

PLANNING COMMISSION

SUBDIVISIONS AND PLANS OF DEVELOPMENT

February 22, 2006

The submission deadline for this hearing date was January 6, 2006.

The agenda for this meeting will be posted closer to the meeting date. For questions about the agenda, contact Diana Carver, 501-4606.

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS: Kevin Wilhite

EXPEDITED AGENDA: Kevin Wilhite

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Ted McGarry

FOR INFORMATIONAL PURPOSES ONLY

Subdivision: Castleton (February 2005 Plan)
Magisterial District: Varina
Original No. of Lots: 494
Remaining Lots: 494
Previous Extensions: 0
Year(s) Extended Recommended: 1 Year - 2/28/07

Subdivision: Forest Parke (February 2005 Plan)
Magisterial District: Tuckahoe
Original No. of Lots: 9
Remaining Lots: 9
Previous Extensions: 0
Year(s) Extended Recommended: 1 Year - 2/28/07

Subdivision: Kain's Quarter (February 2005 Plan)
Magisterial District: Three Chopt
Original No. of Lots: 6
Remaining Lots: 6
Previous Extensions: 0
Year(s) Extended Recommended: 1 Year - 2/28/07

Subdivision: Stonehurst (February 2004 Plan)
Magisterial District: Three Chopt
Original No. of Lots: 21

Remaining Lots: 21
Previous Extensions: 1
Year(s) Extended Recommended: 1 Year - 2/28/07

Subdivision: Stony Run Estates (February 2003 Plan)
Magisterial District: Varina
Original No. of Lots: 33
Remaining Lots: 5
Previous Extensions: 2
Year(s) Extended Recommended: 2 Years - 2/27/08

Subdivision: Weatherfield Farms (February 2004 Plan)
Magisterial District: Fairfield
Original No. of Lots: 168
Remaining Lots: 168
Previous Extensions: 1
Year(s) Extended Recommended: 1 Year - 2/28/07

Subdivision: Westridge East - (January 2005 Plan)
Magisterial District: Three Chopt
Original No. of Lots: 7
Remaining Lots: 7
Previous Extensions: 0
Year(s) Extended Recommended: 1 Year - 2/28/07

Deferred from the February 9, 2006 Meeting

C-3C-06 Eric Walker for Attack-Walker Construction, LLC: Request to conditionally rezone from A-1, Agricultural District to R-3C, One Family Residence District (Conditional), Parcel 777-764-7772, containing 0.96 acre, located on the west line of Mountain Road approximately 335 feet south of Francis Road. The applicant proposes a single-family residence. The R-3 District allows a minimum lot size of 11,000 square feet with a maximum gross density of 3.96 units per acre. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Open Space/Recreation.
(Staff Report by Nathalie Neaves)



ACTION: Approved

TRANSFER OF APPROVAL (*Deferred from the January 25, 2006, Meeting*)

POD-56-74

Commonwealth Tents (Formerly Bertozzi Warehouse)
5603 Greendale Road

John Hodgson for W&H, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from A. Bertozzi, Inc. to W&H, LLC. The 3.076-acre site is located on the east line of Greendale Road between Irisdale Avenue and Greenway Avenue at 5603 Greendale Road on parcel 775-745-7650. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

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. A bond shall be posted to cover the site deficiencies as identified in the inspection report, dated January 25, 2006, and such deficiencies shall be corrected by May 31, 2006.

(Staff Report by Michael Kennedy)

(Applicant's Representative: John Hodgson)



ACTION: Deferred to March 22, 2006

TRANSFER OF APPROVAL

POD-87-04

Hunton Station – 11837 Mill Road

Rogers-Chenault, Inc.: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Eagle Construction of Virginia, LLC to Rogers-Chenault, Inc. The 8.974-acre site is located at 11837 Mill Road, on the south side of Mill Road, approximately 600 feet west of Old Washington Highway, on parcels 771-774-2195 and 3745. The zoning is R-5AC, General Residence District (Conditional). County water and sewer. **(Brookland)**

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)

(Applicant's Representative: Terry Cave)



