

SUBDIVISIONS AND PLANS OF DEVELOPMENT

ACTIONS

February 23, 2005

TRANSFER OF APPROVAL

Circuit City Headquarters, Building #2
POD-43-92
POD-8-97 and a portion of **POD-75-95**
9960 Mayland Drive

James W. Theobald for Daniel Realty Corporation: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Circuit City Stores, Inc. to Daniel Realty Corporation. The 32-acre site is located at 9960 Mayland Drive on part of parcels 749-758-7718 and 1204. The zoning is M-1, Light Industrial District. County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The staff recommends approval of this transfer request.
(Staff Report by Michael Cooper)



ACTION: Approved

TRANSFER OF APPROVAL

POD-61-72
1500 Forest Avenue
Randolph Building
Koger Office Complex

Hirschler Fleischer and Mr. James G. Harrison, III for M & H Realty Four LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Forest Park Associates, LLC to M&H Realty Four LLC. The 3.2-acre site is located at the northwest corner of the intersection of Forest Avenue and Three Chopt Road on parcel 759-743-1448. The zoning is O-2, Office District. County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The deficiencies as identified in the inspector's report shall be corrected by March 31, 2005.

(Staff Report by Ted McGarry)



ACTION: Approved

**LANDSCAPE & LIGHTING PLAN
LP/POD-28-04**

Dominion Townes Phase I and II – Creighton Road

Koontz-Bryant, P.C. for EJD Associates, Inc.: 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 18.11-acre site is located on the south line of Creighton Road, 488 feet east of its intersection with N. Laburnum Avenue on parcels 809-729-7165 and 810-728-3075. The zoning is RTHC, Residential Townhouse District (Conditional). **(Fairfield)**

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

(Staff Report by Michael Kennedy)



ACTION: Approved

**LANDSCAPE & LIGHTING PLAN
LP/POD-74-01**

Professional Offices @ CrossRidge

Jordan Consulting Engineers for SMCR PPD, LC: 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 9-acre site is located on the west side of Staples Mill Road opposite Warren Road on parcel 765-763-4170. The zoning is O-2C, Office District (Conditional). **(Brookland)**

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

(Staff Report by Michael Kennedy)



ACTION: Approved

**LANDSCAPE & LIGHTING PLAN
LP/POD-20-04**

Independence Park Medical Office

Purvis & Associates, Inc. for G.M.H. Virginia: 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 25.11-acre site is located at the northeast corner of the intersection of Gaskins Road and Interstate 64 on parcels 751-756-9768 and 752-757-0556. The zoning is M-1C, Light Industrial District (Conditional). **(Three Chopt)**

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

(Staff Report by Jim Strauss)



ACTION: Approved

**LANDSCAPE & LIGHTING PLAN
LP/POD-37-04**

John Rolfe Place –John Rolfe Parkway and Ridgefield Parkway

Jeff Timmons & Kelley Architects for John Rolfe Commons, 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 5.48-acre site is located at 11801 Ridgefield Parkway at the southwest corner of the intersection of Ridgefield Parkway and John Rolfe Parkway on parcel 736-750-3453. The zoning is O-2C, Office District Conditional. **(Tuckahoe)**

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

(Staff Report by Jim Strauss)



ACTION: Approved

**LANDSCAPE & LIGHTING PLAN
LP/POD-40-04**

Mountain Road Retail Shops
1574 Mountain Road

Architects Dayton Thompson, PC for Patriot II, 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 2.8-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. **(Fairfield)**

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

(Staff Report by Michael Kennedy)

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

**LANDSCAPE & LIGHTING PLAN
LP/POD-76-03**

Bruster's @ John Rolfe Commons Shopping Center - 2100 John Rolfe Parkway (POD-79-01 Revised)

Balzer & Associates, Inc. for The Wilton Companies, 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 0.52-acre site is located on the north side of Ridgefield Parkway, approximately 1,100 feet west of John Rolfe Parkway in the John Rolfe Commons Shopping Center on parcels 737-751-6513, 737-751-0067 and 736-751-6330. The zoning is B-2C, Business District (Conditional). **(Tuckahoe)**

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

(Staff Report by Jim Strauss)



ACTION: Approved

PLAN OF DEVELOPMENT RECONSIDERATION /ARCHITECTURAL PLANS (*Deferred from the January 26, 2005, Meeting*)

