

PLANNING COMMISSION

SUBDIVISIONS AND PLANS OF DEVELOPMENT

ACTIONS

July 28, 2004

Subdivision: Glenwood Lakes (July 1997 Plan)

Magisterial District: Fairfield

Original No. of Lots: 265

Remaining Lots: 40

Previous Extensions: 6

Year(s) Extended: 1 Year - 7/27/05

PLAN OF DEVELOPMENT (*Deferred from the May 26, 2004, Meeting*)

POD-47-04

Retail Building & BankTown Center @ Twin Hickory

Hankins & Anderson for Edens and Avant: 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, 5,040 square foot retail building and a one-story, 3,594 square foot bank with a drive-thru and associated parking. The 1.61-acre site is located at the southwest intersection of Old Nuckols and Nuckols Road in the Town Center @ Twin Hickory Shopping Center on parcel 745-773-9641. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

The applicant has requested a 60-day deferral to September 22, 2004.

(Staff Report and Presentation by Michael Cooper)



ACTION: Deferred to September 22, 2004

PLAN OF DEVELOPMENT

POD-52-04

The Villas @ Hunton Park - Condos - Hunton Park Boulevard

Foster and Miller, P.C. for Attack Properties and Clarendon Associates, LC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 225 three-story townhouse style condominium units. The 37.847-acre site is located at the southeast corner of Hunton Park Boulevard and Hunton Park Lane on part of parcel 762-773-4696. The zoning is RTHC, Residential Townhouse District. County water and sewer. **(Brookland)**

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

23. The unit house numbers shall be visible from the parking areas and drives.
24. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be ordered from the County and installed prior to any occupancy permit approval.
25. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
26. The proffers approved as a part of zoning case C-67C-03 shall be incorporated in this approval.
27. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
28. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
29. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
30. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
31. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
32. The 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.
33. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The bond shall become effective as of the date that the Homeowners Association assumes responsibility for the common areas.

(Staff Report and Presentation by Ted McGarry)



ACTION: Approved

SUBDIVISION

The Ridge at Hunton Park (July 2004 Plan)

Foster and Miller, P.C. for WWJ. L.C. and Attack Properties, Inc.: The 49.122-acre site proposed for a subdivision of 87 single-family homes is located on the south line of Hunton Park Boulevard approximately, 4,000 feet east of Staples Mill Road (U.S. Route 33) on part of parcel 763-774-7122. The zoning is R-2AC, One-Family Residence District (Conditional). County water and sewer. **(Brookland)** 87 Lots

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

review of the revised plan. The 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-67C-04 shall be incorporated in this approval.
13. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."
14. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along I-295, Hunton Park Boulevard and the eastern terminus of Roads "C" and "E" shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
15. Provide evidence to the Department of Planning that the cemetery has been relocated prior to construction plan approval.
16. A Provisional Use Permit shall be approved by the Board to authorize a gated community prior to final approval.
17. The streets within the gated subdivision shall be built to public road standards and approved by the County Engineer, or certified as complying with public road standards by a private inspection firm approved by the County.
18. Complete construction details for the gates are to be included in the subdivision construction plans and must meet all specifications of the Division of Fire and the Department of General Services.
19. The subdivision plat must contain a note that clearly states that the streets in the subdivision are maintained by the homeowner's association.
20. The subdivision's restrictive covenants shall address the private maintenance of the streets in the public right-of-way. The covenants shall address the financing and scheduling of maintenance, postal delivery, school bus routing, emergency vehicle access, trash and recycling collection, and other related matters.

(Staff Report and Presentation by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION

POD-53-04

The Manor @ Hunton Park - Recreation Center(POD-83-02 Revised)

Foster and Miller, P.C. for Builder Resource and Development Company, L.P.: Request for approval of a revised plan of development and special exception for a private recreation center, as required by Chapter 24, Sections 24-2, 24-13.3 and 24-106 of the Henrico County Code, to construct a one-story, 1,539 square foot recreation center and pool with parking area and permit a gated community. The 0.51-acre site is located at 3497 Manor Grove Circle on part of parcels 765-774-9610 and 765-774-7043. The zoning is R-5AC, General Residence District (Conditional). County water and sewer. **(Brookland)**

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

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-48C-01 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. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The bond shall become effective as of the date that the Homeowners Association assumes responsibility for the common areas.
29. The covenants shall be revised to require mandatory participation by each property owner for the financial support of the clubhouse as part of the annual assessment.
30. Complete construction details for the gates are to be included in the subdivision construction plans and must meet all specifications of the Division of Fire and the Department of General Services.

