

SUBDIVISIONS AND PLANS OF DEVELOPMENT

ACTIONS

March 30, 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 Perimeter Center, LLC: Request for a transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Daniel Realty Corporation to Perimeter Center, LLC. 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-9-81
PPD Property, Inc. – 4216 Eubank Road

Engineering Design Associates, Inc. for KSO Holdings, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from PPD Property, Inc. to KSO Holdings, LLC. The 8.66-acre site is located along the northern line of Eubank Road approximately 640 feet west of Glen Allen Drive on parcel 814-712-1182. The zoning is M-1, Light Industrial District. County water and sewer. **(Varina)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The staff recommends approval of this transfer request with the following condition:

1. The site deficiencies, as identified in the inspections report, dated January 3, 2005, shall be corrected by April 4, 2005.

(Staff Report by Christina Goggin)



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: Approved

SUBDIVISION (*Deferred from the February 23, 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, Glauson 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 and extending 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, 802-686-466, 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 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, in addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

12. The developer shall construct left turn lanes in accordance with Henrico County standards on Osborne Turnpike at the intersection with Wilton Parkway.
13. The developer shall install left and right turn lanes in accordance with VDOT standards on New Market Road (State Route 5) at the intersection with Wilton Parkway.

(Staff Report by Kevin Wilhite)



ACTION: Approved

**PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION
POD-18-05**

Monahan Road Storage Building – 6977 Monahan Road

G. Stuart Grattan, P.E. for Charmaine S. Watson, Et Al and Floyd Englehart: Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24.106.2 of the Henrico County Code, to construct a 17,500 square foot vehicle and equipment storage shed for a tree contracting service. The transitional buffer deviation will permit the buffer to be relocated against the adjacent property. The 9.00-acre site is located on the east line of Monahan Road at 6977 Monahan Road, approximately 130 feet north of Darbytown Road on parcel 821-697-6489. The zoning is B-3C, Business District (Conditional) and A-1, Agricultural District. **(Varina)**

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

23. The right-of-way for widening of Monahan Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
25. Employees shall be required to use the parking spaces provided at the rear of the building(s) as shown on the approved plans.
26. The proffers approved as a part of zoning case C-29C-04 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. 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. Any non-domestic trash receptacles shall be located behind a screen fence identical to the one shown on the plans.
32. A fire alarm system is required to be installed unless waived by the Fire Marshall.
33. Provide the proffered Transitional Buffer 35 along the north property line in place of the zoning boundary which crosses the applicant's property.

(Staff Report by Ted McGarry)



ACTION: Approved

**PLAN OF DEVELOPMENT
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)**

There is one outstanding issue. The exterior architecture is not consistent with 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. Staff has requested revised architectural drawings and as of the preparation date of the agenda, has not received them. 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 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-52C-99 shall be incorporated in this approval.
 25. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
 26. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
 27. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
 28. 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. 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.
 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 ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
 32. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
- (Staff Report by Ted McGarry)**



ACTION: Deferred to April 27, 2005

PLAN OF DEVELOPMENT

POD-21-05

Church Mews Condominiums – Church Road

Balzer & Associates, Inc. for Iva J. Mullins, John W. & K. H. McLaughlin and D. O. Allen Homes, Inc.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 30, two-story, detached condominium units. The 7.04-acre site is located on the northern line of Church Road, approximately 600 feet west of the intersection of Church Road and Chatham Woods Drive on parcels 736-755-5630 and 9422. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)**

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. One, several of the proposed units do not meet the required setbacks. Two, the floodplain is not correctly shown on 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:

23. The right-of-way for widening of Church Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.
26. The required building setback shall be measured from the proposed right-of-way line and the parking shall be located behind the proposed right-of-way line.
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-52C-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. 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. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
34. The unit house numbers shall be visible from the parking areas and drives.
35. 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

36. A standard concrete sidewalk shall be provided on at least one side of all interior roads.
(Staff Report by Michael Cooper)

 **ACTION: Approved**

PLAN OF DEVELOPMENT (*Deferred from the November 17, 2004, Meeting*)
POD-68-02

Blackwood Retail - Glen Eagles Shopping Center – 10410 Ridgefield Parkway

Balzer & Associates, Inc. for Richfield Associates, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 6,600 square foot building addition in an existing shopping center. The 0.90-acre site is located on the northwest corner of Ridgefield Parkway and Eagles View Drive in the Glen Eagles Shopping Center on part of parcel 740-500-0178. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