POD-47-04

Retail Buildings – Town Center @ Twin Hickory – Nuckols Road

Hankins & Anderson for Twin Hickory (E&A), LLC: Request for approval of a reconsideration of a plan of development and architectural plans, as required by Chapter 24, Section 24-106 of the Henrico County Code, for the construction of two retail buildings totaling 12,627 square feet. The 1.61-acre site is located at the southwest corner of the 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)**

As of the preparation date of the agenda, 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:

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 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. No merchandise shall be displayed or stand outside of the buildings or on sidewalks.
 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. The ground area covered by all buildings shall not exceed in the aggregate 25 percent of the total site area.
 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. 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 Michael Cooper)**



ACTION: Approved

PLAN OF DEVELOPMENT (ARCHITECTURAL PLANS) (*Deferred from the January 26, 2005, Meeting*)

POD-5-05

Grayson Hill, Section 1
Patterson Avenue and Gaskins Road

E. D. Lewis & Associates, P.C. for Gaskins Centre, LC: Request for approval of architectural plans for a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 50, two and three-story townhouse units for sale with a club house and swimming pool. The 14.836-acre site is located on the southeast corner of Patterson Avenue (State Route 6) and Gaskins Road on parcels 745-741-0907 (part), 745-740-9892 (part) and 746-741-3665. The zoning is RTHC, Residential Townhouse District. County water and sewer. (**Tuckahoe**)

As of the preparation date of the agenda, staff has not received any additional architectural information for this project. The applicant is considering changes to the architectural elevations; more specifically to the optional projections shown and the type of materials used on certain facades. The staff recommendation on the architectural plans will be made at the meeting. The Planning Commission approved the site plan for Section 1 on January 26, 2005. No changes to the approved conditions are recommended.

(Staff Report by Kevin Wilhite)



ACTION: Deferred to March 10, 2005

PLAN OF DEVELOPMENT

POD-13-05

Shoppes @ Westgate Shopping Center, Phase II - Lauderdale Drive

Balzer & Associates, Inc. for Wellesley Centre, LC and TGM Realty Investors, 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, 12,995 square foot retail building in an existing shopping center. The 1.633-acre site is located on the east side of Lauderdale Drive, approximately 500 feet south of W. Broad Street (U.S. Route 250) on parcel 737-761-2086. The zoning is B-2C, Business District (Conditional) and WBSO (West Broad Street Overlay) 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:

23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
25. Outside storage shall not be permitted.
26. The proffers approved as a part of zoning case C-75C-02 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. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
 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 Department of Planning 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. Only retail business establishments permitted in a B-2C zone may be located in this center.
 34. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
 35. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
- (Staff Report by Christina Goggin)**



ACTION: Approved

PLAN OF DEVELOPMENT & MASTER PLAN POD-16-05

Landmark Office Condominiums - Landmark Road

Balzer & Associates, Inc. for F. G. Pruitt, Jr. and Loftis Real Estate & Development, LLC: Request for approval of a master plan and plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a phased development consisting of 11 buildings with 53,120 square feet of office and 44,400 square feet of warehouse space. The 15.69-acre site is located at the northern terminus of Landmark Road on parcel 770-756-3352. The zoning is M-1, Lighting Industrial District, M-1, Light Industrial District (Conditional) and M-2, General Industrial District. County water and sewer.
(Brookland)

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the revised plan. The 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 developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
24. The proffers approved as a part of zoning case C-43C-90 shall be incorporated in this approval.
25. 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.
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. 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.

31. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction plans needed to implement this conceptual plan may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.

32. The right-of-way for widening of Landmark 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.

(Staff Report by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT (*Deferred from the January 26, 2005, Meeting*)

POD-3-05

Rainbow Station @ Wyndham–Wyndham Park Drive and Nuckols Road

Balzer & Associates, Inc. for HHHunt Corporation and R. Earl Johnson: 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 19,534 square feet, to be used for a day care facility. The 6.80-acre site is located at the northeast corner of the intersection of Wyndham Park Drive and Nuckols Road on parcels 741-776-3595 and 740-777-8434. The zoning is O-1C, Office District (Conditional) and R-4AC, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, 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 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. The proffers approved as a part of zoning cases C-29C-89 and C-48C-90 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. 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.
 31. Provide evidence satisfactory to the Director of Planning that both parcels associated with this project are under the same ownership, prior to approval of construction plans.
 32. The existing trailers shall be removed from the site prior to issuance of the first certificate of occupancy for this project.
- (Staff Report by Michael Cooper)**