(Staff Report and Presentation by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT & MASTER PLAN

POD-54-04

Masonic Home of Virginia - Independent Living Units, Phase VI and Master Plan (POD-27-94 Revised)

Powers, Inc. and Mozingo and Associates for Masonic Home of Virginia: Request for approval of a revised plan of development master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 12 independent living units, one-story in height, and a master plan for 43 independent living cottages, 46 apartments, expanded dining hall and wellness center. The 96.5-acre site is located at 4101 Nine Mile Road on parcel 807-721-9026. The zoning is R-5C, General Residence District (Conditional). County water and sewer. **(Varina)**

There are two outstanding issues. First, the 50-10 stormwater detention requirements are not met. Second, the Division of Fire's 150-foot hand hoselay standards are not met. A revised plan has been requested. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The unit house numbers shall be visible from the parking areas and drives.
24. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be ordered from the County and installed prior to any occupancy permit approval.
25. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.

26. The proffers approved as a part of zoning case C-95C-86 shall be incorporated in this approval.
27. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
28. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
29. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
30. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
31. 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.

(Staff Report and Presentation by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-59-04

Villages @ the Crossings, Section 2(POD-49-04 Revised)

Bay Design Group, P.C. for Sauer Properties, Inc. and Wilton Development Corporation:

Request for approval of a revised plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 51 two and three-story residential townhouse units for sale. The 40.98-acre site is located on the east side of Interstate 95 extending northwardly approximately 2,000 feet from Virginia Center Parkway on parcel 788-771-3457. 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 developments of this type, and the following additional conditions are recommended:

23. The subdivision plat for Villages @ the Crossings, Section 2 shall be recorded before any building permits are issued.
24. The proffers approved as a part of zoning case C-3C-04 shall be incorporated in this approval.
25. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The bond shall become effective as of the date that the Homeowners Association assumes responsibility for the common areas.
26. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
27. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.

28. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
29. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
30. The unit house numbers shall be visible from the parking areas and drives.
31. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be ordered from the County and installed prior to any occupancy permit approval.
32. To meet the hand hoselay requirements of the Division of Fire, three-story buildings shall be sprinklered and two-story buildings shall be provided fire lanes at locations satisfactory to Fire.

(Staff Report and Presentation by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-55-04

Max and Erma's @ John Rolfe Commons Shopping Center- 2160 John Rolfe Parkway (POD-79-01 Revised)

Koontz-Bryant, P.C. for Cornett Hospitality and The Wilton Companies: 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 6,497 square foot restaurant and a proposed 588 square foot outdoor dining patio on an outparcel in an existing shopping center. The 1.06-acre site is located on the north line of John Rolfe Parkway, approximately 1,200 feet north of Ridgefield Parkway in the John Rolfe Commons Shopping Center on parcels 737-751-3748, 736-751-6330 and 737-751-0067. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

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

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. Employees shall be required to use the parking spaces provided at the rear of the building as shown on the approved plans.
26. All repair work shall be conducted entirely within the enclosed building.
27. Outside storage shall not be permitted.
28. The proffers approved as a part of zoning case C-66C-88 shall be incorporated in this approval.
29. 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.

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. 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 Department of Planning 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.

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

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

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

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

(Staff Report and Presentation by Christina Goggin)



ACTION: Approved

PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION

POD-56-04

Aspen Park 6009-6013 Staples Mill Road

Carter Design for James R. and Thomas R. Hamilton: Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2(e)(3) of the Henrico County Code, to construct four one-story medical office buildings totaling 20,076 square feet and two office/warehouses totaling 64,556 square feet. The 5.80-acre site is located on the east line of Staples Mill Road (U.S. Route 33), approximately 300 feet north of Aspen Avenue on parcels 774-746-2884, 774-746-3074, 774-746-4666 and 774-746-1058. The zoning is O-2, Office District, O-2C, Office District (Conditional) and M-1, Light Industrial District. County water and sewer. **(Brookland)**

