

SUBDIVISIONS AND PLANS OF DEVELOPMENT

**ACTIONS**

**November 16 , 2005**

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**TRANSFER OF APPROVAL** (*Deferred from the October 26, 2005 Meeting*)

POD-55-75 and **POD-46-94**

Brookfield Commons

**Hirschler Fleischer for Direct Invest Ventures, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Chamberlin, L.P. to Direct Invest Ventures, LLC. The 6.822-acre site is located at 6600 W. Broad Street (U. S. Route 250) at the northeast corner of the intersection of W. Broad Street and Dickens Road on parcel 768-743-7194 The zoning is O-3, Office District. County water and sewer. (**Brookland**)

As of the preparation date of the agenda, staff has not received information regarding the sale of the subject property. Additionally, staff is aware that additional owners may be involved in the sale of the property, but has not received any information regarding such at this time. The staff recommendation will be made at the meeting. Should the Commission act on this request, the following conditions are recommended:

1. A bond shall be posted to cover the site deficiencies as identified in the inspection report, dated July 5, 2005, and such deficiencies shall be corrected by January 31, 2006.
2. A revised landscape plan, as described in the inspection letter, dated July 5, 2005, shall be submitted to the Department of Planning for review and approval prior to January 31, 2006.

(**Staff Report by Tony Greulich**)



**ACTION: Deferred to January 25, 2006**

**TRANSFER OF APPROVAL**

**POD-98-73**

Tyler Building (Formerly Koger Executive Center Block "C") 1603 Santa Rosa Road

**Bruce E. Mason for Tyler Investors, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Koger Properties, Inc. and Forest Park Associates, LLC to Tyler Investors, LLC. The 2.024-acre site is located on the east side of Santa Rosa Road, approximately 275 feet northeast of the intersection of Franklin Farm Drive and Santa Rosa Road in the Koger Office Center on parcel 758-744-8860. 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 staff recommends approval of this transfer request.

**(Staff Report by Tony Greulich)**



**ACTION: Approved**

**ALTERNATIVE FENCE HEIGHT PLAN** (*Deferred from the October 26, 2005, Meeting*)

**Adamson Residence - River Road**

**William H. Spell for John and Katherine Adamson:** Request for approval of an alternative fence height plan to permit a brick serpentine wall in excess of 42 inches in height in the front yard, as required by Chapter 24, Sections 24-106 and 24-95(1)7 of the Henrico County Code. The 2.295-acre site is located at 9301 River Road on parcel 744-735-2788. The zoning is R-1, One-Family Residence District.

**(Tuckahoe)**

This case was deferred by the Commission at the last meeting in order to allow the applicant time to arrange a meeting with his neighbor to discuss the wall height and design. The staff recommendation will be made at the meeting.

**(Staff Report by Jim Strauss )**



**ACTION: Approved**

**LANDSCAPE PLAN** (*Deferred from the October 26 2005, Meeting*)

**LP/POD-34-05**

The Village @ Osborne – Zero Lot Line Dwellings  
Osborne Turnpike

**Foster & Miller, P.C. for FTF, LLC:** Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 41.758-acre site is located at 7101 Osborne Turnpike, approximately 4,500 feet north of Burning Tree Road on parcels 802-696-9269 and 803-696-6866. The zoning is R-5AC, General Residence District (Conditional) (**Varina**)

The revised landscape plan in the agenda was submitted in order to address staff's concern with the type and quantity of landscaping that is required with respect to the agreements of the original rezoning case. At this time, staff has not seen the final details for the entrance design and has questions about the height of plant material on the landscaping plan. The staff recommendation will be made at the meeting. Should the Commission act on this request the standard conditions for landscape plans are recommended.

