

SUBDIVISIONS AND PLANS OF DEVELOPMENT

ACTIONS

April 27, 2005

FOR PLANNING COMMISSION APPROVAL

Subdivision: White Oak Forest (April 1999 Plan)

Magisterial District: Varina

Original No. of Lots: 61

Remaining Lots: 9

Previous Extensions: 5

Year(s) Extended Recommended: 1 Year - 4/26/06

FOR INFORMATIONAL PURPOSES ONLY

Subdivision: Glendale Estates (April 2004 Plan)

Magisterial District: Varina

Original No. of Lots: 33

Remaining Lots: 3

Previous Extensions: 0

Year(s) Extended Recommended: 1 Year - 4/26/06

TRANSFER OF APPROVAL

POD-91-86

Britton's Hill Warehouse – Britton's Hill Drive

William D. Redd for Brandywine Grande C, L.P.: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Richmond Land Company and R. F. & P. Railroad to Brandywine Grande C, L.P. The 6.5-acre site is located on the east line of Britton's Hill Drive, approximately 300 feet north of Bethlehem Road on parcel 776-741-3441 and part of 776-741-5348. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

As of the preparation date of this agenda, the applicant has submitted a letter of commitment and a plan to address several issues raised during the review of this project, including deficiencies in compliance with the POD, road access improvements and placement of an emergency generator. Additional information has been requested regarding details for the proposed emergency generator and for the placement and screening of a permanent dumpster. The staff recommendation will be made at the meeting. Should the Commission approve this request, the following conditions are recommended:

1. All conditions of approval for POD-91-86 shall remain in full force and effect.
2. The letter dated April 18, 2005, from Brandywine Realty Trust, shall be incorporated in this approval, and all improvements shall be completed and inspected prior to issuance of any certificate of occupancy for the Central Sterile Facility.
3. The staff plan, dated April 27, 2005, as annotated, shall be incorporated in this approval, and all improvements shall be completed and inspected prior to issuance of any certificate of occupancy for the Central Sterile Facility.
4. Five sets of plans incorporating staff's annotations shall be submitted to the Department of Planning

for review and approval prior to the issuance of any certificate of occupancy for the Central Sterile Facility.

(Staff Report by Leslie News)



ACTION: Approved

LANDSCAPE PLAN

LP/POD-84-04

Highwoods Plaza – Phase One

McKinney & Company for Highwoods Properties LLC: Request for approval of a phase one landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 1.0-acre site is located at the southwest corner of Cox Road and Sadler Place on parcels 750-766-3162, 750-765-0494 and 749-765-7952. The zoning is UMUC (Urban Mixed Use) District (Conditional). **(Three Chopt)**

As of the preparation date of the agenda, the staff was meeting with the applicant and neighbors to discuss the Phase One landscaping as submitted. The neighbors have voiced a number of issues which need to be resolved. The staff recommendation will be made at the meeting.

(Staff Report by Jim Strauss)



ACTION: Deferred to May 12, 2005

SUBDIVISION ALTERNATIVE FENCE HEIGHT PLAN

Stone Mill Subdivision – Staples Mill Road and Old Springfield Road

Engineering Design Associates for Mojave, LLC: Request for approval of an alternative fence height plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 8.120-acre site is located along the eastern side of Staples Mill Road (U.S. Route 33), approximately 1,000 feet north of the intersection of Staples Mill Road and Mountain Road on parcels 761-771-2932 and 6141. The zoning is R-2AC, One-Family Residence District (Conditional). **(Brookland)**

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

(Staff Report by Michael Cooper)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-23-05

Wal-Mart Supercenter @ Parham Plaza Shopping Center – 1504 N. Parham Road
(POD-7-69 Revised)

VHB for Parham Development Company: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish part of an existing shopping center and construct a one-story with a mezzanine, 117,140 square foot retail/grocery facility. The 13.1-acre site is located on the west line of N. Parham Road (State Route 73), approximately 275 feet north of Quioccasin Road (State Route 157) and on the north line of Quioccasin Road, approximately 1,200 feet west of N. Parham Road on parcel 753-745-5901. The zoning is B-2, Business District. County water and sewer. **(Tuckahoe)**

As of the preparation date of this agenda, the staff still has several concerns for the plan submitted, including insufficient parking and orientation of the loading docks towards Quioccasin Road. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the annotations on the plan, and the standard conditions for developments of this type, the following additional conditions are recommended:

