

PLANNING COMMISSION

SUBDIVISIONS AND PLANS OF DEVELOPMENT

ACTIONS

June 23, 2004

Subdivision: Cedar Grove (June 1998Plan)

Magisterial District: Fairfield

Original No. of Lots: 191

Remaining Lots: 22

Previous Extensions: 3

Year(s) Extended: 1 Year - 6/22/05

Subdivision: Westerre Parkway (June 1999 Plan)

Magisterial District: Three Chopt

Original No. of Lots: 0

Remaining Lots: 0

Previous Extensions: 4

Year(s) Extended: 1 Year - 6/22/05

Subdivision: Wyndham Forest Sec.7 (June 1999 Plan)

Magisterial District: Three Chopt

Original No. of Lots: 51

Remaining Lots: 1

Previous Extensions: 2

Year(s) Extended: 1 Year - 6/22/05

TRANSFER OF APPROVAL (*Deferred from the May 26, 2004, Meeting*)

POD-28-86

Fairfield Inn – 7300 W. Broad Street

Amratlal R. Patel for A&B Richmond Hotel, LLC: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from HHProperties–1, Inc. to A&B Richmond Hotel, LLC. The 4.031-acre site is located at 7300 W. Broad Street (U.S. Route 250) approximately 140 feet north of the intersection of Willard Road and W. Broad Street on parcel 766-749-5530. The zoning is B-2, Business District. County water and sewer. **(Brookland)**

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 conditions:

1. A bond shall be posted to cover the site deficiencies as identified in the inspection report, dated May 11, 2004.
2. Dead and missing landscaping, as identified in the inspection report, dated May 11, 2004, shall be replaced by October 31, 2004
3. The existing shed shall be removed or a revised site plan to include the shed shall be submitted to the Department of Planning for review and approval by July 31, 2004.
4. All other deficiencies as identified in the inspection report, dated May 11, 2004, shall be corrected by July 31, 2004.

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



ACTION: Approved

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION POD-12-04

Darbytown Senior Apartments – Shirleydale Avenue

Balzer & Associates, Inc. for Corbin T. Anderson for John & Martha Gibbs and Interfaith Housing Corporation: Request for approval of a plan of development and special exception, as required by Chapter 24, Sections 24-2, 24-94(b) and 24-106 of the Henrico County Code, to construct a four-story, 106,800 square foot multi-family age restricted apartment building consisting of 108 units. The special exception would authorize a building with a maximum height greater than 2 ½ stories. The 7.92-acre site is located at the southern terminus of Shirleydale Avenue, approximately 790 feet south of Darbytown Road on parcel 804-710-5328. 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 Shirleydale Avenue and Edgelawn Street 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. 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.

(Staff Report and Presentation by Michael Kennedy)



ACTION: Approved

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

POD-38-04

Richmond Federal Credit Union– Brook Road and New York Avenue

F. J. Keith for Richmond Federal Credit Union: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to renovate an existing 3,000 square foot daycare for use as a bank. The 0.83-acre site is located on Brook Road (U.S. Route 1) at 1200 New York Avenue on parcel 783-762-9359. The zoning is 0-2C Office District (Conditional). County water and sewer. **(Fairfield)**

A revised plan addressing staff concerns regarding public improvements to the adjoining streets and security issues has been requested.

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

23. The right-of-way for widening of New York 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 entrances and drainage facilities on Brook Road (U. S. Route 1) 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. The proffers approved as a part of zoning case C-23C-02 shall be incorporated in this

approval.

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. 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 building shall be constructed of red brick and the brick shall not be painted at any time.