**(Staff Report by Jim Strauss)**



**ACTION: Deferred to December 14, 2005**

**SUBDIVISION & EXCEPTION** (*Deferred from the October 26, 2005, Meeting*)

**Sweetbay Hill** (October 2005 Plan)

JEB Stuart Parkway

**Foster & Miller, P.C. for William C. & Edith B. Schermerhorn Charitable Remainder Unitrust and Sweetbay Development, Inc.:** Request for approval of a conditional subdivision and exception pursuant to Sections 19-4(c) and 19-112 of the Henrico County Code for creation of a block greater than 1,320 feet

in length between intersecting streets. The 95.316-acre site is located adjacent to Magnolia Ridge subdivision, approximately 1500 feet northwest of the intersection of Magnolia Ridge Drive and unimproved J.E.B. Stuart Parkway on parcels 781-773-3186, 780-773-3673 and 2718 and 780-772-9071. The zoning is R-2AC, One-Family Residence District (Conditional). County water and sewer. **(Fairfield)**  
**144 Lots**

This plan was deferred from the October 26, 2005, Planning Commission meeting. There are three outstanding issues.

First, staff can only recommend approval of 56 lots until a second point of access is provided. Second, staff cannot recommend the exception necessary to allow Kings Tree Drive be constructed 2,710 feet without an intersecting street. Third, the applicant has not submitted a response to staff's recommendation that the common areas be an amenity to the neighborhood by including active recreation and walking trails.

As of the agenda preparation date of the agenda, the staff has not received a revised plan. The October 26, 2005 staff plan is included in the packet. 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. A County standard sidewalk shall be constructed along the north side of Woodman Road and one side of all non cul-de-sac streets.
13. The proffers approved as part of zoning case C-6C-05 shall be incorporated in this approval.
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. Prior to requesting recordation, the developer shall furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with its facilities.
16. The detailed plant list and specifications for the landscaping to be provided within the 20-foot-wide planting strip easement along Woodman Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
17. 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.
18. Prior to final approval, the developer shall petition the Board to initiate the process to abandon and offer for sale the portion of Woodman Road within this Development not needed for access.
19. Access shall be provided by Woodman Road/ JEB Stuart Parkway and Grenville Road. The Developer will build ½ Woodman Road/JEB Stuart Parkway and then 1/2 Grenville Road plus a 12-foot lane in the opposite direction on Grenville Road. A financial contribution will be escrowed for the remainder of JEB Stuart Parkway, the amount of which will be approved by the Director of Public Works.
20. Improved walking trails including boardwalks and a second tot lot abutting the wetlands between Tuliptree Court and Queens Tree Court shall be provided within the common areas. The location of improvements and construction details shall be shown on the construction plans and approved by the Director of Planning prior to construction plan approval.

**(Staff Report by Ted McGarry)**



**ACTION: Approved**

## **SUBDIVISION**

**Townsend** (November 2005 Plan)

Francistown Road

**Foster & Miller, P.C. for Dominion Land & Development Partnership:** The 14.2-acre site proposed for a subdivision of 32 single-family homes on zero lot lines is located on the western side of Francistown Road abutting the south side of Echo Lake Elementary School on parcels 759-767-5161, 2638, 6934 and 6516 and 758-767-8413. The zoning is R-5AC, General Residence District (Conditional). County water and sewer. **(Brookland) 32 Lots**

There are several outstanding issues which necessitate a revised plan to satisfy comments by the Departments of Public Works and Planning. These issues are listed in the staff annotations on the plan and include: provision of common areas with active recreation amenities and trails, provision of 26 lots with 80 feet of lot width, provision of a full transitional buffer 10 in addition to the 8-foot common area abutting Lot 32 and provision of additional separation between the driveway access easement entrance and Francistown Road. The staff recommendation will be made at the meeting.

As of the preparation date of the agenda, a revised plan has not been submitted. 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. A County standard sidewalk shall be constructed on one side of the interior roads, with the exception of cul-de-sac roads, and along the west side of Francistown Road.

13. The proffers approved as part of zoning case C-61C-04 shall be incorporated in this approval.

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 25-foot-wide common area along Francistown Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

16. 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 Ted McGarry)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT RECONSIDERATION** (Deferred from the October 26, 2005 Meeting) **POD-24-04**

Hickory Corner Office Park

5310 – 5398 Twin Hickory Road

**D. Neil Rankins for Hickory Corner, L.C.:** Request for approval of a reconsideration of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, for approval of revisions to site improvements, architectural and HVAC screening for a previously approved office park. The 5.135-acre site is located on the east line of Twin Hickory Road, approximately 170 feet north of

Nuckols Road on parcel 747-773-1506. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Three Chopt)**

This case was deferred from the October 26, 2005 Planning Commission hearing to allow time for the applicant to meet with County staff and the office condo owners to get their input on the proposed HVAC screening method and material as well as the other proposed changes to the approved construction plans. The developer is attempting to schedule the meeting on the evening of November 15, 2005.

