

**PLANNING COMMISSION**

**SUBDIVISIONS AND PLANS OF DEVELOPMENT**

**ACTIONS**

**November 17, 2004**

The submission deadline for this hearing date was October 1, 2004.

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**ROLL CALL:**

**REQUEST FOR DEFERRALS AND WITHDRAWALS:** Leslie News

**EXPEDITED AGENDA:** Leslie News

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL:** Kevin Wilhite

**FOR INFORMATIONAL PURPOSES ONLY**

**Subdivision:** Cedar Run (November 2003 Plan)

**Magisterial District:** Fairfield

**Original No. of Lots:** 132

**Remaining Lots:** 91

**Previous Extensions:** 0

**Year(s) Extended:** 1 Year (11/16/05)

**Subdivision:** Kingsridge (October 2003 Plan)

**Magisterial District:** Varina

**Original No. of Lots:** 164

**Remaining Lots:** 117

**Previous Extensions:** 0

**Year(s) Extended:** 1 Year (11/16/05)

**Subdivision:** Purcell Manor (November 2003 Plan)

**Magisterial District:** Brookland

**Original No. of Lots:** 3

**Remaining Lots:** 3

**Previous Extensions:** 0

**Year(s) Extended:** 1 Year (11/16/05)

**PLAN OF DEVELOPMENT** (*Deferred from the September 22, 2004, Meeting*)

POD-47-04

Retail Buildings – Town Center @ Twin Hickory – Nuckols Road

**Will Goode, P.E. for Twin Hickory (E&A), LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct two (2) one-story retail buildings totaling approximately 12,600 square feet, and associated parking. The 1.61-acre site is located at the southwest intersection of Old Nuckols Road and Nuckols Road in the Town Center @ Twin Hickory Shopping Center on parcel 745-773-9641. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

The applicant has requested a deferral until the Planning Commission's meeting on December 15, 2004.

**(Staff Report by Michael Cooper)**



**ACTION: Deferred to December 15, 2004**

**PLAN OF DEVELOPMENT** (*Deferred from the October 27, 2004, Meeting*)

POD-69-04

Townes @ Bickerstaff – Bickerstaff Road

**Bay Design Group for Prospect Homes:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 33 two-story residential townhouse units for sale. The 5.07-acre site is located at the corner of Bickerstaff Road and Okano Road on parcel 804-708-1236. The zoning is R-5, General Residence District. County water and sewer. **(Varina)**

The applicant has requested a deferral until the Planning Commission's meeting on December 15, 2004.

**(Staff Report by Michael Kennedy)**



**ACTION: Withdrawn**

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

POD-68-02

Blackwood Retail - GlenEagles Shopping Center –10410 Ridgefield Parkway

**Balzer & Associates, Inc. for Richfield 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 a 6,600 square foot building addition in an existing shopping center. The 0.90-acre site is located on the northwest corner of Ridgefield Parkway and Eagles View Drive in the Glen Eagles Shopping Center on part parcel 740-750-0178. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

The applicant has requested a deferral until the Planning Commission's meeting on March 30, 2005.

(Staff Report by Christina Goggin)



**ACTION: Deferred to March 30, 2005**

## **PLAN OF DEVELOPMENT**

### **POD-80-04**

Westland – East W. Broad Street

**G. Stuart Grattan, P.E. for Dunville, LLC, Makram Besanti, Alan Delforn, and The Wilton Companies:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 6,237 square foot convenience store with 8 fuel pumps, 2 self-serve carwash bays, a 5,000 square foot retail building, and associated parking, as an addition to an existing shopping center. The 4.13-acre site is located within the Westland Shopping Center, on the south line of W. Broad Street (U.S. Route 250), approximately 500 feet west of the intersection of Enterprise Parkway and W. Broad Street on parcels 763-752-3466, 763-752-2080 and 762-753-9614. The zoning is B-3, Business District. County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, staff has not received a revised plan, as requested. There are several concerns for the original plan submitted. One, a master plan for the Westland Shopping Center should be provided to demonstrate compliance with the shopping center parking and building coverage requirements. Two, the proposed convenience store and canopy should be revised to meet the required 50-foot setback from property lines. Three, revised building elevations should be provided for the proposed Hollywood Video building to provide windows on the side and rear elevations. Additionally, the Division of Police have expressed concern with several aspects of the development, and the applicant is reviewing these concerns.