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 & MASTER PLAN (*Deferred from the May 26, 2004, Meeting*)
POD-45-04

Hindu Center of Virginia
6051 Springfield Road (POD-105-83 Revised)

Balzer & Associates, Inc. for Hindu Center of Virginia: 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 one-story, 4,444 square foot dining hall addition to an existing multipurpose hall, a one-story, 2,947 square classroom building and a one-story, 4,869 square foot temple on parcels 760-768-8263 and 760-769-9631. The 15.0-acre site is located at 6051 Springfield Road (State Route 157). The zoning is A-1, Agricultural District. Public water and septic tank/drainfield. **(Brookland)**

As of the preparation date of the agenda, there is one outstanding issue. The Health Department has not received calculations showing that the existing drainfield is adequate for the proposed increase in toilet fixtures. 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 entrances and drainage facilities on Springfield Road (State Route 157) shall be approved by the Virginia Department of Transportation and the County.

24. 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.

25. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
26. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
27. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
28. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
29. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
30. The 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.
31. The applicant shall furnish proof to the Department of Planning that conditions satisfactory to the Health Department have been met that insure the proposed septic tank drainfield system is suitable for this project prior to the issuance of a building permit.

(Staff Report and Presentation by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-27-04

Three Notch Place –Three Chopt Road and Pump Road

Balzer & Associates, Inc. for TC&P, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 74, two-story townhouse units for sale. The 14.83-acre site is located at the southeast intersection of Three Chopt and Pump Roads on part of parcel 739-759-6746. The zoning is RTHC, Residential Townhouse District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not received any additional architectural information, as requested. In addition, the staff has not yet completed its review of the tree protection plan recently submitted. 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 Three Notch Place shall be recorded before any building 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-58C-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. 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. continue

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

29. 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 Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-49-04

Villages @ the Crossings, Section I

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

Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 129 residential townhouse units for sale. The 77.03-acre site is 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)**

As of the preparation date of the agenda, the staff had not had an opportunity to complete its review of the plan. The staff's recommendations 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 subdivision plat for Villages @ the Crossings, Section 1, 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 Planning Office - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The bond shall become effective as of the date that the Homeowners Association assumes responsibility for the common areas.
 25. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
 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. 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.
- (Staff Report and Presentation by Ted McGarry)**



ACTION: Approved

PLAN OF DEVELOPMENT

POD-51-04

Westover Pines –320 Westover Avenue

Balzer & Associates, Inc. for Westover Pines, LLC and Kemp/Lang Associates, LLC:

Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 35, two-story and three-story townhouse units for sale. The 3.9-acre site is located on the west side of Westover Avenue, approximately 125 feet north of 3rd Street on parcel 816-728-0487. The zoning is RTH, Residential Townhouse District. County water and sewer. **(Varina)**

As of the preparation date of this agenda, The Department of Public Utilities cannot recommend approval of the plan as submitted until adequate water supply is demonstrated to satisfy needed fire flow requirements to the 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 the Department of Planning review and Planning Commission approval.
23. The subdivision plat for Westover Pines shall be recorded before any building permits are issued.
24. The right-of-way for widening of Westover 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.
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 at least sixty (60) days prior to requesting occupancy permits.
26. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
27. 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.
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. 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.
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. 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 by Christina Goggin and Presentation by Kevin Wilhite)

 **ACTION: Approved**

SUBDIVISION

Candlelight Estates (June 2004 Plan)

Foster & Miller, P.C. for Lucille S. Morrell, Nancy and James A. Seward, Jr., Troy Wayne Clark and Roy Rogers Industries, Inc.: The 9.40-acre site proposed for a subdivision of 31 single-family homes is located on the northern side of Laburnum Avenue approximately 1,000 feet east of Mechanicsville Turnpike (U.S. Route 360) on parcels 804-735-2641, 804-735-3678 and 803-735-9755. The zoning is R-4, One-Family Residence District. County water and sewer. **(Fairfield)** 31 Lots

As of the preparation date of the agenda, staff has not received a revised plan as requested. There are two major concerns with the original plan. One, the original plan indicated several stem lots. Staff asked the applicant to revise the plan to provide cul-de-sac lots instead. Two, the proposed right-of-way was incorrectly labeled and therefore did not meet the Department of Public Work's requirements for right-of-way width. These issues should be addressed on the revised plan. Therefore, the staff recommendation will be made at the meeting. Should the Commission act on this case request, in addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