There are a number of items constructed on site which do not conform to the Planning Commission reviewed plan and architectural, and the County approved construction plan. To comply with adopted proffers, the applicant needs the Commission's review and approval to relocate the HVAC units from ground level to the buildings' roof top, as well as approval of the proposed screening method. The original proposal indicated the units would be located at ground level and screened with 3-foot-tall by 8-foot-wide masonry walls, but the HVAC units have been installed on the buildings' roof. The applicant proposes to construct roof mounted brown metal screens around each individual HVAC unit that can be seen from the property line, for each building.

In addition to the revised HVAC screening, the revised plan removes all of the decorative interior parking lot and drive-aisle pavers, sidewalk connections from Building "A" and Building "C" to the Twin Hickory Road sidewalk, and approximately 20 feet of sidewalk on the east side of the Nuckols Road entrance to the church property line.

Public Works has agreed to let the applicant escrow approximately 40 feet of sidewalk located at the northeast corner of the site along Twin Hickory Road prior to issuance of a Certificate of Occupancy.

Should the Commission act on this request, in addition to the annotations on the plans, the standard conditions for developments of this type, additional conditions of the original POD (conditions Nos. 24 through 35 as shown below) additional condition No. 36 is recommended.

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

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

26. A standard concrete sidewalk shall be provided along the north side of Nuckols Road and the east side of Twin Hickory Road.

27. All repair work shall be conducted entirely within the enclosed building.

28. The proffers approved as a part of zoning case C-70C-99 shall be incorporated in this approval.

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

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

Henrico County.

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

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. ADDED - A revised construction plan to document all changes to the plan shall be submitted for review and approval and any required additional work shall be completed prior to release of the bonds.

**(Staff Report by Christina Goggin)**



**ACTION: Deferred to December 14, 2005**

### **PLAN OF DEVELOPMENT, LIGHTING PLAN & TRANSITIONAL BUFFER DEVIATION**

(Deferred from the October 26, 2005 Meeting)

#### **POD-62-05**

Towne Center West – W. Broad Street

**Timmons Group for Towne Center – West, LLC:** Request for approval of architectural plans and a lighting plan for a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, for a 77,647 square foot shopping center (Phase 1). The 41.9-acre site is located on the north line of W. Broad Street (U.S. Route 250), approximately 500 feet east of N. Gayton Road on parcels 734-764-6330, 734-764-8352, 735-764-6278, 736-764-1973, 735-764-1287 and 735-764-4320. The zoning is B-2C, Business District (Conditional), R-6C, General Residence District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, staff has still not received revised architectural plans or revised lighting plans, as requested. Staff is continuing to meet with the applicant to discuss a design change to the rear facades of the buildings in order to meet proffered requirements. The original lighting plan submitted was incomplete. No additional lighting information has been received to date. The staff recommendation will be made at the meeting. The Planning Commission approved the site plan on October 26, 2005. There are no additional conditions of approval recommended at this time.

**(Staff Report by Kevin Wilhite)**



**ACTION: Approved**

### **PLAN OF DEVELOPMENT AND TRANSITIONAL BUFFER DEVIATION**

#### **POD-69-05**

Genworth Development Center–Brookfield Office Park - 6604 W. Broad Street  
(U.S. Route 250)

**Mozingo & Associates for Genworth Financial:** Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2(e)(3) of the Henrico County Code, to construct a three-story, 89,500 square foot employee training and development facility, with a 48-room dormitory and a 1 ½ story, 6,500 square foot hospitality center. The 4.559-acre site is located at the southwest corner of Falmouth Street and Bethlehem Road in the Brookfield Office

Park on part of parcel 769-744-4118. The zoning is O-3, Office District. County water and sewer.  
**(Brookland)**