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the 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 right-of-way for widening of School 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 entrances and drainage facilities on Staples Mill Road (U. S. Route 33) 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 Department of Planning prior to any occupancy permits being issued.
27. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
28. All repair work shall be conducted entirely within the enclosed building.
29. Outside storage shall not be permitted unless properly screened per County Code.
30. The proffers approved as a part of zoning cases C-53C-89 and C-102C-89 shall be incorporated in this approval.
31. 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.
32. 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.
33. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
34. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
35. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
36. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
37. 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.
38. 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.
39. 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.
40. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
41. 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 Presentation by Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-50-04

Lakewood Manor Retirement Community - Lauderdale Drive(POD-104-04 Revised)

TIMMONS Group for Virginia Baptist Homes,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 new three-story life care facility; three, 3-story villas with 10 units each; and 14 single-family cottages for an existing lifecare facility. The 128.09-acre site is located at 1900 Lauderdale Drive on parcel 734-744-4554. The zoning is R-6C, General Residence District (Conditional) and C-1, Conservation District. County water and sewer. **(Tuckahoe)**

The applicant is preparing a revised plan which will address issues raised at the staff developer meetings;

- Adequate access to the new buildings, as required by the Fire Marshall (in response to Section 503 of the International Fire Code).
- Questions regarding overall density relative to the floodplain on the project site.
- Details of the building design and architectural treatment.

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 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 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.
26. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
27. The proffers approved as a part of zoning case C-75C-00 shall be incorporated in this approval.
28. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
29. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.

30. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
31. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
32. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
33. 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.
34. The parking spaces adjacent to the recreation areas will be signed "for use for the recreation areas only" and not be used for resident or visitor parking.

(Staff Report and Presentation by Jim Strauss)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-57-04

Staples Mill Car Wash

Koontz-Bryant for Joseph M. Coleman, Roger Bouchard and Champe Granger: 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, 2,072 square foot car wash. The 0.44-acre site is located along the east line of Staples Mill Road (U.S. Route 33), approximately 75 feet north of Heisler Avenue on parcel 770-753-9193. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Brookland)**

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the 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 entrances and drainage facilities on Staples Mill Road (U.S. Route 33) shall be approved by the Virginia Department of Transportation and the County.
25. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning 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. Outside storage shall not be permitted.
28. The proffers approved as a part of zoning case C-52C-02 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 Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.

33. The owner or manager on duty shall be responsible for temporarily closing the car wash facility when the on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way. The owner shall arrange with the Traffic Engineer to provide standard traffic control signs to notify customers that stopping or standing on the public right-of-way shall not be permitted near the entrances to the car wash facility.

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 Kevin Wilhite)



ACTION: Deferred to August 12, 2004

PLAN OF DEVELOPMENT

POD-58-04

Long John Silver's 2318 E. Laburnum Avenue(POD-126-84 Revised)

VHB for Jeff Gasper: 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, 2,818 square foot restaurant with a drive through. The 0.817-acre site is located at the northwest corner of the intersection of E. Laburnum Avenue and Harris Avenue on parcel 803-735-2272. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Fairfield)**

A revised plan has been requested to address outstanding issues including relocation of a water line out of an area containing existing trees, adjustment of the drive aisle width at the rear of the building, relocation of the dumpster out of a utility easement, provision of a masonry dumpster screen, and potential revisions to the building parapet to screen rooftop HVAC units.

As of the preparation date of the agenda, the staff has not received a 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 right-of-way for widening of Laburnum Avenue 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. The proffers approved as a part of zoning case C-53C-83 shall be incorporated in this approval.

27. 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.

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

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

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

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

32. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up facilities, the owner/occupant shall close the drive-up facilities until a solution can be designed to prevent traffic backup.

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 Leslie News)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-60-04

Lee Conner Realty Office Building-245 East Williamsburg Road

Engineering Design Associates for Lee Conner Realty Associates: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a two-story, 5,280 square foot office building. The 0.94-acre site is located at 245 E. Williamsburg Road (U.S. Route 60), approximately 500 feet east of the intersection of Williamsburg Road (U.S. Route 60) and Raines Avenue on parcel 828-715-6950. The zoning is B-1, Business District. County water and sewer. **(Varina)**

As of the preparation date of the agenda, the staff has not received a revised plan as requested. The original plan does not provide adequate right-of-way dedication. Additionally, the plan does not provide information for the colors of the exterior materials for the building and the plan does not demonstrate adequate stormwater outfall. Finally, staff has asked the applicant to relocate the proposed dumpster away from the adjacent residential properties.