11. Each lot shall contain at least 8,000 square feet.
 12. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Laburnum Avenue shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
 13. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
 14. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.
- (Staff Report and Presentation by Michael Cooper)**

 **ACTION: Approved**

SUBDIVISION

Thomas Mill (June 2004 Plan)

11808 Old Washington Highway (A Resubdivision of Lakeview)

Foster & Miller, P.C. for Joseph T. Broach and B&B Development Corporation: The 80-acre site proposed for a subdivision of 51 single-family homes is located on the north line of Old Washington Highway, between the Chickahominy River and the CSX Railroad across from

Kellipe Road, on parcels 772-779-5613 and 773-779-3998. The zoning is A-1, Agricultural District. County water and septic tank/drainfield. **(Brookland)** 51 Lots

In November 2002, the Commission granted conditional approval for 46 lots. The applicant has acquired five additional acres to incorporate into the subdivision and proposes a revised total of 51 lots. A proposed road would be extended to provide access to the new lots.

This raises the number of lots on a single point of access above 50, which requires an exception to the Commission's policy. There is a 24-foot graveled private road running parallel to the railroad that could be utilized as an emergency access. Staff suggests that all parties with private access rights consider limiting access for emergency use only. This would also help alleviate staff's concern with potential vehicular conflicts at the terminus of Damsel Stone Court, the private access and new driveways for lots 46 and 47.

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

11. Prior to requesting recordation, the developer shall furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.
12. Each lot shall contain at least 43,560 sq. ft. 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 Old Washington Highway and CSX Railroad shall be submitted to the Department of Planning 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. No building permits will be issued for lots 46 & 47 until accessibility to properties that use the court decreed 24-foot private access road is resolved to the satisfaction of the Director of Planning and the County Attorney.
18. All parties that obtain interest in the aforementioned road should consider limiting physical access for emergency use only.

(Staff Report Christina Goggin and Presentation by Kevin Wilhite)



ACTION: Approved

SUBDIVISION

Townes @ Bickerstaff (June 2004 Plan)

Bay Design Group, P.C. for Rotunda Corporation and Prospect Homes: The 5.07-acre site proposed for a subdivision of 33 townhouses for sale is located at the intersection of Bickerstaff and Okano Roads at 1401 Bickerstaff Road on parcel 804-708-1236. The zoning is R-5, General Residence District. County water and sewer. (Varina) 33 Lots

The staff recommends conditional approval subject to the annotations on the plan and the standard conditions for residential townhouses for sale subdivisions.

(Staff Report and Presentation by Michael Kennedy)



ACTION: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-21-03

Brook Run Animal Clinic
7412 Brook Road (U.S. Route 1)

James Fox & Sons, Inc. for Dr. Michael Zuccaro: 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 .585-acre site is located at 7412 Brook Road on parcel 784-752-5837. The zoning is B-2, Business District. **(Fairfield)**

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, the standard conditions for landscape and lighting plans are recommended.

(Staff Report and Presentation by Jim Strauss)



ACTION: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-17-02

Bartley Pond –Pemberton Road

Bay Design Group, P.C. for Caskey Construction Company: 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 4.38-acre site is located at the southeast corner of the intersection of Pemberton Road and Mayland Drive on parcel 754-756-0177 and part of parcel 754-757-1808. The zoning is RTHC, Residential Townhouse District (Conditional). **(Three Chopt)**

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, the standard conditions for landscape and lighting plans are

recommended.
(Staff Report and Presentation by Jim Strauss)



ACTION: Approved

APPROVAL OF MINUTES: May 26, 2004, Minutes



ACTION: Approved

ADJOURNed at 9:40 a.m.