As of the preparation date of this agenda, the staff has not received a revised plan, as requested. Currently, Planning, Public Works Design and Fire cannot recommend approval of the submitted plan. Planning is requiring 50 additional parking spaces for the proposed use. Public Works Design Division needs 50/10 water quantity calculations and Fire is requiring emergency vehicle access to all sides of the dormitory for aerial ladder rescue operations. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

24. The right-of-way for widening of Bethlehem 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.
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 drainage facilities on I-64 shall be approved by the Virginia Department of Transportation and the County.
27. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
28. Outside storage shall not be permitted.
29. 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.
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 Henrico County maintained right-of-way. The elevations will be set by Henrico County.
36. 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.
37. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Christina Goggin)**



**ACTION: Approved**

**PLAN OF DEVELOPMENT  
POD-70-05**

Darbytown Townhouses

**Balzer & Associates, Inc. for Darbytown Road, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 17, two-story townhouse units for sale. The 1.71-acre site is located at the northwest corner of Darbytown Road and Shirleydale Avenue (1481 Darbytown Road) on parcel 804-711-4444. The zoning is R-5, General Residence District. County water and sewer. **(Varina)**

Additional information has been requested to address several outstanding issues. The requested information includes revised architectural drawings to dress up the townhouse fronts, provide windows on the end walls closest to the property lines, and include the use of brick in the buildings in lieu of all hardi-plank; a schematic landscape plan for the 15-foot-wide landscape area abutting Darbytown Road; and details for the lot equipment type and layout.

As of the preparation date of the agenda, the additional information has not been submitted. 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:

24. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
25. Prior to issuance of a certificate of occupancy for any building in this development, the engineer of record shall certify that the site has been graded in accordance with the approved grading plans.
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 unit house numbers shall be visible from the parking areas and drives.
31. 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.
32. The subdivision plat for Darbytown Townhouse shall be recorded before any building permits are issued.

**(Staff Report by Ted McGarry)**



**ACTION: Approved**

**SUBDIVISION** (Deferred from the October 26, 2005 Meeting)  
**Wilton Collector Road**, Phase 1 (October 2005 Plan)

**Youngblood, Tyler & Associates, P.C. for WF Hunt, LLC and HHHunt Corporation:** The 47.35-acre portion of the 1185-acre site proposed for a subdivision for public roads is located on property adjacent to the north and south lines of the Pocahontas Parkway (State Route 895) and the James River shore line on parcel 798-683-5459. The zoning is UMUC, Urban Mixed Use District (Conditional). County water and sewer. **(Varina) 0 Lot**

As of the preparation date of the agenda, staff has not completed its review of the revised plan. Staff is continuing to work with the applicant to resolve comments generated in the review of the subdivision plan related to meeting the County's public road standards. In addition, staff has yet to receive comments from the Virginia Department of Transportation concerning this project. The proposed interchange at State Route 895 is a concern since it has not received approval from the State Transportation Board. 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 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. 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-56C-04 shall be incorporated in this approval.

15. A landscape and lighting plan for the collector roads shall be submitted for review and approval prior to the recordation of the subdivision plat.

**(Staff Report by Kevin Wilhite)**



**ACTION: Approved**

**SUBDIVISION**

**Rocketts Landing**, Phase I (November 2005 Plan)  
Osborne Turnpike

**Shadrach & Neal, Inc. for Central Virginia Investments/Rocketts Landing LLC:** The 2.43-acre site proposed for a subdivision of 42 residential townhouses for sale and 9 parcels for future development is located on Old Osborne Turnpike at the County line, 150 feet south of Orleans Street on parcels 797-712-3780, 797-713-5542 and 8451. The zoning is UMUC, Urban Mixed Use District (Conditional). County water and sewer. **(Varina) 42 Lots**

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

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 P-14-04 and C-55C-04 shall be incorporated in this approval.

15. The final plat shall contain a statement that this subdivision is on an abandoned industrial site. The

wording shall be approved by the Department of Planning Staff and the County Attorney, and shall be conspicuously on the face of the plat.