The applicant has requested a deferral until the Planning Commission's meeting on September 28, 2005.
(Staff Report by Christina Goggin)

 **ACTION: Deferred to September 28, 2005**

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION
POD-20-05

Brook Run Independent Living – 6000 Brook Road

Townes Site Engineering for Tetra Associates, LLC and Carroll M. Blundon: Request for approval of a plan of development and special exception, as required by Chapter 24, Sections 24-21, 24-94 (b) and 24-106 of the Henrico County Code, to construct a four-story, 120 unit, age-restricted apartment building. The special exception would authorize a building with maximum height greater than 2 ½ stories. The 8.63-acre site is located on the west line of Brook Road (U. S. Route 1) 365 feet north of Wilmer Avenue adjacent to the Brook Run Shopping Center on part of parcel 783-748-5077. The zoning is R-5C, General Residence District (Conditional). County water and sewer. **(Fairfield)**

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the revised plan. A revised plan is required to address staff's concerns regarding secondary access, BMP amenities and sidewalks. 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.

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

24. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.
 25. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
 26. The proffers approved as a part of zoning case C-33C-04 shall be incorporated in this approval.
 27. 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.
 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. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
 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 Kennedy)**



ACTION: Approved

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION POD-22-05

Henrico Retirement Residence – 10300 Three Chopt Road

Bay Design Group, P.C. for A. R. Tedesco, Three Chopt Village, LLC and Colson & Colson

Construction Company: Request for approval of a plan of development and special exception, as required by Chapter 24, Sections 24-2, 24-94(b) and 24-106 of the Henrico County Code, to construct a three-story, 118-bed retirement residence for seniors. The special exception would authorize a building with a maximum height greater than 2 ½ stories. The 10.88-acre site is located on the north line of Three Chopt Road, 485 feet west of Gaskins Road at 10300 Three Chopt Road on parcels 749-7559136, 4576 and part of 749-755-8188 and 749-756-0252. The zoning is A-1, Agricultural District and R-6C, General Residence District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. A revised plan is required to address staff's concerns regarding location of a garage in a required side yard and location of a detention basin in a proffered buffer. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The right-of-way for widening of Three Chopt Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to

requesting occupancy permits.

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

25. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.

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

27. The proffers approved as a part of zoning case C-16C-04 shall be incorporated in this approval.

28. Prior to issuance of a building permit, the developer must furnish a letter from VDOT (Virginia Department of Transportation) stating that this proposed development does not conflict with their facilities.

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

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

31. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.

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

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

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

(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-24-05

Grayson Hill, Section 2 - Gaskins 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 103, two-story and three-story townhouse units for sale. The 23.12-acre site is located along the east line of Gaskins Road, approximately 450 feet south of Patterson Avenue on part of parcels 745-741-0907 and 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 2 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 Gaskins 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. 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 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.
30. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
31. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
32. The 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.
35. The existing sanitary sewer easement in conflict with the building footprints shall be vacated prior to the issuance of building permits for any impacted block of units.

(Staff Report by Kevin Wilhite)



ACTION: Approved

SUBDIVISION

Hampshire (March 2005 Plan)

E. D. Lewis & Associates, P.C. for Lindsay A. and Patricia Ward, Thomas J. Cassara, Mark S. and M. L. Fleisher, and Farmer Properties: The 17.793-acre site proposed for a subdivision of 36 single-family homes is located at the southern terminus of Woolshire Place on parcel 742-774-0459 and part of

parcels 742-773-2972, 741-774-9713, 741-774-7210 and 741-773-9074. The zoning is R-2AC, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt)** 36 Lots

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the revised plan. A revised plan was requested to address cul-de-sac lot design and flood plain location. 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, exclusive of the flood plain areas.
13. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."
14. The proffers approved as part of zoning cases C-60C-03, C-37C-02 and C-71C-00 shall be incorporated in this approval.
15. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Department of Planning for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
16. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.
(Staff Report by Kevin Wilhite)



