

PLANNING COMMISSION

SUBDIVISIONS AND PLANS OF DEVELOPMENT

ACTIONS

May 26, 2004

The submission deadline for this hearing date was April 9, 2004.

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS:

EXPEDITED AGENDA:

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL

FOR INFORMATIONAL PURPOSES ONLY

Subdivision: Brookland Gardens (May 2003 Plan)

Magisterial District: Brookland

Original No. of Lots: 3

Remaining Lots: 3

Previous Extensions: 0

Year(s) Extended: 1 Year - 5/25/05

Subdivision: Four Mile Run (April 2003 Plan)

Magisterial District: Varina

Original No. of Lots: 167

Remaining Lots: 67

Previous Extensions: 2

Year(s) Extended: 1 Year - 5/25/05

Subdivision: The Ponds @ Dandridge Farm (May 2003 Plan)(Formerly Old Mill Pond)

Magisterial District: Brookland

Original No. of Lots: 21

Remaining Lots: 21

Previous Extensions: 0

Year(s) Extended: 1 Year - 5/25/05

THREE CHOPT:

Deferred from the February 12, 2004 Meeting:

C-10C-04 Ukrop's Super Market, Inc.: Request to conditionally rezone from B-2C Business

District (Conditional) and O/SC Office Service District (Conditional) to B-2C Business District (Conditional), Parcels 746-773-8345 and 747-773-2781, containing approximately 14.943 acres, located on the east line of Nuckols Road between Twin Hickory Road and Wyndham Forest Drive. A grocery store and other retail uses are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Concentration, Office/Service and Environmental Protection Area.

(Staff Report and Presentation by Mark Bittner)

 **ACTION: Approved**

TRANSFER OF APPROVAL

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)**

As of the preparation date of the agenda, staff has not had an opportunity to complete its review of the site deficiencies associated with this transfer request. The staff recommendation will be made at the meeting.

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

 **ACTION: Deferred to June 23, 2004**

TRANSFER OF APPROVAL

POD-118-87

Gerber’s Children Center - 9307 Quioccasin Road

Charles W. Leopold/Minnieland Child Care Center: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from Gerber’s Children’s Center to Charles W. and J. M. Leopold. The .94-acre site is located on the west line of Shane Road approximately 200 feet south of Quioccasin Road on parcel 749-745-5274. The zoning is O-2, Office District. County water and sewer. **(Tuckahoe)**

As of the preparation date of the agenda, the staff has not had the opportunity to discuss necessary site corrections and scheduling with the property owner. This site is contiguous to POD-8-04 (Quioccasin Road Dental Office) and staff has provided both owners with each other’s contact information to coordinate maintenance and upkeep for the shared parking lot and landscaping. Staff believes that due to the nature of improvements, they should be done simultaneously with the new construction. The staff recommendation will be made at the meeting.

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

 **ACTION: Approved**

PLAN OF DEVELOPMENT

POD-13-04

Lakeside Moose Lodge –Addition (POD-44-80 Revised)

Engineering Design Associates for Loyal Order of the Moose: Request for approval of a revised plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct two building additions totaling 3,016 square feet to an existing 6,700 square foot lodge. The 3.983-acre site is located at 1207 Hilliard Road on the south line of Hilliard Road, approximately 150 feet west of Brook Road (U. S. Route 1) on parcel 784-749-6682. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

A revised plan has been requested to address several outstanding issues, including conflicts with the flood plain, storm water management, fire protection requirements, parking lot layout discrepancies, and screening of the dumpster. Additionally, staff has recommended that landscaping be added along the Hilliard Road frontage of the property to bring the site into conformance with current regulations. The revised plan was received on the preparation date of the agenda, and staff has not had an opportunity to complete its review. 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 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. 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 (*Deferred from the April 21, 2004, Meeting*)

POD-30-04

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

Engineering Design Associates for Michael G. & Robin M. Jones and Ashley & Friends Child Care Center, Inc.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 3,360 square foot child care center and a 880 square foot future addition. The 0.90-acre site is located on the southeast corner of W. Nine Mile Road (State Route 33) and S. Lake Avenue on parcel 819-725-8694. The zoning is O-2, Office District. County water and sewer. (**Varina**)

The applicant has redesigned the site to provide 15 parking spaces, whereas the first plan provided 7. The revised floor plan includes 3 classrooms, approximately 150 square feet of office space and a future classroom addition, regaining a total of 9 spaces. The minimum code parking requirement for childcare is 2 spaces per classroom and 1 space per 250 square feet of office space.