**(Staff Report by Michael Kennedy/Jim Strauss)**



**ACTION: Approved**

## **SUBDIVISION**

**Michael's Way** (November 2005 Plan)

Madge Lane

**McKinney & Company for Mindy Properties, LLC:** The 10.73-acre site proposed for a subdivision of 18 single-family homes is located 350 feet east of the intersection of Madge Lane and Caddie Lane on parcel 804-724-9640. The zoning is R-4, One-Family Residence District. County water and sewer.

**(Fairfield) 18 Lots**

As of the preparation date of this agenda, the staff has not received a revised plan, as requested. Currently, Public Works Environmental Division and Planning can not recommend approval of the proposed subdivision because adequate buildable area outside of RPA limits has not been provided. Planning also needs a revised plan that provides recreational amenities to justify the proposed 6.19 acres common area comprised of steep slopes, wetlands and flood plain.

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 8,000 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 9 and 10 to determine if the lot design is adequate to meet the requirements of Chapter 24, of the Henrico County Code.

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

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 Christina Goggin)**



**ACTION: Deferred to December 14, 2005**

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

**Hoke Brady Farms** (October 2005 Plan)

Kingland Road

**Engineering Design Associates for Charlie H. Purks, Sr. and D. P. Purks Trust and G & G Limited:** The 126.30-acre site proposed for a subdivision of 43 single-family homes is located on the north line of Kingsland Road between Varina Road and the U.S. Park Service property on parcel 812-674-1758 The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Varina) 43 Lots**

This plan was deferred from the Planning Commission's October 26, 2005 meeting, in order for the Varina Commissioner to meet with concerned citizens and the National Park Service.

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

11. Prior to requesting recordation, the developer shall furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with its facilities.
12. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Hoke Brady and Kingsland Roads shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
13. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common 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.
14. Walking trails shall be improved with a hard surface or packed gravel. Show details in the subdivision construction plans.
15. Provide 10 feet of landscaped common area on each side of the Broadus parcel to connect Fort Hoke Lane and the Richmond National Battlefield Park property. Provide an improved walking trail to the park property.
16. If a cemetery is found on the site, the developer shall provide the Henrico Recreation & Parks Department the opportunity to document, photograph and map the cemetery.

**(Staff Report by Ted McGarry)**



**ACTION: Deferred to December 14, 2005**

## **SUBDIVISION**

**Pemberton Grove** (November 2005 Plan)

11081 Old Washington Road

**Engineering Design Associates for Woodland O. Hogg & O. W. H. III, Ruth P. Coffman and Oakleigh Properties, LLC:** The 17.70-acre site proposed for a subdivision of 17 single-family homes is located on the east side of Old Washington Highway, 550 feet northwest of the intersection of Haley's Hollow Road and Old Washington Road on parcels 771-770-6776, 772-770-1548 and 771-770-6729. The zoning is R-2A, One-Family Residence District. County water and sewer. **(Brookland) 17 Lots**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. The Public Works Design Division has requested information detailing required road improvements along Old Washington Highway. The Department of Planning has requested a revised plan that indicates sufficient amenities to justify the proposed common area.

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. Prior to requesting final approval, the engineer shall furnish the Department of Planning Staff a plan showing a dwelling situated on Lots 6 and 16 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. 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.
16. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
17. 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 Tony Greulich)**



**ACTION: Approved**

## **SUBDIVISION**

**Seven Pines Villa** (November 2005 Plan)

Howard Street

**Engineering Design Associates for James L. and Evelyn Cannon and Beers & White Inc.:** The 2.579-acre site proposed for a subdivision of 5 single-family homes is located along the south line of Howard Street, approximately 170 feet east of Seven Pines Avenue on parcels 831-716-1119 and 830-716-9014. The zoning is R-4, One-Family Residence District. County water and sewer. **(Varina) 5 Lots**

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

12. The 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. Each lot shall contain at least 8,000 square feet exclusive of flood plain areas.

**(Staff Report by Ted McGarry)**



**ACTION: Approved**

**APPROVAL OF POD MINUTES:** October 26, 2005 Minutes



**ACTION: Approved**

**RESOLUTION: SIA-02-05** – Eastern Henrico Recreation Center Site – Substantially In Accord with the County Comprehensive Plan (Fairfield District) – **(Staff Report by Lee Tyson)**



**ACTION: Approved**

**ADJOURN**