The staff recommendation will be made at the meeting. Should the Commission act on the 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 Williamsburg 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 entrances and drainage facilities on Williamsburg Road (U.S. Route 60) shall be approved by the Virginia Department of Transportation and the County.

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

27. 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.

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

29. A standard concrete sidewalk shall be provided along the south side of Williamsburg Road.

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. 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.

(Staff Report and Presentation by Michael Cooper)



ACTION: Deferred to September 22, 2004

PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION

POD-61-04

5800 Greendale Road Warehouse

Wingate and Kestner for Bertozzi Family Limited Partnership: Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 106.2(3)a of the Henrico County Code, to construct a 6,750 square foot warehouse at the northwest corner of Briar Lane and Greendale Road on parcel 775-746-2420. The transitional

buffer deviation would reduce the alternative 30-foot buffer to accommodate the entrance drive to the property. The zoning is M-1, Light Industrial District. County water and sewer (**Brookland**)

As of the preparation date of the agenda, there are outstanding issues regarding stormwater management. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard condition for developments of this type, the following additional conditions are recommended:

9. AMENDED - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
25. Outside storage shall not be permitted.
26. All exterior lighting fixtures shall be designed and arranged so the source of light is not visible from the roadways or adjacent residential properties. The lighting shall be low intensity, residential in character, and the height or standards shall not exceed 15 feet.
27. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
28. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
29. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
30. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
31. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
32. The owners shall not begin clearing of the site until the following conditions have been met:
 - (a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.
 - (b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.
 - (c) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Department of Planning and the Department of Public Works.
 - (d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for approval.
33. 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.

The staff recommends approval of the transitional buffer deviation to reduce the alternative 30-foot transitional buffer along the entrance drive to the property, subject to the following conditions:

1. The proposed wood fence shall be replaced with a 10-foot-fence "fencecrete" masonry wall.
2. Planting equal to the 25-foot transitional buffer shall be maintained or provided by supplemental planting between the wall and the unimproved portion of Greendale Road.
3. The requirements of the 50-foot transitional buffer shall be satisfied along the northern property line.

(Staff Report and Presentation by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT & MASTER PLAN

POD-62-04

Kingsridge, Section 1

Michael E. Doczi & Associates, PLLC for Kingsridge 200, 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 160, two-story townhouses for sale. The 25.87-acre site is located at the intersection of E. Richmond and Dabbs House Roads and fronts on Laburnum Avenue on parcels 809-725-8954 and 809-726-1917. The zoning is R-5, General Residence District. County water and sewer (**Varina**)

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

23. The right-of-way for widening of Concept Road 140-2 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 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. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
28. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.

29. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The bond shall become effective as of the date that the Homeowners Association assumes responsibility for the common areas.

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

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

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

33. 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.

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.

35. The unit house numbers shall be visible from the parking areas and drives.

36. 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 & MASTER PLAN

POD-63-04

The Shops at Willow Lawn Redevelopment Plan

Vanasse, Hangen, Brustlin, Inc. for Federal Realty Investment Trust: Request for approval of a plan of development master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to redevelop an existing shopping center and retail strip center including a 2,550 square foot addition and an outparcel addition to the retail strip center, and the addition of two out parcels in the shopping center. The additions total 17,853 square feet. The 35.22-acre site is located at 1601 Willow Lawn Drive at the southeast corner of W. Broad Street (U.S. Route 250) and Willow Lawn Drive on part of parcels 773-736-2198 and 773-736-6272. The zoning is B-2, Business District. County water and sewer. **(Brookland)**

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

23. Only retail business establishments permitted in a B-2 zone may be located in this center.
24. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
25. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
26. The entrances and drainage facilities on W. Broad Street (U.S. Route 250) shall be approved by the Virginia Department of Transportation and the County.
27. 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 Department of Planning prior to any occupancy permits being issued.
28. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
29. Outside storage shall not be permitted.
30. 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.
31. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
32. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
33. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
34. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
35. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
36. 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.
37. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
38. 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.
39. 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 & SPECIAL EXCEPTION

POD-64-04

Settlers Ridge, Section A

Engineering Design Associates for William W. Reed, the Estate of Margaret R. Harrison and Settlers Ridge, LLC: Request for approval of a plan of development and special exception, as required by Chapter 24, Sections 24-106, 24-13.3 and 24-12(b) of the Henrico County Code, to construct 48 detached dwellings for sale with zero lot lines and a private, non-commercial, recreation center. The 19.455-acre site is located at the southwest intersection of Burning Tree Road and S. Laburnum Avenue, adjacent to Pocahontas Parkway (State Route 895) on parcels 806-692-0994 and 805-692-4564. The zoning is R-5AC, General Residence District (Conditional). County water and sewer. (**Varina**)

As of the preparation date of the agenda, the staff has not received a revised plan addressing the dedication of the right-of-way along Burning Tree Road, the configuration of the common areas and buffers around the boundary of this development, and the concerns over the provision of public utilities to this site. The staff recommendation will be made at the meeting.