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 right-of-way for widening of Nine Mile Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
26. Employees shall be required to use the parking spaces provided at the rear of the building(s) as shown on the approved plans.
27. Outside storage shall not be permitted.
28. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
29. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
30. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
31. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
32. Insurance Services Office (ISO) calculations must be included with the plans and contracts

and must be approved by the Department of Public Utilities prior to the issuance of a building permit.

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

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

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

36. The conceptual master plan, as submitted with this application, is for planning and information purposes only.

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



ACTION: Approved

PLAN OF DEVELOPMENT *(Deferred from the April 21, 2004, Meeting)*

POD-33-04

Second Baptist Church - Auxiliary Parking Area

Koontz-Bryant, P.C. for Second Baptist Church: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 294-space auxiliary parking area. The 4.19-acre site is located at 150 North Gaskins Road on parcel 742-738-7703. The zoning is R-O, One-Family Residence District. **(Tuckahoe)**

As of the preparation date of this agenda, the staff has not received a revised plan, as requested. Revised plans are necessary to address the drainage requirements for this project and a proposed median break in North Gaskins Road. The staff recommendation will be made at the meeting.

(Staff Report and Presentation by Jim Strauss)



ACTION: Approved

PLAN OF DEVELOPMENT *(Deferred from the April 21, 2004, Meeting)*

POD-34-04

Roma's East - 325 E. Williamsburg Road

Timmons Group and Gooss & Associates AIA for Giaman, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 3,606 square foot restaurant and a 2,051 square foot retail building. The 0.71-acre site is located at 325 E. Williamsburg Road (U.S. Route 60) on parcels 829-715-3035,

4034, and 8918. The zoning is B-1, Business District, R-3, One-Family Residence District and ASO (Airport Safety Overlay) District. County water and sewer. **(Varina)**

This site is the subject of a rezoning which would allow inclusion of parcel currently zoned residential to be used for parking along the rear property line. The rezoning was recommended for approval at the Commission's May 13th meeting. Board action is scheduled June 8, 2004. This project would be one of the first redevelopment projects under the Sandston Special Strategy Area Guidelines adopted by the Board in 2002. Strict adherence to the plan's design guidelines is important in establishing the standard for future development. The plan meets many of the design guidelines but falls short on several. In addition, the parking landscape areas along both sides of the driveway do not meet County standards. This is a tight site and does not provide the parking needed to serve both the restaurant and retail uses without the rezoning. The driveway in front of the building is an insufficient width to permit the proposed one-way traffic flow without eliminating required parking. In order to provide parking suitable for any future restaurant expansion and bring the building location within the Sandston guidelines, staff recommends the building be moved forward to the 25-foot front yard setback. This would allow six more additional parking spaces than possible under the current layout.

A revised plan to address these issues has been promised but has not been received. Staff cannot recommend approval of this plan.

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

23. A standard concrete sidewalk shall be provided along the south side of Williamsburg Road.
24. The proffers approved as a part of zoning case C-18C-04 shall be incorporated in this approval.
25. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.
26. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
27. The entrances and drainage facilities on Route 60 shall be approved by the Virginia Department of Transportation and the County.
28. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Planning Office prior to any occupancy permits being issued.
29. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
30. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
31. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
32. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.

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

34. When the residential rezoning is adopted by the Board, the additional parking spaces may be approved administratively.

(Staff Report and Presentation by Ted McGarry)



ACTION: Deferred to June 10, 2004

PLAN OF DEVELOPMENT

POD-37-04

John Rolfe Place - 11801 Ridgefield Parkway

Koontz-Bryant, P.C. for John Rolfe Commons, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a medical office complex consisting of four buildings for a total of 23,267 square feet. The 5.476-acre site is located at the southwest corner of John Rolfe Parkway and Ridgefield Parkway on parcel 736-750-3453. The zoning is O-2C, Office 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:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture and specifications and mounting height details shall be submitted for Planning Office review and Planning Commission approval.
23. The right-of-way for widening of John Rolfe Parkway 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. Outside storage shall not be permitted.
27. The proffers approved as a part of zoning case C-46C-97 shall be incorporated in this approval.
28. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
29. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.

30. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
31. 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. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to issuance of a certificate of occupancy for this development.
34. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

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



ACTION: Approved

PLAN OF DEVELOPMENT

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 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 Planning Office prior to any occupancy permits being issued.