23. The site, including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.
 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. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
 30. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
 31. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
 32. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
 33. 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.
 34. 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.
 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. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
 37. A standard County sidewalk shall be provided on the west line of Parham Road.
- (Staff Report by Christina Goggin)**



ACTION: Approved

PLAN OF DEVELOPMENT (*Deferred from the March 30, 2005 Meeting*)

POD-19-05

Cesare's Restaurant @ New Market Square Shopping Center – New Market Road
(POD-84-96 Revised)

Balzer & Associates, Inc. for Citizens & Farmers Bank and Richard K. Perkins: Request for approval of a revised plan of development for a shopping center as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 4,461 square foot restaurant. The 1.20-acre site is located at the southwest intersection of New Market Road and Strath Road in the New Market Square Shopping Center on parcels 815-686-1020 and 8284. The zoning is B-1C, Business District (Conditional). County water and sewer. (**Varina**)

As of the preparation date of the agenda, the staff has not received the revised architectural plans, as requested. There is one outstanding issue. The exterior architecture is not consistent with the proffers or that of the Route 5 Design Guidelines. More specifically, proffer No. 1 requires new structures located on the property be of colonial design. Proffer No. 4 requires exposed portions of buildings be brick or colonial beaded siding of either wood, hardboard or vinyl material. The proposed building does not comply. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture and specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
23. The site, including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.
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-52C-99 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.
30. 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.
31. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

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

33. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
(Staff Report by Ted McGarry)



ACTION: Deferred to May 25, 2005

SUBDIVISION

Landmark Road – Phase Two (A Dedication of a Second Extension of Landmark Road, North of E. Parham Road)
(April 2005 Plan)

Balzer & Associates, Inc. for Tommy Pruitt: The 0.452-acre site for public road dedication is located at the northern terminus of existing Landmark Road on parcel 770-756-3352. The zoning is M-1, Light Industrial District. (Brookland) 0 Lot

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

8. Construction plans for POD-16-05, Landmark Road Office Condos, must be approved prior to recordation of the plat.

(Staff Report by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-27-05

River Road Church Baptist
Parking Addition – 8 N. Ridge Road
(POD-114-98 Revised)

Hulcher & Associates, Inc. and River Road Church Baptist, Trustees: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 53-space parking lot addition. The 0.66-acre site is located on the west line of N. Ridge Road, approximately 600 feet north of River Road on parcel 757-734-4720 and part of 757-734-4606. The zoning is R-1, One-Family Residence District. County water and sewer. (**Tuckahoe**)

Staff has recommended, and the applicant has agreed to provide, a 6' wooden decorative fence with 10' transitional buffer plantings along the northern and western property lines of the new parking lot. Staff suggested that the Church consider placing the fence next to the parking lot and the plantings on the other side, adjacent to the existing residence, to help soften the fence for the adjacent neighbors. Staff recommends approval subject to the annotations on the plan, the standard conditions for developments of this type, and the following additional conditions:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture and specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
23. The site, including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.
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. Outside storage shall not be permitted.
26. All exterior lighting fixtures shall be designed and arranged so the source of light is not visible from the roadways or adjacent residential properties. The lighting shall be low intensity, residential in character, and the height or standards shall not exceed 15 feet.
27. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
28. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
29. 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 by Christina Goggin)



ACTION: Deferred to May 25, 2005

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION POD-33-05

First Union Baptist Church Expansion – Dill Road

Hulcher & Associates, Inc. for First Union Baptist Church: Request for approval of a plan of development and special exception for height limitations, as required by Chapter 24, Sections 24-106 and 95(a)1(a), of the Henrico County Code, to construct a one-story, 9,000 square foot, 808 seat, sanctuary addition to an existing church with a 90 foot spire. The 12.4-acre site is located on the northern side of Dill Road, approximately 400 feet west of the intersection of Dill Road and Martin Avenue on parcels 799-734-5133, 4721, 1233 and 4178. The zoning is R-4, One-Family Residence District. County water and sewer. **(Fairfield)**

As of the preparation date of the agenda, staff has not completed its review of the revised plan. The original plan submitted did not provide enough parking to meet the requirements of the County code.

Additionally, the applicant is requesting a special exception for the height of the proposed spire. In accordance with Section 24-95(a)1(a) of the County code, a church spire can not exceed 50 feet in height in a residential district unless a greater height is authorized by the Planning Commission. The proposed height of the spire is 90 feet. As is normal procedure, staff makes no recommendation regarding the special exception. It is the applicant's responsibility to present evidence to the Commission to support the request.