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

9. AMENDED - A detailed landscaping plan shall be submitted to the Department of Planning 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 Department of Planning review and Planning Commission approval.
23. The subdivision plat for Settlers Ridge, Section A shall be recorded before any (building permits/occupancy permits) are issued.
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-74C-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. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The bond shall become effective as of the date that the Homeowners Association assumes responsibility for the common areas.
29. Approval of the construction plans by the Department of Public Works does not establish the

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

30. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public works, which addresses the possible future extension of any stub street.

31. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by the engineer. An engineer's report certifying the suitability of the fill materials and its compaction shall be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.

32. The unit house numbers shall be visible from the parking areas and drives.

33. 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.

34. Roof edge ornamental features that extend over the zero lot line, and which are permitted by Section 24-95(i)(1), must be authorized in the covenants.

35. Eight-foot easements for construction, drainage, and maintenance access for abutting lots shall be provided and shown on the POD plans.

36. Building permit request for individual dwellings shall each include two (2) copies of a layout plan sheet as approved with the plan of development. The developer may utilize alternate building types providing that each may be located within the building footprint shown on the approved plan. Any deviation in building footprint or infrastructure shall require submission and approval of an administrative site plan.

(Staff Report and Presentation by Kevin Wilhite)



ACTION: Approved

SUBDIVISION

Dumbarton (July 2004 Plan)

TIMMONS Group for Dakota Associates, LLC: The 1.80-acre site proposed for a subdivision of 5 single-family homes is located on the north side of Irisdale Avenue, 300 feet west of the intersection of Impala Avenue and Irisdale Avenue in the Dumbarton Subdivision on part of parcels 776-745-2101 and 776-745-0598. The zoning is R-4, One-Family Residence District. County water and sewer. **(Brookland) 5 Lots**

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

12. Each lot shall contain at least 8,000 square feet, exclusive of the flood plain areas.

13. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."

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

(Staff Report and Presentation by Michael Kennedy)



ACTION: Approved

SUBDIVISION

Glenside Woods (July 2004 Plan)

Bay Design Group, P.C. for Richard Holland and Commonwealth Properties: The 18.20-acre site proposed for a subdivision of 101 townhouses for sale is located along the northern line of Glenside Drive, approximately 1,500 feet west of the intersection of Glenside Drive and Staples Mill Road (U.S. Route 33) on part of parcel 771-748-5588. The zoning is RTHC, Residential Townhouse District (Conditional) and R-5C, General Residence District (Conditional). County water and sewer. **(Brookland) 101 Lots**

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

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-53C-00 shall be incorporated in this approval.
15. The detailed plant list and specifications for the landscaping to be provided within the 50-foot landscape buffer along Glenside Drive shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

(Staff Report and Presentation by Michael Cooper)



ACTION: Approved

SUBDIVISION

Hunter's Knoll (July 2004 Plan)

Foster and Miller, P.C. for WWLP Development, LLC and Hill Family, LLC: The 58.0-acre site proposed for a subdivision of 30 single-family homes is located along the east line of Bradbury Road, approximately 0.8 mile south of Darbytown Road on parcels 838-685-7540 and 840-685-2264. The zoning is A-1, Agricultural District and ASO, Airport Safety Overlay District. Individual well and septic tank/drainfield. **(Varina) 30 Lots**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested, showing the location of the required environmental areas and the revisions to the design of the lots. The applicant has not agreed to provide a stub street as annotated on the plan by staff. In addition, the Health Department indicates there are moderate to severe soil limitations in the buildable areas for all but two lots. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard comments for subdivisions not served by public utilities, the following additional conditions are recommended:

11. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."
12. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Bradbury Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
13. A County standard sidewalk shall be constructed along the east side of Bradbury Road.
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.