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

28. 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: Deferred to June 23, 2004

PLAN OF DEVELOPMENT

POD-39-04

Shoppes at The Glen –Cox Road and Westerre Parkway

Balzer & Associates, Inc. for Retlaw 100 LLC, T. Walter Brashier, and Shor Real Estate, Inc.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 42,000 square foot shopping center. The 5.24-acre site is located at the southeast corner of Cox Road and Westerre Parkway on parcels 748-758-5169 and 748-759-6017. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not completed its review of the revised site plan and has not received revised architectural plans, 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 Cox Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
26. A standard concrete sidewalk shall be provided along the east side of Cox Road.
27. Employees shall be required to use the parking spaces provided at the rear of the building(s) as shown on the approved plans.
28. Outside storage shall not be permitted.
29. The proffers approved as a part of zoning case C-63C-98 shall be incorporated in this approval.
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 Planning Office and approved prior to issuance of a certificate of occupancy for this development.
35. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
36. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
37. 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.
38. The existing Old Cox Road right-of-way shall be vacated prior to Planning Office approval of the construction plans.

(Staff Report and Presentation by Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-40-04

Mountain Road Retail Shops - 1574 Mountain Road

Jordan Consulting Engineers, P.C. for Needle's Eye Ministries Inc and Boze Properties, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 14,600 square foot shopping center. The 2.18-acre site is located at the southeast corner of Mountain Road and New York Avenue on parcel 781-761-8665. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

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

23. The right-of-way for widening of Mountain Road and 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 developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
26. Employees shall be required to use the parking spaces provided at the rear of the building(s) as shown on the approved plans.
27. Outside storage shall not be permitted.
28. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.
29. Prior to issuance of a building permit, the developer must furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.
30. 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.
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. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
35. 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.
36. 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.
37. 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.

38. Only retail business establishments permitted in a B-3 zone may be located in this center.

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

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

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



ACTION: Approved

PLAN OF DEVELOPMENT

POD-41-04

Eubank Center - 4104 Eubank Road (POD-65-99 Expired)

Engineering Design Associates for John A. and Wyatt L. Heisler, IV and J. A. Heisler Contracting Company, Inc.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct two, one-story buildings totaling 11,482 square feet of office/warehouse. The 0.71-acre site is located at 4104 Eubank Road on parcel 813-713-4716. The zoning is M-1, Light Industrial District and ASO (Airport Safety Overlay) District. **(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 developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.

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

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

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

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

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

29. 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.

30. Prior to issuance of a building permit, the developer must furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.

(Staff Report and Presentation by Ted McGarry)

 **ACTION: Approved**

PLAN OF DEVELOPMENT

POD-42-04

Dominion Place – Dominion Boulevard

Foster & Miller, P.C. for Papec Richmond II LLC and Highwoods Properties: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 10, one-story office buildings totaling 66,550 square feet. The 6.28-acre site is located at 4403 Sadler Road on parcel 747-763-4389. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

A revised plan addressing staff concerns regarding the setback from Sadler Road and the dedication of additional right-of-way for Sadler Road 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, and the following additional conditions are recommended:

23. The right-of-way for widening of Sadler 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 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-27C-99 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. 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 Planning Office and the Department of Public Works.

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

33. 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. A 30-foot-wide natural or landscaped buffer shall be provided along the northeast property line.

35. A 50-foot-wide natural or landscaped buffer shall be provided along the ultimate ROW for Sadler Road.

36. The ultimate ROW for Sadler Road shall be dedicated prior to the approval of construction plans.

37. All setbacks shall be measured from the ultimate ROW for Sadler Road.

38. An irrigation plan per the proffers shall be submitted with the landscape plan for the staff review and approval.

39. Covenants and restrictions per the proffers shall be submitted for staff review and approval prior to the approval of construction plans.

40. A 200-foot setback is required from the ultimate ROW for Sadler Road. Therefore the plan must be revised to remove three buildings from within the setback.

