

PLANNING COMMISSION

SUBDIVISIONS AND PLANS OF DEVELOPMENT

ACTIONS

April 21, 2004

FOR PLANNING COMMISSION APPROVAL

Subdivision: White Oak Forest (April 1999 Plan)
Magisterial District: Varina
Original No. of Lots: 61
Remaining Lots: 9
Previous Extensions: 4
Year(s) Extended: 1 Year - 4/27/05

TRANSFER OF APPROVAL (*Deferred from the March 24, 2004 Meeting*)

POD-10-88

North Court @ Innsbrook John

F. McIntyre for 5030 Sadler Place, LLC and 5040 Sadler Place, LLC: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from Sadler Place, LLC and Financial Enterprises III, LLC to 5030 Sadler Place, LLL and 5040 Sadler Place, LLC. The 1.685-acre site is located at the southwest corner of the intersection of Nuckols Road and Cox Road on parcels 750-766-8562 and 9480. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the new owner has not closed on the property at 5030 Sadler Place. The staff recommendation will be made at the meeting.

(Staff Report by Michael Cooper and Presented by Dave O'Kelly)



ACTION: Approved

TRANSFER OF APPROVAL (*Deferred from the March 24, 2004, Meeting*)

POD-144-88

Mexican Restaurant(Formerly El Paso Restaurant)

Leopoldo Lugo for L J Lugo, LLC: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from John G. Dankos, Jr., Mark A. Dankos, Glenn D. Dankos, Tracey L. Dankos, Holly D. Angel, Trustees of the Dankos Family Irrevocable Trust of January 5, 1988 to L J Lugo, LLC. The 0.550-acre site is located at 910 Parham Road, approximately 200 feet west of the intersection of Parham Road and Brook Road

(U.S. Route 1) on parcel 783-756-9858. The zoning is B-2, Business District. County water and sewer. **(Fairfield)**

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

(Staff Report by Michael Cooper and Presented by Dave O'Kelly)



ACTION: Approved

TRANSFER OF APPROVAL

POD-24-75

Pine Alley Retail (Formerly KFC) - Nine Mile Road

Paul Tiscornig for Pine Alley Lofts SCPLP: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from KFC National Management to Pine Alley Lofts SCPLP. The .483-acre site is located at the northeast corner of Nine Mile Road (State Route 33) and Kenway Avenue at 5000 Nine Mile Road on parcel 811-724-6037. The zoning is B-1, Business 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. A bond shall be posted to cover the site deficiencies as identified in the inspection report dated March 31, 2004, and such deficiencies shall be corrected by June 30, 2004.

(Staff Report and Presentation by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT, TRANSITIONAL BUFFER DEVIATION & MASTER

PLAN (*Deferred from the March 24 2004 Meeting*)

POD-21-04

Bowl America @ Downtown Short Pump

Jordan Consulting Engineers for Short Pump Mini Storage Associates, LC and Bowl America, Inc.: Request for approval of a plan of development, transitional buffer deviation and master plan, as required by Chapter 24, Sections 24-106 and 106.2 of the Henrico County Code, to construct a one-story, 35,165 square foot, 40-lane bowling alley on a 3.61 acre site and a master plan for a 8.95 acre addition to the Downtown Short Pump shopping center. The site is located on the southwest corner of Pouncey Tract Road and I-64 on parcel 739-763-7376. The zoning is M-1C, Light Industrial District (Conditional) WBOS (West Broad Street Overlay) District. County water and sewer. **(Three Chopt)**

Bowl America at Downtown Short Pump is a proposed 8.95-acre addition to the Downtown Short Pump Shopping Center that was originally approved in 1998. The applicant has proposed a 40

lane free standing bowling alley which contains approximately 35,000 square feet of floor area and a master plan for two future two retail buildings totaling approximately, an additional 40,000 square feet of floor area. Approximately 240 parking spaces would be provided with the proposed bowling alley and another 240 would be constructed on the remainder of the property. 25 of those spaces would replace existing spaces in the previously developed shopping center that would be eliminated in conjunction with this development.