ACTION: Approved

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION

POD-15-05

Bickerstaff Crossing –Bickerstaff Road

Bay Design Group, P.C. for Townes at Bickerstaff, LLC: Request for approval of a plan of development and special exception, as required by Chapter 24, Sections 24-2, 24-94(b) and 24-106 of the Henrico County Code, to construct three, four-story buildings containing a total of 42 condominium units. The special exception would authorize a building with a maximum height greater than 2 ½ stories. The 5.07-acre site is located on the southwest corner of Bickerstaff Road and Oakano Drive on parcel 804-708-1236. The zoning is R-5, General Residential District. County water and sewer. **(Varina)**

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

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 unit house numbers shall be visible from the parking areas and drives.
24. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be ordered from the County and installed prior to any occupancy permit approval.
25. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
26. The 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.

27. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
28. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
29. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
30. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The bond shall become effective as of the date that the Homeowners Association assumes responsibility for the common areas. 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.
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.
33. 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 Michael Kennedy)**



ACTION: Approved

SUBDIVISION (*Deferred from the January 26, 2005 Meeting*)
Westhampton Glen (January 2005 Plan) - Patterson Avenue

Bay Design Group, P.C. for SCI Virginia Funeral Services, Inc. and Wilton Development Corporation: The 22.6061-acre site proposed for a subdivision of 37 single-family homes is located along the north side of Patterson Avenue (State Route 6), approximately 1,700 feet west of the intersection of Patterson Avenue and Gaskins Road on part of parcel 744-742-5871. The zoning is R-2C, One-Family Residence District (Conditional). County water and sewer. **(Tuckahoe)** 37 Lots

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

12. Each lot shall contain at least 18,000 square feet.
13. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
14. The proffers approved as part of zoning case C-73C-03 shall be incorporated in this approval.
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. The detailed plant list and specifications for the landscaping to be provided within the 100-foot-wide planting strip easement along Patterson Avenue shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

17. The detailed plant list and specifications for the landscaping to be provided within the 20-foot-wide planting strip easement along the eastern property line adjacent to the Westhampton Memorial Park shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

18. A cash proffer, in accordance with the requirement of proffer #12 of rezoning case C-53C-04, shall be paid by the developer to Henrico County, prior to the issuance of any building permits.

19. A tree survey for the trees to remain within the 10 and 20-foot proffered buffers shall be submitted to the Department of Planning for review and approval, prior to construction plan approval.

20. All trees to be preserved within the 10 and 20-foot buffers shall be clearly identified with a tree protection device, as determined by the Director of Planning, prior to any clearing on the property.

(Staff Report by Michael Cooper)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-14-05

The Villas at Springfield – Springfield Road and Staples Mill Road

Koontz-Bryant, P.C. for Lunsford L. Duke and Atask Properties, Inc.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 33, zero-lot line homes (detached and semi-detached). The 10.36-acre site is located at the southwest corner of the intersection of Staples Mill Road (State Route 33) and Springfield Road (State Route 157) on parcels 761-769-4574 and 6447. The zoning is R-5AC, General Residence District (Conditional). County water and sewer. **(Brookland)**

As of the preparation date of the agenda, staff has not received the additional information requested. One, staff has not received the side and rear building elevations for the proposed dwellings. Two, staff has asked the applicant to verify that the proposed dwelling meet the proffered square footage requirements. 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 subdivision plat for The Villas at Springfield shall be recorded before any building permits are issued.

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 State Route 157 and U. S. Route 33 shall be approved by the Virginia Department of Transportation and the County.

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

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

Division of Fire.

28. The proffers approved as a part of zoning case C-24C-04 shall be incorporated in this approval.
29. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
30. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
31. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
32. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
33. A standard concrete sidewalk shall be provided along the road frontage of each lot.
34. Roof edge ornamental features that extend over the zero lot line, and which are permitted by Section 24-95(i)(1), must be authorized in the covenants.
35. Eight-foot easements for construction, drainage, and maintenance access for abutting lots shall be provided and shown on the POD plans.
36. Building permit request for individual dwellings shall each include two (2) copies of a layout plan sheet as approved with the plan of development. The developer may utilize alternate building types providing that each may be located within the building footprint shown on the approved plan. Any deviation in building footprint or infrastructure shall require submission and approval of an administrative site plan.