(Staff Report Presentation by Michael Kennedy)



ACTION: Deferred to June 10, 2004

PLAN OF DEVELOPMENT

POD-43-04

Virginia Home for Boys – Homeview Drive

Jordan Consulting Engineers, P.C. for Virginia Home for Boys: 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, 15,800 square foot school building with administrative offices. The 32.1-acre site is located along the northern line of Broad Street (U.S. Route 250), approximately 340 feet east of the intersection of Homeview Drive and Broad Street (U.S. Route 250) on parcel 760-757-5611. The zoning is A-1, Agricultural District, B-3, Business District and R-3, One-Family Residence District. County water and sewer. **(Brookland)**

As of the preparation date of the agenda, staff has not received a revised site plan, as requested. A revised site plan is needed to address the Fire Department's requirements for access to all sides of the building. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

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

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

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

(Staff Report by Michael Cooper Presentation by Dave O'Kelly)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-44-04

Saxon Capital Headquarters Innsbrook North (POD-52-90 Revised)

Foster & Miller, P.C. for OMI Specialty Inc and Highwoods Properties: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a four-story, 115,000 square foot office building. The 9.497-acre site is located along the west line of Cox Road, approximately 1100 feet north of Nuckols Road on parcels 752-768-0441 and 751-768-9518. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not 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 developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.

26. Outside storage shall not be permitted.

27. The proffers approved as a part of zoning cases C-26C-85, C-46C-85 and C-77C-88 shall be incorporated in this approval.

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

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

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

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

(Staff Report and Presentation by Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT & MASTER PLAN

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. Individual well and septic tank/drainfield. **(Brookland)**

There are two outstanding issues. First, the Department of Public Utilities and Division of Fire cannot recommend approval because the existing water pressure is inadequate for the required fire flow. Second, the Health Department has not received calculations showing the existing drainfield is adequate for the proposed increase in toilet fixtures.

As of the preparation date of the agenda, the staff has not received revised calculations, 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 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 Planning Office 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 Planning Office 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: Deferred to June 23, 2004

PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION

POD-46-04

Sifen Self Storage @ Laburnum (POD-58-00 Revised)

Balzer & Associates, Inc. for Creighton Laburnum Associates and Michael D. Sifen Inc.:

Request for approval of a revised plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106, 24-106(3)a and 24-106.2 of the Henrico County Code, to construct four mini storage buildings totaling 110,825 square feet and a manager's residence. The 6.67-acre site is located at Laburnum Avenue and Creighton Road on parcel 808-729-7538. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Varina)**

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the revised plan. This plan does not show the five buildings with masonry walls in a “compound” arrangement like the original staff 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 Creighton and Dabbs House Roads 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 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-41C-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. 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 Henrico County maintained right-of-way. The elevations will be set by Henrico County.

(Staff Report and Presentation by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT

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)**

As of the preparation date of the agenda, the staff has not received a revised site plan or architectural, as requested. Staff had several concerns with the original plan. The most important concern at this time is in regard to the proposed bank. The exterior building materials are not architecturally compatible with the existing buildings within the shopping center. 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 Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture and specifications and mounting height details shall be submitted for Planning Office review and Planning Commission approval.
23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
25. A standard concrete sidewalk shall be provided along the south side of Old Nuckols Road.
26. The proffers approved as a part of zoning cases C-19C-94, C-56C-94, C-49C-96 and C-68C-99 shall be incorporated in this approval.
27. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
28. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
29. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up teller facilities, the owner/occupant shall close the drive-up teller facilities until a solution can be designed to prevent traffic backup.
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. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to issuance of a certificate of occupancy for this development.
32. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
33. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
34. The ground area covered by all buildings shall not exceed in the aggregate 25 percent of the total site area.

(Staff Report by Michael Cooper and Presentation by Kevin Wilhite)



ACTION: Deferred to July 28, 2004

SUBDIVISION

Autumn Chase (Mau 2004 Plan)

Foster & Miller, P.C. for Mary C. Spiers, Martha A. Luck (Trustee Est. of Bernard L. Jones), Blake Brothers, Inc. and RRI, LLC: The 7.08-acre site proposed for a subdivision of 21 single-family homes is located at the intersection of Yeates Lane and Brooks Road, 5616 Yeates Lane on parcel 816-724-5826, 6950 and 3854. The zoning is R-2A, One-Family

Residence District and R-4, One-Family Residence District. County water and sewer. (**Varina**)
21 Lots

A revised plan addressing staff's concerns regarding the extension of Brooks Road and the location of stream protection areas 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:

12. Lot 4 shall be eliminated and an extension of Brooks Road shall be dedicated and constructed to connect Dendron Drive to Yates Road.
13. Brooks Road shall be improved adjacent to Lots 1 and 2.
14. Provide area of lots within and without floodplain. Floodplain shall not be included in minimum lot area.
15. Provide minimum side yard setback from any remaining wetlands. Wetlands located within minimum yards shall be considered impacted.
16. The location of the Stream Protection Area (SPA) along the western boundary of the subdivision shall be identified in accordance with the requirements of the Director of Public Works and adequate buildable areas shall be located outside the SPA.