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

23. The site, including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.
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 north side of Dill Road.
27. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
28. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
29. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
30. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
31. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Michael Cooper)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-29-05

Childrens' Choice Daycare @ Henrico Doctor's Hospital – E. Parham Road
(POD-14-00 Revised)

Draper Aden Associates for HCA Health Services of Virginia, Inc. and Centex Concord: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 9,807 square foot day care facility to be located on the site of an existing hospital. The 2.12-acre site is located at Henrico Doctor's Hospital, 7700 E. Parham Road on the north line of E. Parham Road approximately 600 feet east of its intersection with Shrader Road on part of parcel 764-754-6996. The zoning is O-3, Office District. County water and sewer. **(Brookland)**

The applicant proposes to construct a daycare center behind the existing hospital. The daycare center would serve any employees of the hospital, and not serve the larger public.

As of the preparation date of the agenda, the staff has not completed its review of the site plan with regard to the parking. Additional information has been requested that demonstrates that adequate parking will be available while renovations to the main hospital are underway.

The staff has also requested additional architectural information regarding the proposed materials and finishes for the daycare center itself. Staff is concerned that the new daycare center should have similar materials and finishes to the existing hospital.

The staff recommendation will be made at the meeting.
(Staff Report by Jim Strauss)

 **ACTION: Deferred to May 25, 2005**

PLAN OF DEVELOPMENT

POD-30-05

Wachovia Financial Center @ John Rolfe Place – 11821 Ridgefield Parkway
(POD-37-04 Revised)

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 one-story, 4,500 square foot commercial bank with drive through lanes. The 1.0-acre site is located within an existing office development on the south line of Ridgefield Parkway, approximately 300 feet west of the intersection of Ridgefield Parkway and John Rolfe Parkway on part of parcel 736-750-3663. 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:

23. The site, including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.
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 cases C-46C-97 and C-66C-88 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. 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.
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. 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.

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

(Staff Report by Christina Goggin)



ACTION: Approved

SUBDIVISION

Brilland (April 2005 Plan)

Koontz-Bryant, P.C. for Greenwood Development: The 12.03-acre site proposed for a subdivision of 35 single-family homes is located at 1880 Mountain Road opposite Nicewood Road on parcels 779-763-5601, 4314 and 780-763-3438 and 0826. The zoning is R-4, One-Family Residence District. County water and sewer. **(Fairfield)** 35 Lots

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

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

(Staff Report by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-31-05

Grayson Hill, Section 3 – N. Gaskins Road and Derbyshire Road

E. D. Lewis & Associates, P.C. for Gaskins Centre, LC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 67, two-story and three-story townhouse units for sale. The 17.514-acre site is located on the northeast corner of N. Gaskins Road and Derbyshire Road on part of parcel 745-740-9892. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Tuckahoe)**

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

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture and specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
23. The subdivision plat for Grayson Hill, Section 3 shall be recorded before any building permits are issued.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
25. A standard concrete sidewalk shall be provided along the east side of N. Gaskins Road and on the north side of Derbyshire Road.
26. Outside storage shall not be permitted.
27. The proffers approved as a part of zoning case C-35C-04 shall be incorporated in this approval.
28. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standards and specifications. The developer shall post a defect bond for all pavement with the Department of Planning – the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The bond shall become effective as of the date that the Homeowners Association assumes responsibility for the common areas. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.
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. continue
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 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. The unit house numbers shall be visible from the parking areas and drives.
34. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be ordered from the County and installed prior to any occupancy permit approval.

(Staff Report by Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-32-05

Crown BMW – Service Bay Addition - 8710 W. Broad Street
(POD-6-86 and POD-17-03 Revised)

E. D. Lewis & Associates, P.C. for ASTAR ASB VA1, LLC and RER 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 twelve (12) service bay addition totaling 7,320 square feet. The 9.0-acre site is

located on the north line of W. Broad Street (U.S. Route 250), approximately 250 feet west of N. Skipwith Road on parcels 760-755-5474 and 760-756-7631. The zoning is B-3, Business District, B-3C, Business District (Conditional), O-2C, Office District (Conditional) and C-1C, Conservation District (Conditional). County water and sewer. **(Brookland)**

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

23. The site, including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.
 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. All repair work shall be conducted entirely within the enclosed building.
 28. Outside storage shall not be permitted except for vehicles.
 29. The proffers approved as a part of zoning cases C-40C-04, C-17C-85 and C-52C-86 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. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
 33. 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.
 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)**