The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The entrances and drainage facilities on W. Broad Street (U.S. Route 250) shall be approved by the Virginia Department of Transportation and the County.
25. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
26. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
27. A standard concrete sidewalk shall be provided along the south side of W. Broad Street.
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 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. The owner or manager on duty shall be responsible for temporarily closing the car facility when the on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way. The owner shall arrange with the Traffic Engineer to provide standard traffic control signs to notify customers that stopping or standing on the public right-of-way shall not be permitted near the entrances to the car wash facility.

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

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

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

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

**(Staff Report by Michael Cooper)**



**ACTION: Approved**

**SUBDIVISION** (*Deferred from the September 22, 2004, Meeting*)

**Majestic Meadows** (September 2004 Plan)

**Engineering Design Associates for Reginald H. Nelson, IV and Phyllis Marie Nelson:** The 180.94-acre site proposed for a subdivision of 130, single-family homes is located at 9421 Osborne Turnpike at the northeast corner of the intersection of Osborne Turnpike and Kingsland Road on parcel 808-672-3167. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. (**Varina**) 130 Lots

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

4. **AMENDED** – This approval is 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.

11. Each lot shall contain at least 43,560 square feet, exclusive of the flood plain areas.

12. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the

plat and construction plans and labeled "Limits of 100-year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."

13. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along the east side of Osborne Turnpike and the north side of Kingsland Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

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

15. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

16. A plan shall be submitted prior to recordation of the plat showing the buildable area for each lot to properly recognize the limitations for dwelling unit dimensions and setbacks. Buildable area is that area within which a dwelling unit may legally be located considering the front yard, side yard, and rear yard setback requirements of Chapter 24, of the Henrico County Code.

**(Staff Report by Jim Strauss)**



**ACTION: Deferred to December 15, 2004**

**SUBDIVISION & SPECIAL EXCEPTION** (*Deferred from the September 22, 2004, Meeting*)  
**Fairlawn** (September 2004 Plan)

**Timmons Group for The Tetra Company:** The 14.04-acre site proposed for a subdivision of 53 single-family homes with an exception pursuant to Section 19-4(c) of the Henrico County Code, is located along undeveloped Meadow Lane between Hanover Road and Airport Road on parcels 826-721-8998, 827-721-4474 and 828-721-1721. The zoning is R-4A, One-Family Residence District, and R-4, One-Family Residence District. County water and sewer. (**Varina**) 53 Lots

There are numerous outstanding issues with this plan layout in addition to a request for an exception under Section 19-4. The issues include confirmation that each lot contains the minimum square footage for the district; location of the front yard setbacks for all cul-de-sac lots; plan redesign to move buildable areas off an existing sanitary sewer line; redesign of the bump-out on Elsing Green Way; and the alignment of the intersection of Hanover and Meadow Roads to conform to DPW design standards.

The requested exception would waive the increased setback of 25 feet for front and side yards abutting Minor Collector Roads required by Section 24-95 (aa). The Commission has the authority to grant a waiver for extraordinary hardship under Section 19-4. The applicant is responsible for presenting the hardship.

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

12. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement on lots along Hanover Road and Meadow Road shall be

submitted to the Department of Planning for review and approval prior to recordation of the plat.  
13. Prior to final plat approval, proper documentation regarding ownership of the 20-foot-wide Gregory's Lane (private) shall be submitted and approved by the County Attorney.

14. Prior to final plat approval, the applicant shall initiate a right of way vacation request for the portion of Meadow Road that is not needed for the Meadow Road realignment.