(Staff Report by Michael Cooper)



ACTION: Approved

SUBDIVISION

Kain's Quarter (February 2005 Plan)

Koontz-Bryant, P.C. for Isaac N. and Elizabeth N. Koontz: The 8.49-acre site proposed for a subdivision of 6, single-family homes is located along the south line of Kain Road, opposite its intersection with Axe Handle Lane, on parcel 731-771-6877. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Three Chopt) 6 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 public utilities, the following additional conditions are recommended:

11. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Kain Road and Concept Road 16-1 shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
12. A County standard sidewalk shall be constructed along the south side of Kain Road.
13. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of

Planning and Public Works.
(Staff Report by Kevin Wilhite)



ACTION: Approved

**PLAN OF DEVELOPMENT
POD-12-05**

Carriages Homes @ CrossRidge, Section 3

Engineering Design Associates for Courtney Development, Inc.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 126 condominiums units. The 36.25-acre site is located on the western terminus of Crossridge Glen Way on part of parcel 766-762-1042. The zoning is R-6C, General Residence District (Conditional). County water and sewer. **(Brookland)**

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

23. The unit house numbers shall be visible from the parking areas and drives.
24. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be ordered from the County and installed prior to any occupancy permit approval.
25. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
26. The 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.
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-17C-00 shall be incorporated in this approval.
29. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
30. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
31. 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.
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. 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 Michael Kennedy)



ACTION: Approved

SUBDIVISION (*Deferred from the January 26, 2005 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 had an opportunity to review the most recent revised plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions 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 March 10, 2005

SUBDIVISION (*Deferred from the January 26, 2005 Meeting*)
Westridge East (January 2005 Plan) - Sawdust Drive

Engineering Design Associates for Neil A. and A.H.W. Sonenklar: The 12.649-acre site proposed for a subdivision of 9 single family homes is located at the eastern terminus of Sawdust Drive on parcels 733-773-6063, 1348 and 732-773-9849. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Three Chopt)** 9 Lots

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. Staff cannot recommend approval of the street design as shown on the original plan. The applicant has been asked to coordinate their proposed development with the Westin (January 2005 Plan), which received Planning Commission approval last month. That subdivision proposes a stub street to this parcel.

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. 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 Kevin Wilhite)



ACTION: Approved

SUBDIVISION (*Deferred from the January 26, 2005 Meeting*)
Wilton Parkway (December 2004 Plan)
New Market Road to Osborne Turnpike

Youngblood, Tyler & Associates, P.C. for Florence C. Garton et al., William R. & R. A. Pumphrey, Ronald B. Kiser, Life Int., Stirel M., Jr. & A. J. Paston, David B. & Barbara L. Kiser, James H., Jr. & V.H. Palmer, Interstate Construction Corp., Ralph H. Wigton, Kermit L., Sr. & B. J. Cephas, Eugene B. & Shirley S. Moyer, Jeffrey T. & J. L. K. White, Susan J. McDonald, Nathan E. & Dawne D. Jones, Glason Investments Corp., and HHHunt Corp.: The 20.95-acre site proposed for a public road is located at its eastern terminus on New Market Road (State Route 5), approximately 300 feet north of Battlefield Park Road, to its western terminus, approximately 1100 feet west of the intersection of Osborne Turnpike and Mill Roads on parcels 809-692-4528, 809-691-6235, 809-691-2613, 808-690-7572, 808-690-3884, 808-690-0946, 808-690-1074, 808-690-9385, 805-688-7568, 803-687-7700, 803-686-8177, 803-686-8950, 803-686-7753, 803-686-6854, 803-686-5549, 803-686-4052, 803-686-2162, 803-686-1847, 803-686-9862, 802-686-9466, 802-686-7867, 803-686-2025, 803-686-0426 and 798-683-5459. The zoning is A-1, Agricultural District and R-2A, One-Family Residence District. **(Varina)** 0 Lots

As of the preparation date of the agenda, the staff was still examining issues related to the proposed road alignment. Also, the applicant has yet to provide to the County the signatures of the property owners involved in this case. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for subdivisions served by public utilities are recommended.
(Staff Report by Kevin Wilhite)



ACTION: Deferred to March 30, 2005

SUBDIVISION (*Deferred from the January 26, 2005 Meeting*)

Millside (January 2005 Plan)

Mill Road and Chickahominy Branch Drive

A. G. Harocopos & Associates, P.C. and Ahsan Qureshi for Arshad Mahmood: The 1.19-acre site proposed for a subdivision of 2 single-family homes is located at the southwest corner of the intersection of Mill Road and Chickahominy Branch Drive on parcels 767-774-1547 and 2445. The zoning is R-2, One-Family Residence District. County water and sewer. **(Brookland)** 2 Lots

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

12. Each lot shall contain at least 18,500 square feet.
13. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Mill 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.