ACTION: Approved

PLAN OF DEVELOPMENT

POD-34-05

The Village @ Osborne – Zero Lot Line Dwellings
Osborne Turnpike

Foster & Miller, P.C. for FTF, 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 zero lot line, single family residential subdivision of 64 homes. The 41.758-acre site is located at 7101 Osborne Turnpike, approximately 4,500 feet north of Burning Tree Road on parcels 802-696-9269 and 803-696-6866. The zoning is R-5AC, General Residence District (Conditional). County water and sewer. **(Varina)**

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

9. **REVISED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to approval of the construction plans, per proffer 12b.
11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture and specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
23. The site, including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.
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-56C-03 shall be incorporated in this approval. With each building permit submitted, the builder shall provide proper documentation addressing required exterior building material specifications, building elevation orientation and garages.
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. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
29. Roof edge ornamental features that extend over the zero lot line, and which are permitted by Section 24-95(i)(1), must be authorized in the covenants.
30. Eight-foot easements for construction, drainage, and maintenance access for abutting lots shall be provided and shown on the POD plans.
31. Building permit request for individual dwellings shall each include two (2) copies of a layout plan sheet as approved with the plan of development. The developer may utilize alternate building types providing that each may be located with the building footprint shown on the approved plan. Any deviation in building footprint or infrastructure shall require submission and approval of an administrative site plan.
32. The subdivision plat for The Village @ Osborne shall be recorded before any building permits are issued.
33. 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.

(Staff Report by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-35-05

The Townes @ Deep Run – Ridgefield Parkway

Bay Design Group, P.C. for Merchants, LLC and Willbrook Associates: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct

seven (7), two-story, townhouse units. The 1.41-acre site is located on the north side of Ridgefield Parkway, east of its intersection with Turtle Creek Drive and Flintwood Drive on parcel 745-752-4031. The zoning is R-5, General Residence District. County water and sewer. **(Three Chopt)**

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 Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
23. The site, including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.
24. The unit house numbers shall be visible from the parking areas and drives.
25. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be ordered from the County and installed prior to any occupancy permit approval.
26. The subdivision plat for The Townes at Deep Run shall be recorded before any building permits are issued.
27. The right-of-way for widening of Ridgefield 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.
28. 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.
29. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
30. A standard concrete sidewalk shall be provided along the north side of Ridgefield Parkway.
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 pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The bond shall become effective as of the date that the Homeowners Association assumes responsibility for the common areas. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.
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.
(Staff Report by Michael Kennedy)



ACTION: Approved

SUBDIVISION

Red Oak (April 2005 Plan)

Pouncey Tract Road

Bay Design Group, P.C. for Ralph W. & Susan N. Deel and Wilton Development Corporation: The 47.63-acre site proposed for a subdivision of 67 single-family homes is located along the western side of Pouncey Tract Road (State Route 271), approximately 600 feet northwest of the intersection of Pouncey Tract Road and Shady Grove Road on parcels 737-771-5614 and 737-770-2642. The zoning is R-2AC, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt)** 67 Lots

As of the preparation date of the agenda, staff has not completed its review of the plan. The applicant and the Department of Public Works – Environmental are in the process of confirming possible additional wetlands, which could impact the proposed layout. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

12. Each lot shall contain at least 13,500 square feet.
13. Prior to requesting final approval, the engineer shall furnish the Department of Planning Staff a plan showing a dwelling situated on Lot 24, Block B to determine if the lot design is adequate to meet the requirements of Chapter 24 of the Henrico County Code.
14. A County standard sidewalk shall be constructed along the west side of Pouncey Tract Road.
15. A County standard sidewalk shall be constructed along one side of Road F.
16. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
17. The proffers approved as part of zoning case C-3C-05 shall be incorporated in this approval.
18. 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.
19. Building permits for no more than 50 lots shall be issued prior to the construction of a second point of access.
20. The detailed plant list and specifications for the landscaping to be provided within the 35-foot-wide planting strip easement along Pouncey Tract Road shall be submitted to the Department of Planning for review and approval prior to final approval.
21. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement adjacent to parcel 737-769-3891 shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
22. The Division of Recreation & Parks shall be permitted to photo document the interior and exterior of the log cabin prior to the approval of the demolition permit.

23. No lots shall have direct access to Pouncey Tract Road.
(Staff Report by Michael Cooper)

 **ACTION: Approved**

APPROVAL OF MINUTES: March 30, 2005 Minutes

 **ACTION: Approved**

ADJOURNed at 11:07 a.m.