(Staff Report and Presentation by Kevin Wilhite)



ACTION: Approved

SUBDIVISION

Hunton Station (July 2004 Plan)

Foster and Miller, P.C. for Attack Properties, Inc.: The 8.97-acre site proposed for a subdivision of 32, detached zero lot line homes is located along the southern line of Mill Road, approximately 660 feet west of the intersection of Mill Road and Old Washington Highway on parcels 771-774-3745 and 771-774-2195. The zoning is R-5AC, General Residence District (Conditional). County water and sewer. **(Brookland) 32 Lots**

As of the preparation date of the agenda, staff has not received a revised plan as requested. Staff had concerns for the original plan submitted. One, the right-of-way for Mill Road was incorrectly shown. Two, the required eight-foot maintenance easement for each lot are not shown on the plan. Finally, it does not appear that the required eight-foot maintenance easement for lot 12 will fit next to the proposed BMP.

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 5,625 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-66C-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 Department of Planning 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. The applicant shall quitclaim his interest in any private access roads, or easements within the bounds of this development prior to recordation of the subdivision plat.

(Staff Report by Michael Cooper and Presentation by Jim Strauss)



ACTION: Approved

SUBDIVISION

Rusher Heights (July 2004 Plan)

Engineering Design Associates for William D. and Helen Rusher: The 5.8-acre site proposed for a subdivision of 5 single-family homes is located along the southern line of Rising Mt. Zion Road, approximately 1,600 feet southwest of the intersection of Elko Road and Williamsburg Road (U.S. Route 60), on part of parcel 845-711-8385. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Varina) 5 Lots**

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

11. Each lot shall contain at least one acre, exclusive of the flood plain areas.
12. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."
13. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
14. 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.

(Staff Report and Presentation by Michael Cooper)



ACTION: Approved

SUBDIVISION

Sandy Grove (July 2004 Plan)

Engineering Design Associates for Frederick R. Ellis, Jr.: The 5.37-acre site proposed for a subdivision of 13 single-family homes is located at the northwest intersection of Sandy Lane and Watts Lane on parcels 806-731-1049 and 3524. The zoning is R-3, One-Family Residence District County water and sewer. **(Fairfield) 13 Lots**

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the revised plan. The staff has asked the applicant to address the proposed lot design, in particular the double frontage lot, as well as the location of the cul-de-sac in relation to the adjacent subdivision to the north.

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 10-foot-wide planting strip easement along Watts Lane, Sandy Lane and Mayfair Place shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
13. 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.

(Staff Report and Presentation by Kevin Wilhite)



ACTION: Approved

SUBDIVISION WITH EXCEPTION

Shurm Heights, Section 7 (July 2004 Plan)

2512 Williamsburg Road (U. S. Route 60)

Engineering Design Associates for James Shurm Stewart and John Shurm: The 7.395-acre site proposed for a subdivision and an exception pursuant to Section 19-4 of the Henrico Code, of 26 single-family homes is located along the north side of Williamsburg Road (U.S. Route 60) between Eanes Lane and Shurm Street on parcels 807-714-3147 and 806-714-9730. The zoning is R-4, One-Family Residence District County water and sewer. **(Varina) 26 Lots**

The property is located on a Major Arterial Road. This classification requires an additional 35 feet in addition to the district's 35-foot front yard setback. The existing homes around this subdivision are approximately 35 to 50 feet from Williamsburg Road. Staff is concerned that the additional setback will not allow the new homes to blend into the existing neighborhood.

The applicant is currently purchasing the Satterfield property located at the southeast corner of Williamsburg Road and Eanes Lane to create lot 17. A copy of the recorded deed will be submitted to staff early next week.

Staff recommends that the Planning Commission grant conditional approval and an exception to permit a 50-foot front yard setback from Williamsburg Road subject to the annotations on the plans, the standard conditions for subdivisions served by public utilities, and the following additional conditions:

12. A County standard sidewalk shall be constructed along the north side of Williamsburg Road.

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.

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



ACTION: Approved

SUBDIVISION

Wistar Road (July 2004 Plan)
4408 Wistar Road

Koontz-Bryant, P.C. for Grace V. Potter Estate and Eugene K. Potter: The 2.25-acre site proposed for a subdivision of 3 single-family homes is located along the northeast corner of Wistar Road and Valleyfield Road on parcel 769-752-0313. The zoning is R-2, 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. Each lot shall contain at least 18,000 square feet, exclusive of the flood plain areas.
13. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."
14. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.