(Staff Report and Presentation by Michael Kennedy)



ACTION: Approved

SUBDIVISION

Camp Hill (May 2004 Plan)

Foster & Miller, P.C. for Paul H. Sweeney, Sr. and Elizabeth B.: The 30.23-acre site proposed for a subdivision of 19 single-family homes is located at 3978 New Market Road on the north line of New Market Road (State Route 5) at the intersection of New Market Road and Longbridge Road on parcel 830-681-2067. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. (**Varina**) 19 Lots

This request is for nineteen (19) lots on a 30-acre parcel of land adjacent to the previously approved Camp Hill Subdivision (October 2003 Plan). A proposed road would connect to a stub road approved with the first subdivision. No changes to the originally approved Camp Hill plan are proposed.

Staff recommends conditional approval of the plan, subject to the annotations on the plan, the standard conditions for subdivisions not served by public utilities, and the following additional conditions:

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

15. Prior to requesting final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat. The covenants should establish conditions to provide for perpetual upkeep of the historic fort/breastworks to be preserved within the common area, including interpretive signage or other facilities provided.

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, inclusive of lots approved with the Camp Hill October 2003 Plan.

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 Planning Office 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 to be 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. Lots approved as part of this subdivision shall be included in the overall phasing plan for the Camp Hill (October 2003 Plan), subdivision, which shall be submitted with the first application for final approval for either subdivision, and which shall be updated with each subsequent

application.

21. 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.

22. Any application for final approval which does not substantially conform to the plat as approved for conditional approval as determined by the Director of Planning, shall be submitted for reconsideration by the Planning Commission.

23. Lots # 3, 4, 5, 6, and 7, Block D as shown on the conditional plan shall be reserved and not granted final approval until the lifetime rights for the existing dwelling have been terminated. **(Staff Report and Presentation by Leslie News)**



ACTION: Approved

SUBDIVISION

Maiden Hills (May 2004 Plan)

Foster & Miller, P.C. for John O. H. Maiden and Attack Properties, Inc.: The 4.90-acre site proposed for a subdivision of 4 single-family homes is located approximately 675 feet east of Nuckols Road on the north line of Opaca Road at 11122 Opaca Lane on parcel 748-772-3954. The zoning is A-1, Agricultural District. County water and septic tank/drainfield. **(Three Chopt)**
4 Lots

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 subdivisions served by public water, and the standard conditions for subdivisions not served by public sewer, are recommended. **(Staff Report and Presentation by Michael Kennedy)**



ACTION: Approved

SUBDIVISION

Settler's Ridge (May 2004 Plan)

Engineering Design Associates for William W. Reed, the Estate of Margaret R. Harrison and Settler's Ridge, LLC: The 54.073-acre site proposed for a subdivision of 166 detached dwellings for sale with zero lot lines is located at the southeast intersection of Burning Tree Road and South Laburnum Avenue, adjacent to Pocahontas Parkway (State Route 895) on parcels 805-692-4564 and 806-692-0994. The zoning is R-5AC, General Residence District (Conditional). County water and sewer. **(Varina)** 166 Lots

As of the preparation date of the agenda, the staff was still awaiting information from the applicant regarding the impact of the additional required building setbacks from Major Thoroughfare Plan roads on the proposed layout of this development. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the

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

13. Each lot shall contain at least 6,000 square feet.
14. The proffers approved as part of zoning case C-74C-03 shall be incorporated in this approval.
15. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
(Staff Report and Presentation by Kevin Wilhite)



ACTION: Approved

SUBDIVISION

Windsor Oaks, Section 3 (May 2004 Plan)

E. D. Lewis & Associates for Continental Development: The 9.18-acre site proposed for a subdivision of 4 single-family homes is located on the south end of Oakington Drive on parcel 823-694-4202. The zoning is R-2AC, One-Family District (Conditional). County water and sewer. **(Varina)** 4 Lots

In May 1999 the Commission granted conditional approval for 52 lots on a single point of access. Its layout provided a stub street to a future section.

