feet down Westwood Avenue, instead of to the City water main located in the middle of Westwood Avenue. DPU indicated that their service plan requires a loop from the County System in Westwood Avenue along Westwood Trail back to Tomlyn Street to assure adequate water pressure for future development.

The developer has been discussing these issues with staff, however as of the preparation date of the agenda a resolution has not been reached. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the annotations on the plan, and 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 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 Westwood Avenue 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.

continue

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

28. Prior to issuance of a building permit, the developer must furnish a letter from Virginia Department of Transportation (VDOT) stating that this proposed development does not conflict with their facilities.

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

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

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

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

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

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

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

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



ACTION: Approved

SUBDIVISION (*Deferred from the October 22, 2003, Meeting*)
Kingsridge RTH (October 2003 Plan)

Michael E. Doczi & Associates, PLLC for Kingsridge 200, LLC: The 6.34-acre site proposed for a subdivision of 164 townhouses for sale is located on the west line of South Laburnum Avenue between S. Laburnum Avenue and Dabbs House Road, approximately 1,100 feet north of the intersection of S. Laburnum and Nine Mile Road (State Route 33) on parcels 809-726-1917 and 809-725-8954. The zoning is R-5, General Residence District, R-2A, One-Family Residence District and ASO (Airport Safety Overlay) District. County water and sewer. (**Varina**) 164 Lots

Kingridge is a proposed townhouse community located along MTP Concept Road 140-2. Concept Road 140-2, which extends between Dabbs House Road and N. Laburnum Avenue would be

constructed with this project. Fifty-one (51) townhouse units would be located on the north side of the concept road and 113 units would be located on the south side.

A revised plan has been requested to address the requirements of the multi-family design standards. The staff and developer have been working together to address staff's concerns.

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 residential townhouses served by public utilities, the following additional condition is recommended:

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."



ACTION: Approved

SUBDIVISION

Dominion Townes RTH (November 2003 Plan)

Koontz-Bryant, P.C. for EJD Associates, Inc.: The 18.11-acre site proposed for a subdivision of 137 townhouses for sale is located on the east side of Creighton Road, 488 feet north of Laburnum Avenue on part of parcel 809-729-7165 and 810-728-3075. The zoning is RTHC, Residential Townhouse District (Conditional) and ASO (Airport Overlay Safety) District. County water and sewer. **(Fairfield)** 137 Lots

Dominion Townes is a proposed townhouse community located on the south side of Creighton Road east of Laburnum Avenue. One hundred and thirty seven (137) townhouse units are proposed. Nineteen (19) of the townhouses would have attached single car garages.

Dominion Townes is a third phase of the proposed Dominion Village development, a shopping center and a town house community, located at the southeast corner of Creighton Road and Laburnum Avenue.

PODs for the first two phases of the shopping center were approved by the Planning Commission at their August and September meetings.

A revised plan has been requested to address concerns expressed by the County Traffic Engineer regarding the provision of turn lanes on Creighton Road and internal circulation conflicts.

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 residential townhouse conditions for subdivisions served by public utilities, the following additional conditions are recommended:

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 proffers approved as part of zoning case C-9C-03 shall be incorporated in this approval.

 **ACTION: Approved**

PLAN OF DEVELOPMENT

POD-70-03

Trinity Lutheran Church
2315 N. Parham Road

Koontz-Bryant, P.C. for Trinity Lutheran Church: 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, 7,414 square foot church addition and a parking lot. The 2.60-acre site is located at 2315 N. Parham Road at the southeast corner of the intersection of Parham Road and Lansdowne Road, on parcel 756-751-3532. The zoning is R-3, One-Family Residence District. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. There are several outstanding concerns to be resolved with a revised plan. These concerns include a conflict between the proposed dumpster and storm sewer, additional information regarding the building materials and colors of the addition, and details of the carport and covered walk. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

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

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

25. 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. 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. The administrative plan of development for the access road along the southern property line shall be approved prior to building permit approval.