(Staff Report and Presentation by Christina Goggin)



ACTION: Approved

SUBDIVISION

Woodman Terrace, Section O (July 2004 Plan)
9501 Bonanza Street and 2106 Hungary Road

Paul Jalbert for Robert C. Stone, Et.Als and Attack-Walker Construction, LLC: The 1.75-acre site proposed for a subdivision of 1 single-family home is located at 9501 Bonanza Street/2106 Hungary Road, approximately 958 feet to the southeast intersection of Bonanza Street and Waterbury Drive on parcels 774-759-7846 and 774-759-8071. The zoning is R-3, One-Family Residence District County water and sewer. **(Brookland) 1 Lot**

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

12. Each lot shall contain at least 11,000 square feet.
13. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.

(Staff Report and Presentation by Christina Goggin)



ACTION: Deferred to September 22, 2004

LANDSCAPE PLAN

LP/POD-40-03 (July 2004 Plan)
Kroger Food Store #525 at Eastridge Road

Vanasse, Hangen, Brustlin, Inc. for Kroger Mid-Atlantic: Request for approval of a landscape plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 8.04-acre site is located at 1510 Eastridge Road approximately 800 feet east of N. Parham Road on parcel 757-744-6868. The zoning is B-2C, Business District (Conditional) (**Three Chopt**)

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

(Staff Report and Presentation by Michael Kennedy)



ACTION: Approved

SUBDIVISION

Turner Forest (July 2004 Plan)

Engineering Design Associates for Melvin A. and Phyllis T. Mathews, Sweet Homes Inc., Stanley E. Acors, Jr. Et Als and Wilton Real Estate and Development Corp.: The 87.20-acre site proposed for a subdivision of 63 single-family homes is located on the west line of Turner Road and east of New Market Heights Lane, approximately one mile north of the intersection of Turner Road and New Market Road (State Route 5), on parcels 828-685-1128, 829-686-5562 and part of 829-686-2304. The zoning is A-1, Agricultural District and ASO, (Airport Safety Overlay) District. Individual well and septic tank/drainfield. (**Varina**) **63 Lots**

A revised plan has been requested to address outstanding issues as annotated on the plan including adjustments to several lots, provision of a stub road, pedestrian access to the park, and additional flood plain and wetlands information. 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:

4. AMENDED -This approval is of the conditional plat only. Final approval of the plat shall not be granted until such time as the Virginia Department of Health has granted approval for sewage disposal on all lots or until a final plat is prepared that conspicuously indicates all lot(s) not receiving Virginia Department of Health approval for sewage disposal, and which states that there shall 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.

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

11. Prior to final approval of the construction plans, grading plans with minimum finished floor elevations are required for the following lots: All lots that have impacted wetlands, all lots adjacent to wetlands, all lots adjacent to yard swales, all lots adjacent to flood plain, all lots that have a sediment trap or basin that is to be filled in, and all lots with excessive slopes, as

determined by the Director of Public Works.

12. Each lot shall contain at least 1 acre, exclusive of floodplain 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. Prior to final approval of the construction plans, the developer shall furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with its facilities.

15. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Turner Road shall be submitted to the Department of Planning for review and approval prior to recordation of the 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. No more than 50 lots may be recorded on a single point of access.

18. The applicant shall consult with the Division of Recreation and Parks on any historical findings as development progresses. A copy of any study identifying and protecting historic resources which may be required by a state or federal agency through its permitting process shall be submitted to the Department of Planning and Division of Recreation and Parks prior to final approval of the construction plans.

19. If a geologic exploration and a geo-technical study is performed by a geo-technical firm representing the applicant to determine if the proposed development may impact ground water quality and quantity at Camp Holly Springs, a copy of the study and recommendations shall be submitted to the Planning Office and the Health Department prior to final approval of the construction plans.

20. Utility easements for future County sanitary sewer main extensions, including permanent and construction easements, shall be shown on the final construction plans in locations mutually acceptable to the applicant and the Director of Public Utilities. Such easements shall be shown on the subdivision plat prior to recordation.

(Staff Report and Presentation by Leslie News)



ACTION: Approved

APPROVAL OF MINUTES: June 23, 2004, Minutes



ACTION: Approved

APPROVAL OF 2005 CALENDAR



ACTION: Approved

ADJOURN