The plan provides sole access at this time by a 36-foot wide drive located on the adjoining property in front of the American Family Fitness Building. The applicant has indicated that they have an agreement with the American Family Fitness (Be Fit) property for principal access and shared parking. A parking plan for shared replacement parking is attached to the agenda. The master plan also contemplates shared parking and access with the Skate Nation property. However the owner of Skate Nation has declined an invitation to share either parking or access at this time. There would be sufficient parking on the site to support both the current and future proposed uses even without shared parking with Skate Nation.

The master plan proposes a potential secondary access thru the adjoining Parc Place Development to the Short Pump Town Center Ring Road. The applicant had indicated that they are negotiating an agreement for emergency access across the Parc Place development, as well as possible secondary access to the Short Pump Town Center Ring Road. The applicant has provided a grading plan showing the feasibility of such access. Access to the Short Pump Town Center Ring Road would still require additional approvals from the mall developer, managing agent and anchors. The master plan indicates that future development may be limited if secondary access is not obtained.

A storm water management pond at the northern end of the property would address storm water quantity and quality concerns. A landscape island would protect a monumental oak tree located on the site. The plan includes a request for a Transitional Buffer Deviation, which would reduce the standard 50-foot transitional buffer along the northern property line abutting I-64 to a 25-foot transitional buffer.

The property was rezoned M-1C Light Industrial District in 1998. The proffers applicable to the property contemplated that the property would originally be developed with a mini-storage warehouse facility. The proffers provide that the property would be developed in accordance with site and elevation plans attached to the applicable zoning cases, unless otherwise specifically requested and approved by the Planning Commission at the time of Plan of Development review.

A Plan of Development (POD 57-98) consistent with proffered site plan and elevations (and which included a similar transitional buffer deviation request) was approved by the Commission at its March 28, 1998 meeting. Final construction plans for the Plan of Development were approved by staff on May 27, 1999. No work has taken place on the property. The current Plan of Development approval will expire on July 28, 2004.

Since that time the developer has indicated that development as previously proposed is no longer economically feasible and has submitted the subject development plan for Commission consideration and approval. In addition to the proffered site plans and elevations, the applicable zoning cases proffer a traffic restriction that states "No Plan of Development shall be granted for a use on the Property (other than for mini-storage warehouse facilities) which would generate more trips per day than can be adequately handled in the opinion of the Director of Public Works or until alternative vehicular access is obtained to serve the Property."

Public Works staff, including the County Traffic Engineer has considered the implications of this proffer on the submitted master plan. The Traffic Engineer has indicated that trip generation from the latest edition of the Trip Generation Handbook, published in 2003, suggests at the mini-warehouse facility would have generated 184 trips a day, while the proposed bowling alley would generate 1333 trips per day, and the proposed retail center would generate an additional 3743 trips per day.

Given the additional traffic volumes generated by the proposal, the Director of Public Works has indicated that the proposed bowling alley may be developed with a single point of access, provided that modifications to the American Family Fitness driveway are made and that cross-access agreements for the American Family Fitness driveway are obtained.

The Director of Public Works has also indicated that no further development would be permitted until a second point of access is provided. He noted that two points of access should be provided to allow for additional traffic distribution in the area, and not load up all of the traffic from this site in the one driveway located in front of American Family Fitness.

Due to the access limitations on this site, staff can recommend approval of the POD only, provided the entire site is graded at the time of development, to provide a limited emergency access easement across the Parc Place development. In addition, staff continues to recommend that the lighting and landscaping plans return to the Commission for review and approval at a later date. Staff recommends approval of the revised elevations and layout as substantially conforming to the intent of the proffers.

Since the applicant has not secured unencumbered secondary access, staff cannot recommend approval of the master plan at this time. The applicant should request a withdrawal of the master plan for future development, until such time as secondary access is provided. At that time, it would be appropriate to consider the quality of the secondary access drive with respect to the intensity of any future development.