ACTION: Approved

SUBDIVISION

Brookland Gardens Additions (Resubdivision of Block 17, Lots 10-13 and 24, 25)(November 2003 Plan)

E. D. Lewis & Associates, P.C. for Hazel and Robert O. Puryear, Jr.: The 3.09-acre site proposed for a subdivision of 5 single-family homes is located at the southwest corner of Eden Street and Cherrystone Avenue on parcels 774-755-8465, 9533, 9031, 9067 and 775-755-0634. The zoning is R-3, One-Family Residence District. County water and sewer. (Brookland) 5 Lots

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



ACTION: Approved

SUBDIVISION

Cedar Run (November 2003 Plan)

Koontz-Bryant, P.C. for Cedar Fork Properties, L.C. and Loftis Real Estate & Development Inc.: The 67.683-acre site proposed for a subdivision of 132 single-family homes is located on the west side of Cedar Fork Road approximately 900 feet south of the intersection of Cedar Fork Road and Creighton Road on parcels 813-728-1795, 813-729-1810, 729-0099, 812-728-5668, 729-5529 and 729-4468. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. (Fairfield) 132 Lots

The Board of Supervisors will hold a public hearing November 12, 2003 to determine if concept road 140-3 should be altered or removed from the Major Thoroughfare Plan. If the amendment isn't approved, the subdivision will need to be redesigned to accommodate the road. 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:

11. Prior to requesting recordation, the developer shall furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with its facilities.
12. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Cedar Fork Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
13. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
14. The proffers approved as part of zoning cases C-71C-02 and C-40C-03 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. Proposed road network and building lots as shown on the conditional plan will be redesigned to reflect the Board of Supervisors' action on Major Thoroughfare Amendment.



ACTION: Approved

SUBDIVISION

Csiki's Acres (November 2003 Plan)

Barthol Design Associates for W. J. Childress, Inc.: The 24.71-acre site proposed for a subdivision of 18 single-family homes is located along the western line of White Oak Road, approximately 800 feet north of the intersection of White Oake Road and Hurop Road on parcel 856-704-2988. The zoning is A-1, Agricultural District. Individual well and septictank/drainfield. **(Varina)** 18 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 not served by public utilities, the following additional conditions are recommended:

11. Each lot shall contain at least 1 acre.

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



ACTION: Approved

SUBDIVISION

Purcell Manor

10200 Purcell Road (October 2003 Plan)

Koontz-Bryant, P.C. for Landin-Cole Construction Development, LLC: The 1.733-acre site proposed for a subdivision of three, single-family homes is located on the west side of Purcell Road approximately 50 feet south of Chariot Street on parcel 770-763-7835. The zoning is R-3, One-Family Residence District. County water and sewer. **(Brookland)** 3 Lots

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

12. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along CSX Railroad shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
13. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
14. 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.

 **ACTION: Approved**

SUBDIVISION

Westover Pines RTH (June 2002 Plan)

Schmidt & Associates for Westover Pines, L.L.C.: The 3.895-acre site proposed for a subdivision of 35 townhouses for sale is located on the west side of Westover Avenue, approximately 125 feet north of Third Street Extended on parcel 802-731-5453. The zoning is RTH, Residential Townhouse District. County water and sewer. (**Varina**) 35 Lots

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

13. The detailed plant list and specifications for the landscaping to be provided within the 20-foot-wide planting strip easement along Westover Avenue shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
14. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
15. 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.

 **ACTION: Deferred to December 17, 2003**

LANDSCAPE & LIGHTING PLAN (*Deferred from the October 22, 2003, Meeting*)

LP/POD-27-03

Chipotle Mexican Grill

Barnes & Grogan for Chipolte Mexican Restaurant: Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 1.44-acre site is located along the south line of W. Broad Street (U.S. Route 250) approximately 850 feet east of Cox Road on parcel 749-759-5776. The zoning is B-2C, Business District (Conditional). **(Three Chopt)**

As of the preparation date of this agenda, staff has not received a revised plan as requested. The staff's recommendation will be made at the meeting.