ACTION: Approved

SUBDIVISION

Preston Square (March 2005 Plan)

E. D. Lewis & Associates, P.C. for Robert C. & Ellen C. Parker and F & L Properties, LLC: The 5.00-acre site proposed for a subdivision of 28 townhouses is located approximately 275 feet to the intersection of Lemoore Drive and Twin Hickory Road (5411 Twin Hickory Road) on parcels 747-774-6515 and 5839. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)** 28 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 condition:

13. The proffers approved as part of zoning case C-50C-04 shall be incorporated in this approval.
(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-26-05

Superstar – Bonnie M. Pradhan Addition – Brook Road and J.E.B. Stuart Parkway
(POD-95-00 Revised)

Keith Engineering, Inc. for Bonnie M. Pradhan: Request for approval of a revised plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a two-story, 8,300 square foot building addition to an existing convenience store with gas pumps. The 1.3-acre site is located at the southeast corner of the intersection of Brook Road (U.S. Route 1) and J.E.B. Stuart Parkway on parcel 783-769-9052. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

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, including insufficient parking, inadequate traffic circulation throughout the site, and missing building elevations for the proposed building. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The entrances and drainage facilities on Brook Road (U.S. Route 1) shall be approved by the Virginia Department of Transportation and the County.
25. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
26. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
27. The proffers approved as a part of zoning case C-113C-88 shall be incorporated in this approval.
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. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
32. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
33. 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.
34. The owner or manager on duty shall be responsible for temporarily closing the car facility when the on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way. The owner shall arrange with the Traffic Engineer to provide standard traffic control

signs to notify customers that stopping or standing on the public right-of-way shall not be permitted near the entrances to the car wash facility.

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. Refuse containers or refuse storage facilities shall be serviced only between the hours of 6:00 a.m. and 6:00 p.m.

37. Outside storage shall not be permitted.

(Staff Report by Michael Cooper)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-28-05

The Shops @ Tripps – 9318 W. Broad Street (Formerly Rock-Ola Café)
(POD-59-93 Revised)

Timmons Group for Tripps Properties II Limited Partnership: Request for approval of a revised plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to renovate and build a 10,731 square foot addition to an existing restaurant for conversion to a one-story, 16,000 square foot retail building. The 2.99-acre site is located at 9318-9320 W. Broad Street (U.S. Route 250) on part of parcel 757-757-0843. The zoning is B-2, Business District. 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 easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

24. The entrances and drainage facilities on W. Broad Street (U.S. Route 250) shall be approved by the Virginia Department of Transportation and the County.

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

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

27. Employees shall be required to use the parking spaces provided at the rear of the building(s) as shown on the approved plans

28. Outside storage shall not be permitted.

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

30. 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. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.

33. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.

34. 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.

35. 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.

36. 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

Frostick (February 2005 Plan)

QMT Corporation for Chamberlayne Rec. Association, North Chamberlayne Civic Association and Windsor Enterprises, LLC: The 3.6-acre site proposed for a subdivision of 9 single-family homes is located 520 feet from the intersection of Wilkinson Road and N. Wilkinson Road (317 N. Wilkinson Road) on parcels 792-753-9289 and 792-754-7001. The zoning is R-2A, One-Family Residence District. County water and sewer. **(Fairfield)** 9 Lots

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

(Staff Report by Michael Kennedy)



ACTION: Approved

SUBDIVISION

Bridlewood, Section 2 (March 2005 Plan)

Koontz-Bryant, P.C. for Bland L. Motley, Jr. and Virginia R. Motley: The 5.289-acre site proposed for a subdivision of 2 single-family homes is located at the northwest intersection of Shady Grove Road and Hames Lane (11010 Hames Lane) on parcel 742-772-9905. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Three Chopt)** 2 Lots

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. A revised plan was requested to address dedication of right-of-way on Shady Grove Road and water quality requirement. 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:

11. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Shady Grove Road shall be submitted to the Department of Planning for

review and approval prior to recordation of the plat.
(Staff Report by Kevin Wilhite)

 **ACTION: Approved**

APPROVAL OF MINUTES: February 23, 2005 Minutes

 **ACTION: Approved**

ADJOURNed at 10:38 a.m.