Should the Commission wish to approve only the Plan of Development, as recommended, the staff recommends approval of the POD subject to the annotations on the plans, the standard conditions for shopping centers and the following additional conditions:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture and specifications and mounting height details shall be submitted for Planning Office review and Planning Commission approval.
23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
25. The proffers approved as a part of zoning case C-3C-98 and C-16C-98 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. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage

plans.

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

29. 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 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.

31. 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 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.

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

33. A coordinated architectural, lighting, landscape and signage scheme shall be maintained for all parcels.

34. Prior to the approval of final construction plans, cross-access easements shall be submitted to the Planning Office for review and approval. Said easement, shall be recored prior to the issuance of Certificates of Occupancy.

35. Prior to the approval of final construction plans, a revised landscape plan for the American Family Fitness property shall be submitted for review and approval. Said plan will document the adequacy of sight distance at major intersections of internal access drives.

36. To the extent determined possible by the Director of Planning or his designee, trees over 36 inches in diameter shall be identified, protected, and preserved on the construction plans.

37. For the purposes of signage, this development shall be identified as separate shopping center. The maximum height of a free-standing sign shall be 10' if within the 35' West Broad Street Overlay District buffer or 25' if outside the buffer.

38. The proposed bowling alley may be developed with a single point of access, provided that modifications to the American Family Fitness driveway are made in accordance with the requirements of the Director of Public Works.

39. Cross-access agreements for the American Family Fitness driveway shall be obtained prior to

approval of construction plans for the bowling alley.

40. No additional development other than the proposed bowling alley shall be permitted until a second point of access is provided in accordance with the requirements of the Director of Public Works.

41. Cross-access agreements for the secondary access driveway shall be obtained prior to approval of construction plans for any additional development.

42. An emergency access easement across the Parc Place development shall be obtained in a form acceptable to the County Attorney, prior to final approval of the construction plan.

43. The site shall be mass graded to accommodate the construction of the emergency access drive, which shall be constructed prior the occupancy of the Bowl America property.

Staff recommends approval of the requested Transitional Buffer Deviation, subject to the following conditions:

1. A 25-foot-wide enhanced transitional buffer shall be provided in lieu of the required 50-foot transitional buffer and the balance of the planting requirement of the 50-foot transitional buffer shall be provided elsewhere on the site.
2. An irrigation plan shall be submitted with the landscape plan, providing for the irrigation of all major landscape areas.
3. The landscape and lighting plan shall be submitted for Planning Commission review and approval.

(Staff Report and Presentation by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION (*Deferred from the January 28, 2004, Meeting*)

POD-71-03

Dunn Building - 3916 Mechanicsville Turnpike

Keith Engineering, Inc. for Dorthy D. Norman: Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code, to add a one-story, 5,000 square foot retail service building addition and a parking lot. The rear wall of the building, at 17 feet high, would replace the required 35-foot transitional buffer along the rear yard. The .74-acre site is located one block south of Laburnum Avenue and Mechanicsville Turnpike on parcels 802-734-6795 and 802-735-6802. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

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

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

24. The entrances and drainage facilities on Mechanicsville Turnpike (U.S. Route 360) shall be approved by the Virginia Department of Transportation and the County.

25. A notice of completion form, certifying that the requirements of the Virginia Department of

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

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

27. A standard concrete sidewalk shall be provided along Mechanicsville Turnpike (U.S. Route 360).

28. Outside storage shall not be permitted.

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

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

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

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. 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 and Presentation by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-28-04

Dominion Townes Sections 1 and 2 – Creighton Road

Koontz-Bryant, P.C. for EDJ Associates, Inc.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 137, two-story, townhouses for sale. The 18.11-acre site is located on Creighton Road 400 feet north of its intersection with Laburnum Avenue on parcels 809-729-7165 and 810-728-3075. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Fairfield)**

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

23. The subdivision plat for Dominion Townes, Sections 1 and 2 shall be recorded before any building permits are issued.

24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real

- Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The 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.
 26. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
 27. A standard concrete sidewalk shall be provided along Creighton Road.
 28. The proffers approved as a part of zoning case C-9C-03 shall be incorporated in this approval.
 29. 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.
 30. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
 31. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
 32. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
 33. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
 34. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction plans needed to implement this conceptual plan may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.
 35. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
 36. The unit house numbers shall be visible from the parking areas and drives.
 37. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be ordered from the County and installed prior to any occupancy permit approval.