Last September, conditional approval was granted for 3 lots in that future section, on a permanent cul-de-sac at the southern end of Oakington Drive. All lots were on septic tank/drainfields. The Commission also granted an exception for 55 lots on a single point of access.

During the construction plan review, Department of Public Utilities requested the sanitary sewer be extended to serve the lots. This required a relocation of existing storm sewer and reconstruction of a portion of the sanitary sewer.

Without the limitation required due to drainfields, this plan revises the September 2003 plan by adding a fourth lot around the cul-de-sac. This raises the number of lots on a single point of access to 56, and requires an exception from the Commission. There is no further opportunity to provide more lots on the single point of access.

Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

11. The proffers approved as part of zoning case C-20C-99 shall be incorporated in this approval.
12. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Doran Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
13. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the

maintenance of the common easments by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

(Staff Report and Presentation by Ted McGarry)



ACTION: Approved

LANDSCAPE PLAN

LP/POD-70-02

Welborne Office –1107 Welborne Drive

William Spell for Ms. Helen Konstantinakos: 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 .28-acre site is located on the east line of Welborne Drive, south of Weldon Drive at 1107 Welborne on parcel 753-741-3086. The zoning is B-1, Business District. **(Tuckahoe)**

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

(Staff Report and Presentation by Jim Strauss)



ACTION: Approved

LANDSCAPE PLAN

LP/POD-87-02

The Shoppes @ Staples Mill

Carter Robertson for Cugini LLC: 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 3.181-acre site is located at 8300 Staples Mill Road on the west line of Staples Mill Road (U.S. Route 33) at the intersection of Staples Mill Road and Hermitage Road on parcel 771-752-0193. The zoning is B-2C, Business District (Conditional). **(Brookland)**

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

(Staff Report and Presentation by Leslie News)



ACTION: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-5-03

St. Mary's MOB NW Monument Avenue

Higgins & Gerstenmaier, P.C.: 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 11.108-acre site is located at the southwest corner of Monument Avenue and Bremono Road on parcels 768-737-4978, 2490, 3397, and 2576; 768-738-4003 and 2201. The zoning is O-3, Office District and O-3C, Office District (Conditional). **(Three Chopt)**

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

Staff Report and Presentation by Jim Strauss)



ACTION: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-11-03

Spring Arbor Assisted Living

Ridgefield Parkway

James River Nurseries for Spring Arbor of Richmond, LP: 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 5.478-acre site is located on the southeast corner of the intersection of Ridgefield Parkway and Flintwood Drive on parcel 745-751-3992. The zoning is R-6C, General Residence District (Conditional). **(Tuckahoe)**

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.

(Staff Report and Presentation by Jim Strauss)



ACTION: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-20-03

Jiraneck Medical Office - Peachtree Boulevard

Balzer & Associates, Inc. for Dr. William Jiraneck, 1007 Peachtree Boulevard, LLC: Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 0.46-acre site is located at 1007 Peachtree Boulevard, at the southeast corner of the intersection of Peachtree Boulevard and W. Grace Street on parcel 770-737-8513. The zoning is O-1, Office District. **(Brookland)**

A revised plan was received on the preparation date of the agenda, and the staff therefore has not had an opportunity to complete its review. The staff recommendation will be made at the meeting. Should the Commission act on this request in addition to the standard conditions for landscape and lighting plans, the following additional condition is recommended:

6. The lighting shall be reduced to security level following the close of business.
(Staff Report and Presentation by Leslie News)

 **ACTION: Approved**

LANDSCAPE & LIGHTING PLAN
LP/POD-74-03

Hollywood Video @ John Rolfe Commons Shopping Center – Ridgefield Parkway

Canavan & Associates, LLC for the Wilton Companies: Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 1.33-acre site is located at the north side of Ridgefield Parkway, approximately 300 feet north of the intersection of Ridgefield Parkway and John Rolfe Parkway in the John Rolfe Commons Shopping Center on parcel 736-750-8896. The zoning is B-2C, Business District.
(Tuckahoe)

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

6. The lighting shall be reduced to security level following the close of business.
(Staff Report and Presentation by Leslie News)

 **ACTION: Approved**

APPROVAL OF MINUTES: April 21, 2004, Minutes

 **ACTION: Approved**

WORK SESSION: Review of recommended guidelines for placement and design of tot lots and common area within single-family subdivisions.

ADJOURNed at 11:57 a.m.