(Staff Report by Michael Cooper)



ACTION: Approved

SUBDIVISION

Castleton (February 2005 Plan)

Townes Site Engineering for Byrl S. Sutton, Jr. and Sharon S. Johnson and Ross Run, LLC: The 266.726-acre site proposed for a subdivision of 494 single-family homes is located on Darbytown and Doran Roads on parcels 825-692-8035 and 823-693-4446. The zoning is R-2AC, One-Family Residence District (Conditional), R-3AC, One-Family Residence District (Conditional) and A-1, Agricultural District. County water and sewer. **(Varina)** 494 Lots

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

12. Each R-2A lot shall contain at least 13,500 square feet exclusive of the flood plain areas.
13. Each R-3A lot shall contain at least 9,500 square feet exclusive of the flood plain areas.
14. 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."

15. The detailed plant list and specifications for the landscaping to be provided within the islands in Road A and the 20-foot-wide planting strip easement along Doran Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
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 cases C-39C-89, C-39C-90, C-40C-90, C-41C-90, C-20C-99 and C-65C-04 shall be incorporated in this approval.
18. 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.
19. 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.
20. Prior to recordation a development agreement for the proffered recreational area must be submitted for review and approval by the Director of Planning. The Development Agreement shall provide for the dedication of the recreational area, a master plan for the recreational area and a performance schedule or bond for the proffered recreational area amenities.
21. Prior to recordation a streetscape plan must be submitted for review and approval by the Director of Planning. The Streetscape Plan shall address the proffered requirements regarding street trees, sidewalks and pedestrian paths, street lighting, and lot landscaping. continue
22. Provide ROW dedication and improvements as determined necessary by the Director of Public Works at Doran Road and Darbytown Road entrances.
23. A maximum of 50 lots may be developed with a single point of access.
24. The permanent access easement shall be vacated prior to recordation of any affected lots.
25. An access easement shall be provided to the adjoining A-1 lots without street frontage. A 10-foot landscape buffer shall be provided along both sides of the easement.
26. The existing prescriptive access easements shall be vacated in accordance with state law, prior to recordation of the affected lots.
27. Any known cemetery or burial ground shall be relocated in accordance with state law or platted as a cemetery lot with either public street frontage or an access easement. The developer shall construct a walkway within and a fence along each side of the access easement. The type, design and other details shall be indicated on the construction plans for the approval of the Department of Planning.
28. All new utilities to be located underground.
29. The construction plan shall identify spoils stockpiles remaining from any previous mining operations. Any future building lot containing spoils and located within the buildable area for a principal structure or accessory structure, shall 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.
30. Any unused well or septic system shall be abandoned in accordance with Health Department requirements.

(Staff Report by Michael Kennedy)



ACTION: Approved

SUBDIVISION

Forest Parke (February 2005 Plan)

Mozingo & Associates, Edwards, Kretz, Lohr & Associates for John D. III & K. S. Shobe and Starwood Corporation: The 5.42-acre site proposed for a subdivision of 10 single-family homes is located along the northern side of Paris Drive, approximately 250 feet east of the intersection of Paris Drive and Forest Avenue on part of parcel 757-738-9779. The zoning is R-3, One-Family Residence District. County water and sewer. **(Tuckahoe)** 10 Lots

As of the preparation date of the agenda, staff has not received a revised plan as requested. Staff has several concerns for the original plan submitted. First, the plan includes two lots that do not appear to provide adequate buildable area. Second, staff is concerned that the lots containing floodplain do not meet the lot area requirement exclusive of the floodplain. Three, the radius of the curve for the proposed road does not meet Department of Public Works requirements. 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 11,000 square feet, exclusive of the flood plain areas.
13. Prior to requesting final approval, the engineer shall furnish the Department of Planning Staff a plan showing a dwelling situated on Lots 3 and 4 to determine if the lot design is adequate to meet the requirements of Chapter 24, of the Henrico County Code.
14. 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."
15. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
16. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

(Staff Report by Michael Cooper)



ACTION: Approved

APPROVAL OF MINUTES: January 26, 2005 Minutes



ACTION: Approved

ADJOURNed at 10:55 a.m.