(Staff Report and Presentation by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD-29-04

Chick-fil-A @ Short Pump Crossing Shopping Center (POD-20-96 Revised)
3380 Pump Road

Bohler Engineering, P.C. for Sauer Properties, Inc. and Chick-fil-A: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the

Henrico County Code, to construct a one-story, 4,261 square foot restaurant addition to a shopping center. The 0.94-acre site is located at on the west side of Pump Road, approximately 600 feet south of W. Broad Street (U.S. Route 250) on parcel 739-761-6445. The zoning is B-2C, Business District (Conditional) and WBSO (West Broad Street Overlay) District. County water and sewer. **(Three Chopt)**

As of the preparation date of this agenda, information concerning the proposed building colors is pending. Except for Staples, the color of architectural features within Short Pump crossing are either burgundy or gray, whereas Chick-fil-A proposes building mounted lights and entrance and drive-thru canopies in "Chick-fil-A red." The applicant also shows a metal red stripe on the Pump Road elevation that can be used for signage. Per the adopted proffers and the West Broad Street Overlay District, should the applicant wish to utilize these color and materials, the Commission must approve this request.

The staff recommends approval of the Plan of Development subject to the annotations on the plan, the standard conditions for developments of this type, and the following additional conditions are recommended:

23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
25. A standard concrete sidewalk shall be provided along the west side of Pump Road.
26. Outside storage shall not be permitted.
27. The proffers approved as a part of zoning cases C-44C-88 and C-21C-88 shall be incorporated in this approval.
28. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.
29. 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. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-thru delivery facilities, the owner/occupant shall close the drive-thru delivery facilities until a solution can be designed to prevent traffic backup.
32. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
33. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
34. 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 location of all existing and proposed utility and mechanical equipment (including HVAC

units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

36. Only retail business establishments permitted in a B-2 zone may be located in this center.

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

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

(Staff Report by Christina Goggin and Presented by Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-30-04

Ashley & Friends Child Care Center – 1117 W. Nine Mile Road

Engineering Design Associates for Michael G. & Robin M. Jones and Ashley & Friends Child Care Center, 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, 3,360 square foot child care center. The 0.90-acre site is located on the southeast corner of W. Nine Mile Road (State Route 33) and S. Lake Avenue on parcel 819-725-8694. The zoning is O-2, Office District. County water and sewer. **(Varina)**

Staff is concerned with the amount of parking provided for the center's employees and customers. The submitted plan meets minimum code requirements of 2 spaces per classroom and 1 per 250 square feet of office, but staff is concerned that the minimum may be inadequate during peak drop off and pick up times.

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

23. The right-of-way for widening of Nine Mile Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

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

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

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

27. Outside storage shall not be permitted.

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

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 Henrico County maintained right-of-way. The elevations will be set by Henrico County.

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

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

(Staff Report by Christina Goggin and Presented by Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-31-04

Advance Auto Parts - Brook Road (POD-106-84 Revised)

AES Consulting Engineers for Strelitz Brook Road, LLC, and The Crown Companies, 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, 7225 square foot automotive retail store. The 0.657-acre site is located along the west line of Brook Road (U.S. Route 1), approximately 300 feet south of Lakeside Avenue on part of parcel 784-751-4627. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. 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:

23. The right-of-way for widening of Brook Road (U.S. Route 1) as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real

- Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
 26. A standard concrete sidewalk shall be provided along the west side of Brook Road (U.S. Route 1).
 27. Outside storage shall not be permitted.
 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. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to issuance of a certificate of occupancy for this development.
 31. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
- (Staff Report and Presentation by Kevin Wilhite)**



ACTION: Approved

PLAN OF DEVELOPMENT POD-32-04

Midview Child Development Center - New Market Road

Bay Design Group, P.C. for New Market Properties, LLC and GreenLeaf Builders, 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 9,441 square foot day care center with associated parking. The 1.67-acre site is located at the southeast corner of the intersection of New Market Road (State Route 5) and Midview Road on part of parcel 803-701-6867. The zoning is B-1C, Business District (Conditional). County water and sewer. (Varina)

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. The staff has concerns for the current plan. First, the plan does not show the correct right-of-way dedication required by the Department of Public Works. Second, a portion of the proposed drive aisle does not meet County standards for width. Third, the proposed building does not meet the Department of Public Utilities' fire flow requirement.