(Staff Report by Ted McGarry)



**ACTION: Deferred to December 15, 2004**

## **SUBDIVISION**

**Chickahominy Branch**, Section D (November 2004 Plan)

**Timmons Group for Paul W. Wilborn and Doris M. Wilborn:** The 2.358-acre site proposed for a subdivision of 2, single-family homes is located along the east line of Long Meadow Drive, approximately 650 feet northwest of the intersection of Long Meadow Drive and Mill Road on parcel 766-774-7380. The zoning is A-1, Agricultural District. Public water and sewer and individual well and septic tank/drainfield. (**Brookland**) 2 Lots

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

12. Each lot shall contain at least one acre.

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

(Staff Report by Michael Cooper)



**ACTION: Approved**

**SUBDIVISION** (*Deferred from the October 27, 2004, Meeting*)

**Kain Estates** (September 2004 Plan)

**Bay Design Group for Carolyn H. Leake, Trustee, and The Breeden Company, Inc.:** The 175.442-acre site proposed for a subdivision of 96 single-family homes is located on the south line of Kain Road approximately 1,800 feet east of the Goochland-Henrico County boundary on parcels 734-769-4535, 733-770-2133, and 732-770-5049. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. (**Three Chopt**) 96 Lots

As of the preparation date of the agenda, the staff has not completed its review of the third revised plan received on October 29, 2004.

The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the conditions for subdivisions not served by public utilities the following additional conditions are recommended:

11. Prior to requesting recordation, the developer shall furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with its facilities.

12. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easements along Kain Road and Concept Road 26-2 shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

13. A County standard sidewalk shall be constructed along the south side of Kain Road and the east and west sides of Concept Road 26-2.

14. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Department of Planning for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

15. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

16. Evidence of the vacation of the existing 20-foot right-of-way easement along the western boundary of this development shall be provided to the Department of Planning prior to recordation of the subdivision plat.

(Staff Report by Kevin Wilhite)



**ACTION: Approved**

**SUBDIVISION** (*Deferred from the October 27, 2004, Meeting*)

**Morgan Pointe** (October 2004 Plan)

**Foster & Miller, P.C. for Andronikos and Evangelia Moudilos and Winterfield Road Development, LLC:** The 29.683-acre site proposed for a subdivision of 20, single-family homes is located on the west line of Pouncey Tract Road, approximately 2,975 feet north of the intersection of Nuckols Road and Pouncey Tract Road on parcel 734-776-1774. The zoning is A-1, Agricultural District. County water and septic tank/drainfield. **(Three Chopt)** 20 Lots

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

5. **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 area for such systems shall be included with the final construction plan prior to construction plan approval.

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

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

13. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

14. A plan shall be submitted prior to recordation of the plat showing the buildable area for each lot to properly recognize the limitations for dwelling unit dimensions and setbacks. Buildable area is that area within which a dwelling unit may legally be located considering the front yard, side yard, and rear yard setback requirements of Chapter 24, of the Henrico County Code.

15. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Department of Planning for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

**(Staff Report by Jim Strauss)**



**ACTION: Deferred to December 15, 2004**

## **SUBDIVISION**

**The Villas at Springfield** (November 2004 Plan)

**Foster & Miller, P.C. for Lunsford L. Duke and Atack-Kornblau Duke Investments:** The 10.36-acre site proposed for a subdivision of 33, single-family homes (detached and semi-detached) is located at the southwest corner of the intersection of Springfield Road and Staples Mill Road (State Route 33) on parcels 761-769-6447 and 761-769-4574. The zoning is R-5AC, General Residence District (Conditional). Public water and sewer. **(Brookland) 33 Lots**

As of the preparation date of the agenda, staff has not received a revised plan as requested. The original plan has several outstanding issues. One, lots 12 and 24 do not meet the code requirements for cul-de-sac lot design. Two, lots 11, 12, 24 and 25 should be revised to meet the front building line requirements for cul-de-sac lots. Three, staff has asked the applicant to provide a lot layout for lots 12, 13, 22, 24, 32 and 33 to demonstrate compliance with the proffers for house size and garage size, as well as the accessory use requirements of Section 24-95 of the County Code.

The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

12. Each lot shall contain at least 5,625 square feet.

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

14. The proffers approved as part of zoning case C-24C-04 shall be incorporated in this approval.

15. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Department of Planning for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the



subdivision plat.

16. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

**(Staff Report by Michael Cooper)**



**ACTION: Approved**

## **SUBDIVISION**

**Rock Spring Estates, Section 6 (November 2004 Plan)**

**G. Stuart Grattan, P.E. for D. Tommy and Linda M. Duke:** The 19.74-acre site proposed for a subdivision of 2, single-family homes is located at the northern terminus of Wood Brook Lane on parcel 765-779-6921. The zoning is A-1, Agricultural District. Public water and septic tank/drainfield. **(Brookland) 2 Lots**

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

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

**(Staff Report by Ted McGarry)**



**ACTION: Approved**

## **SUBDIVISION**

**Sweetbay Hill (November 2004 Plan)**

**Jordan Consulting Engineers, P.C. for William C. Schermerhorn, III and Atack Properties, Inc.:** The 97.69-acre site proposed for a subdivision of 55, single-family homes is located adjacent to Magnolia Ridge subdivision approximately 1,500 feet north of the intersection of constructed Magnolia Ridge Drive and unimproved JEB Stuart Parkway on parcels 780-772-9071, 781-773-3186, 780-773-2718 and 780-773-3673. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Fairfield) 55 Lots**

There are numerous outstanding issues with this plan layout. The issues include dedication of public roads which do not connect to constructed public roads; exceeding 50 lots on a single point of access; lots fronting JEB Stuart Parkway, a minor arterial; elimination of common areas which are not required; and location of the front yard setbacks for all cul-de-sac lots. A revised layout has been requested.

Should the Commission act on this request, in addition to the standard conditions for subdivisions not served by public utilities, the following additional condition is recommended:

11. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along JEB Stuart Parkway shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

**(Staff Report by Ted McGarry)**



**ACTION: Deferred to December 15, 2004**

## **SUBDIVISION**

**River Mill Estates** (October 2004 Plan)

**Balzer & Associates, Inc. for Carol and Chris Shumaker:** The 20.52-acre site proposed for a subdivision of 12, single-family homes is located at 11980-82 Old Washington Highway approximately 327 feet east of Kelliipe Road on parcels 773-778-9194 and 774-778-3934. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Brookland)** 12 Lots

As of the preparation date of this agenda, The Department of Public Works cannot recommend approval of the plan as submitted because the elevation of the 100-year flood plain on the lots has not been provided. Public Works has granted a maximum cul-de-sac length waiver. The proposed road exceeds the maximum block length permitted unless otherwise approved by the Planning Commission. The Planning Department can recommend approval of the block length waiver because the subject property is constrained by Mill Pond to the east and Thomas Mill subdivision to the north and west. Should the Commission act on this request, in addition to the standard conditions for subdivisions not served by public utilities, the following additional conditions are recommended:

11. Prior to requesting recordation, the developer shall furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with its facilities.
12. Each lot shall contain at least 43,560 square feet, exclusive of the flood plain areas.
13. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."
14. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
15. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.
16. Prior to requesting final approval, the engineer shall furnish the Department of Planning Staff a plan showing a dwelling situated on Lot 6 to determine if the lot design is adequate to meet the requirements of Chapter 24, of the Henrico County Code.
17. The plan must be redesigned to provide at least the 150-foot minimum lot width required and as regulated by Chapter 24, of the Henrico County Code.

**(Staff Report by Christina Goggin)**



**ACTION: Approved**

**LANDSCAPE PLAN** (*Deferred from the October 27, 2004, Meeting*)

**LP/POD-34-03**

Parc Place @ Short Pump Town Center

**McKinney and Company for SBRD No. 4 LP:** Request for approval of a landscape plan as required by Chapter 24, Sections 24-106 and 106.2 of the Henrico County Code. The 8.87-acre site is located at 11736 West Broad Street on parcel 739-763-1874. The zoning is B-3C, Business District (Conditional) and WBSO (West Broad Street Overlay District). **(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.

**(Staff Report by Jim Strauss)**



**ACTION: Deferred to December 15, 2004**

**ADJOURNed** at 9:42 AM