 **ACTION: Approved**

LANDSCAPE & LIGHTING PLAN

LP/POD-73-99

Strange's Florist

Ship & Wilson for Strange's Florist Inc.: Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 10.76-acre site is located on the southwest corner of W. Broad Street (U.S. Route 250) and Gayton Road on parcel 733-764-4118. The zoning is B-3C, Business District (Conditional) and WBSO (West Broad Street Overlay) District. **(Three Chopt)**

As of the preparation date of this agenda, staff has not received a revised plan as requested. The staff's recommendation will be made at the meeting.

 **ACTION: Approved**

SUBDIVISION

Camp Hill (October 2003 Plan)

Foster & Miller, P.C. for Danny R. and C. J. Paxton, A. B. Harrelson and Atack Properties, Inc.: The 576-acre site proposed for a subdivision of 308 single-family homes is located generally along the north line of the intersection of New Market Road (State Route 5) and Long Bridge Road between Turner Road and Yahley Mill Road on parcels 833-686-7681 and 833-682-5297. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Varina)** 308 Lots

Revised plans were received on October 30 and November 6, 2003, and staff has not has an opportunity to complete its review of the revised plans. The staff recommendation will be made at the meeting.

 **ACTION: December 17, 2003**

SUBDIVISION (*Deferred from the October 22, 2003, Meeting*)
King's Reach (October 2003 Plan)

Foster & Miller for Quarry Hill Estates, L.C. and Atack Properties, Inc.: The 101.744-acre site proposed for a subdivision of 80 single family homes is located approximately 800 feet south of Quarry Hill Lane at 5600 Pouncey Tract Road (State Route 271) on part of parcels 733-775-7627 and 733-777-4209. The zoning is A-1, Agricultural District. County water and septic tank/drainfield. (**Three Chopt**) 80 Lots

There are several issues that need to be resolved prior to staff recommending approval of this conditional subdivision:

The applicant proposes 80 lots on one point of access. This is in conflict with the Planning Commission's policy restricting the number of lots on one point of access to fifty lots.

- The subdivision plan does not show the three master planned roads indicated on the Major Thoroughfare Plan (MTP). There is currently an amendment to the MTP under review, which was deferred by the Planning Commission to December 11, 2003. The staff does not support the MTP Amendment as proposed.
- Staff has recommended stub streets to the adjacent undeveloped properties. This may alleviate the problem with the excessive length of cul-de-sacs and the conflict with the proposed number of lots on one point of access.
- Staff recommends a fifty-foot buffer along the western property line to reduce the impact of on going quarry operations. In the adjacent jurisdiction, numerous complaints have been filed by Henrico County residents to the east of this proposed subdivision. A combination of a natural or landscaped buffer with a berm is recommended.
- Due to the severe restrictions associated with the soils in the area, staff recommends additional conditions regarding the need for a detailed soils analysis and a buildable area plan indicating suitable areas for septic fields on each lot.

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

5. **REVISED** - A detailed soil analysis shall be performed and other requirements of the Health Department met before final plats are recorded. The developer shall have the center lines of all streets and lot corners staked to facilitate the examination of lots by the Health Department Sanitarians prior to filing for final approval and shall notify the Planning Office and Health Department in writing when the staking has been done. The final plat shall conspicuously indicate all lot(s) not receiving Virginia Department of Health approval for sewage disposal and state that there be no construction on lots without such approval. Details of approved sewage disposal systems and reserved areas for such systems shall be included with the final construction plan

prior to construction plan approval.

11. **AMENDED** - Prior to a request for final approval, the developer shall provide a buildable area plan showing information for all lots within the subdivision. Such plan shall be a part of the 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 and the area of each lot exclusive of floodplain and Chesapeake Bay Act Preservation areas and setback dimensions when applicable.

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

13. 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.

14. 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.



ACTION: January 28, 2004

APPROVAL OF MINUTES: September 24, 2003 and October 22, 2003 Minutes



ACTION: Approved

ADJOURNed at 11:07 a.m.