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 right-of-way for widening of Midview Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at

least sixty (60) days prior to requesting occupancy permits.

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

25. The drainage facilities on New Market Road (State Route 5) shall be approved by the Virginia Department of Transportation and the County.

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

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

28. The proffers approved as a part of zoning case C-34C-03 shall be incorporated in this approval.

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

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

33. 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. 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 Cooper and Presented by Dave O'Kelly)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-33-04

Second Baptist Church - Auxiliary Parking Area

Koontz-Bryant, P.C. for Second Baptist 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 294-space auxiliary parking area. The 4.19-acre site is located at 150 North Gaskins Road on parcel 742-38-7703. The zoning is R-O, One-Family Residence District. **(Tuckahoe)**

As of the preparation date of this agenda, the staff has not completed its review. Revised plans

will be necessary for review. The staff recommendation will be made at the meeting.
(Staff Report and Presentation by Jim Strauss)



ACTION: Deferred to May 26, 2004

PLAN OF DEVELOPMENT

POD-34-04

Roma's East - 325 E. Williamsburg Road

Timmons Group and Gooss & Associates AIA for Giaman, LLC: Request for approval of a plan of development and master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 3,606 square foot restaurant and a 2,051 square foot retail building. The 0.71-acre site is located at 325 E. Williamsburg Road (U.S. Route 60) on parcel 829-715-3035, 4034, and 8918. The zoning is B-1, Business District, R-3, One-Family Residence District and ASO (Airport Safety Overly) District. County water and sewer. **(Varina)**

This site is the subject of a rezoning which would allow inclusion of a residentially zoned parcel proposed for parking along the rear property line. The rezoning is scheduled for approval at the Commission's April 15 meeting. Board action is scheduled May 11, 2004. This plan will be a partial approval.

This project would be one of the first redevelopment under the Sandston Special Strategy Area Guidelines adopted by the Board in 2002. Strict adherence to the plan's design guidelines is important in establishing the standard for future development. The plan meets many of the design guidelines but falls short on several. In addition, the parking landscape areas along both sides of the driveway do not meet County standards. This is a tight site and does not provide the parking needed to serve both the restaurant and retail uses without the rezoning. The driveway in front of the building is an insufficient width to permit the proposed one-way traffic flow without eliminating required parking. In order to provide parking suitable for any future restaurant expansion and bring the building location within the Sandston guidelines, staff recommends the building be moved forward to the 25-foot front yard setback. This would allow six more additional parking spaces than possible under the current layout.

If the applicant decides to keep the proposed layout, at a minimum, the building area must be reduced to provide 6 ft. landscape strips abutting each side parking area, 24-foot driveway aisles, one Williamsburg Road entrance, and the required parking.

Should the Commission act on this request, in addition to the standard conditions for plans of development, the following additional conditions are recommended:

23. A standard concrete sidewalk shall be provided along the south side of Williamsburg Road.
24. The proffers approved as a part of zoning case C-18C-04 shall be incorporated in this approval.
25. 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.

26. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
27. The entrances and drainage facilities on Route 60 shall be approved by the Virginia Department of Transportation and the County.
28. 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.
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. 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. 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. 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 and Presentation by Ted McGarry)



ACTION: Deferred to May 26, 2004

SUBDIVISION (*Deferred from the February 25, 2004, Meeting*)

Dorey Mill (December 2003 Plan)

Engineering Design Associates for Pruitt Properties, Inc. and Loftis Real Estate & Development, Inc.: The 220.53 acre site proposed for a subdivision of 134 single-family homes is centered between Charles City and Darbytown Roads and Gill Dale Park and Yahley Mill Road on parcels 840-692-7093; 836-695-0386; 837-695-5661 and 837-693-5764. The zoning is A-1, Agricultural District. Individual well and Septic Tank/Drainfield. (**Varina**) 134 Lots

This subdivision was deferred from the February 25, 2004 meeting, at the applicant's request. There were two outstanding issues: The subdivision did not respect the Major Thoroughfare Plan (MTP) recommendation and the floodplain is not accurately shown.

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. A resolution amending the MTP by deleting a minor collector (Kara Drive and Forest Drive) is scheduled for Board of Supervisors' action on April 13, 2004.

The proposed subdivision is located on four parcels which are centered in a large "block" of land bounded by a combination of minor arterials, major and minor collectors and proposed Gill Dale Park. The subject site is bisected by an MTP road named Kara Drive and Forest Drive, a minor

collector which extends diagonally through the site connecting Kara Drive and Gill Dale Road, a minor arterial and Yahley Mill Road, a minor collector. The subdivision layout does not reflect the MTP road in the design.

Should the MTP be amended and the concept roads deleted, staff strongly recommends a residential street connection to Yahley Mill Road approximately 3,500 feet north of the current intersection of Kara Drive and Yahley Mill Road. This would improve the distribution of traffic from the subdivision and alleviate further traffic impact on Gill Dale Road.

Until the MTP amendment is acted on by the Board of Supervisors, this subdivision cannot be heard by the Commission. And, should the MTP amendments be approved, staff recommends a single residential street connection to Yahley Mill Road. Should the Commission act on this request, in addition to the standard conditions for subdivisions not served by public utilities, the following additional conditions are recommended:

11. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Gill Dale Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
12. Provide a 10-foot-wide pedestrian access easement to Gill Dale Park at a location acceptable to the Director of Recreation and Parks.
13. Provide a road connection to Yahley Mill Road within the existing 50-foot wide access strip.
(Staff Report and Presentation by Ted McGarry)



ACTION: Approved

SUBDIVISION

Glendale Estates (April 2004 Plan)

Engineering Design Associates for Stuart E. Tompkins & Peggy C. Tompkins and Wilton Real Estates & Development Corp.: The 63.92-acre site proposed for a subdivision of 33 single-family homes is located on the east line of Charles City Road approximately 300 feet north of its intersection with Darbytown Road and Willis Road (State Route 156) on part of parcel 851-689-0862. The zoning is A-1, Agricultural District and ASO (Airport Safety Overlay) District. Individual well and septic tank/drainfield. **(Varina)** 33 Lots

Glendale is a proposed 33 lot, well and septic subdivision located on Charles City Road just north of its intersection with Darbytown and Willis Church Roads. The subdivision falls within the area of intense fighting during the battle known as Glendale June 30, 1862 and is significant for the following reasons:

1. The Civil War Preservation Trust selected Glendale as one of the 10 most endangered battlefields.
2. The Battle of Glendale saw some of the war's worst hand-to-hand combat, as well as 6,500 casualties.
3. Much of the original battlefield is undisturbed and in good integrity and is privately owned.

Staff recommends the applicant delineate existing earthworks and/or other existing features that may exist on site and incorporate these features into the overall development. Additional effort should be made to protect them during construction and an easement placed on them for future protection.

As of the preparation date of this agenda, Public Works Design Division has not completed its review of the revised plan showing the 100-year floodplain. Staff recommendation will be made at the meeting. Should the Commission act on his request, in addition to the standard conditions for subdivisions not 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. Each lot shall contain at least 43,560 square feet, exclusive of the flood plain areas.
13. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100 year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."
14. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Charles City Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
15. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
16. 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. Prior to requesting final approval, the engineer shall furnish the Planning Staff a plan showing a dwelling situated on Lots 11, 12 and 24 to determine if the lot design is adequate to meet the requirements of Chapter 24, of the Henrico County Code.

(Staff Report by Christina Goggin and Presented by Kevin Wilhite)



ACTION: Approved

SUBDIVISION

Hunton Meadows (April 2004 Plan)

Foster & Miller, P.C. for WWJ, L.C., Hunton Associates, L.L.C., RMA Hunton, L.C. and Attack/Eagle Hunton Meadows, LC: The 19.423-acre site proposed for a subdivision of 39 single-family homes is located on the northern line of Mountain Road, approximately 100 feet east of the intersection of Old Mountain Road and Mountain Road on parcels 763-772-8743 and 764-772-1731. The zoning is R-2AC, One-Family Residence (Conditional) and R-2, One-Family Residence District. County water and sewer. **(Brookland)** 39 Lots

As of the preparation date of the agenda, the staff has not completed its review of the plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, in

addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

12. Each lot shall contain at least 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-2C-04 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. Building permits for no more than 6 lots shall be issued prior to the construction of a second point of access.
 18. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Mountain Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
 19. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement adjacent to Interstate 295 shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
- (Staff Report by Michael Cooper and Presented by Dave O'Kelly)**



ACTION: Deferred to May 13, 2004

SUBDIVISION

Staples Mill Trace (April 2004 Plan)

Timmons Group for William C. Kelley and Rogers- Chenault, Inc.: The 7.52-acre site proposed for a subdivision of 13 single-family homes is located along the west line of Staples Mill Road (U.S. Route 33), approximately 450 feet north of Hungary Road on parcel 766-760-5380. The zoning is R-2, One-Family Residence District. County water and sewer. **(Brookland)**
13 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. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Staples Mill Road (U.S. Route 33) shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
- (Staff Report and Presentation by Kevin Wilhite)**

 **ACTION: Approved**

SUBDIVISION & SPECIAL EXCEPTION

Stone Mill (April 2004 Plan)

Engineering Design Associates for Ida R. Jeter, Charles P. and Fannie Stout, and Mojave, LLC: The 8.12-acre site, proposed for a subdivision of 16 single-family homes is located at the southeast corner of the intersection of Staples Mill Road (U.S. Route 33) and Old Springfield Road, on parcels 761-771-2932 and 6141. The zoning is R-2AC, One-Family Residence District (Conditional). County water and sewer. **(Brookland) 16 Lots**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. There are several outstanding issues. One, the current plan shows work to be done within the Limited Access Fence for I-295, which is not acceptable by VDOT. Two, there is disagreement between the applicant and the Department of Public Utilities in regard to where the sanitary sewer should be extended from. Finally, staff has concern for the limited buildable area for lot 3. Staff is asking the applicant to demonstrate a typical dwelling situated within the buildable area for that lot.

Additionally, a special exception is required for lots 4, 5, 6 and 9, as they are double frontage lots on minor streets of less than 60 feet of right-of-way.

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 cases C-65C-03 and C-1C-04 shall be incorporated in this approval.
15. 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.
16. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Staples Mill and Springfield Roads shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

(Staff Report by Michael Cooper and Presented by Leslie News)

 **ACTION: Approved**

SUBDIVISION

Three Notch Place (April 2004 Plan)

Balzer & Associates, Inc. for TC&P LLC: The 14.825-acre site proposed for a subdivision of 74 townhouses for sale is located at the southeast intersection of Pump Road and Three Chopt Road on part of parcel 739-759-9539. The zoning is RTHC, Residential Townhouse District (Conditional) and WBSO (West Broad Street Overlay) District. County water and sewer. **(Three Chopt) 74 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. The proffers approved as part of zoning case C-58C-03 shall be incorporated in this approval.

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.

(Staff Report and Presentation by Kevin Wilhite)



ACTION: Approved

SUBDIVISION

Villages @ The Crossings (April 2004 Plan)

Bay Design Group, P.C. for Sauer Properties, Inc. and Wilton Real Estate & Development Corporation: The 118.39 acre site is proposed for a subdivision of 175 residential townhouses located on the east side of I-95, extending northwardly approximately 2000 feet from Virginia Center Parkway on part of parcel 788-771-3457. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Fairfield) 175 Lots**

As of the preparation date of this agenda, the staff had not received a revised plan as requested. The plan revisions include calculations for the required recreational open space, shift of the proffered berm out of the County utility easement, and relocation of certain dwellings out of the RPA.

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:

13. The proffers approved as part of zoning case C-3C-04 shall be incorporated in this approval.

14. 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."

(Staff Report and Presentation by Ted McGarry)



ACTION: Approved

**LANDSCAPE & LIGHTING PLAN
LP/POD-72-02**

The Cottages @ Cross Ridge, Section 3

Eagle Construction for Courtney Development: 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 15.99-acre site is located at Reedville Avenue at Gwynns Place in CrossRidge adjacent to Section 2 on part of parcel 766-764-1042. The zoning is R-5AC, General Residence District (Conditional). **(Brookland)**

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

6. An irrigation plan shall be submitted for staff review and approval prior to final approval of the landscape plan.

(Staff Report and Presentation by Michael Kennedy)



ACTION: Approved

**LANDSCAPE & LIGHTING PLAN
LP/POD-89-02**

Mountain Road Townes

Mountain-Woodman, LLC: 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 8.374-acre site is located at 2219 Mountain Road on parcels 776-765-5797 and 4657. The zoning is RTHC, Residential Townhouse District (Conditional). **(Fairfield)**

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

(Staff Report and Presentation by Michael Kennedy)



ACTION: Approved

**LANDSCAPE & LIGHTING PLAN
LP/POD-28-03**

The Shoppes @ Westgate at Wellesley

Balzer & Associates, Inc. for Wellesley Centre, LC: 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 6.633-acre site is located at the southeast intersection of W. Broad Street (U.S. Route 250) and Lauderdale Drive on parcel 737-762-4724. The zoning is B-2C, Business District (Conditional) and WBSO (West Broad Street Overlay) District. **(Three Chopt)**

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

(Staff Report and Presentation by Jim Strauss)



ACTION: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-38-03

Retail Shops at the Town Center @ Twin Hickory

Purvis & Associates Inc., L.D. for Retlaw 100, LLC: 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 0.67-acre site is located approximately 800 feet north of the intersection of Nuckols Road and Twin Hickory Road on parcel 746-773-1046. The zoning is B-2C, Business District (Conditional). **(Three Chopt)**

The staff has reviewed the landscape and lighting plan and has requested several revisions to the plan:

- The landscape plan needs to be revised to show the planters for the outdoor dining area as approved with the Provisional Use Permit (P-9-03).
- Trees and light poles in County easements should be relocated, or a maintenance agreement provided with the Department of Public Works and Public Utilities.
- The building mounted light fixtures should be revised to provide a decorative light fixture more compatible with the pedestrian/urban village concept as proposed with the “Town Center Conceptual Plan.”

The staff recommendation will be made at the meeting.

(Staff Report and Presentation by Jim Strauss)



ACTION: Approved

PLAN OF DEVELOPMENT & MASTER PLAN

POD-19-04

Coca-Cola Bottling Facility Expansion(POD-67-88 Revised)

Prime Engineering for Coca-Cola Enterprises, Inc.: Request for approval of a revised plan of development and master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a Phase I, one-story, 102,408 square foot warehouse, a one-story, 4,440 square foot rail car offloading facility, relocation of a rail spur; and a Phase II, 36,350 square foot warehouse expansion, a 16,154 square foot sales center and an auto and truck parking area. The 57.99-acre site is located at 500 Eastpark Court on parcels 819-719-0442 and 820-719-3552. The zoning is M-1C, Light Industrial District (Conditional), M-1, Light Industrial District and ASO (Airport Safety Overlay) District. County water and sewer. **(Varina)**

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 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-92C-96 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 conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction plans needed to implement this conceptual plan may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.
30. The new storage area north of the existing building must be enclosed.
(Staff Report and Presentation by Ted McGarry)

 **ACTION: Approved**

APPROVAL OF MINUTES: March 24, 2004, Minutes

 **ACTION: Approved**

CLOSED MEETING: To discuss legal matters regarding Camp Holly Springs, Inc., v. Henrico County Planning Commission

ADJOURNed at 10:47 a.m.