ACTION: Approved

TRANSFER OF APPROVAL

POD-1-76

Henrico Doctor's Medical Office Building – 7601 Forest Avenue

Holladay Properties for Otten Johnson and Henrico MOB, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from AID, Inc. and MOB 144 of Virginia, LLC to Henrico MOB, LLC. The 0.349-acre site is located at 7601 Forest Avenue, on the south side of Forest Avenue, approximately 800 feet west of Skipwith Road, adjacent to Henrico Doctor's Hospital, on parcel 760-745-7807. The zoning is O-3, 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)
(Applicant's Representative: Tina Rogers)



ACTION: Approved

TRANSFER OF APPROVAL
POD-14-02

Long & Foster Office Building – 3991 Williamsburg Road

Hirschler Fleischer for Wilton Development Corporation: Request for transfer of approval of a portion of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code from Wilton Development Company to Wilton Family Investments II, L.C. The 3.15-acre site is located at 3991 Williamsburg Road on parcel 847-711-9746. The zoning is B-3, Business District. County water and sewer. (**Varina**)

A site inspection for compliance with the approved conditions is complete and only minor landscaping discrepancies have been found. The new owner Wilton Family Investments II, L.C. accepts and agrees to be responsible for continued compliance with the conditions of the original approval, and has agreed to correct the deficiencies as identified in the inspector's report dated November 11, 2005 by February 13, 2005. A follow-up inspection is scheduled and staff's recommendation will be provided at the meeting.

(Staff Report by Ted McGarry)
(Applicant's Representative: Brenda Kalimerakis)



ACTION: Deferred to March 22, 2006

LANDSCAPE PLAN
LP/POD-5-05

Grayson Hill, Section 1, Phase 1

Studio 39 for Gaskins and Patterson, Inc.: Request for approval of Phase 1 of Section 1 of a landscape plan, for the entrance, clubhouse and model units, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 14.836-acre site is located on the southeast corner of the intersection of Patterson Avenue (State Route 6) and Gaskins Road on part of parcel 745-740-9892. The zoning is RTHC, Residential Townhouse District (Conditional). (**Tuckahoe**)

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

(Staff Report by Jim Strauss)
(Applicant's Representative: Joseph Plumpe)



ACTION: Approved

PLAN OF DEVELOPMENT & MASTER PLAN (*Deferred from the January 25, 2006, Meeting*)

POD-64-05

Antioch Baptist Church – 1384 New Market Road
(POD-39-96 Revised)

Engineering Design Associates for Antioch Baptist Church: Request for approval of a revised plan of development and master plan as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a Phase 1, two-story, 546-seat sanctuary with parking and a Phase 2 one-story, 8475 square foot education building. The 4.62-acre site is located at 1384 New Market Road along the east line of New Market Road (State Route 5) between Chatsworth Road and Freeless Street on parcels 804-700-1773, 3054 and 3543. The zoning is A-1, Agricultural District. County water and sewer. (**Varina**)

This plan has been deferred several times. The following revisions include respecting the Route 5 Design Guidelines by relocating parking out of the front yard, and relocation of a second driveway from Route 5 to Freeless Street. In addition, the rear parking lot has been expanded and a drive connecting the two parking areas is provided. There is one outstanding issue. The Department of Public Works requires an aquatic bench be constructed in the proposed BMP. A revised plan has been requested. The staff recommendation will be made at the meeting.

Should the Commission act on this request, in addition to the standard condition for developments of this type, the following additional conditions are recommended:

- 1A. The owner shall enter into the necessary contracts with the Department of Public Utilities for connections to public water. The well location shall be approved by the County Health Department before a building permit is issued. Connection shall be made to the public water system when available within 300 feet of the site/building.
24. The right-of-way for widening of New Market Road (State Route 5) 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 entrances and drainage facilities on New Market Road (State Route 5) 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. 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. 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.
30. 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.

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

32. When public water is available to the site, fire hydrants shall be installed by the property owner to meet existing ISO – Needed Fire Flow requirements and Division of Fire and Department of Public Utilities commercial property minimum hose lay requirement which is 350 feet.

33. All buildings when constructed shall include a fire detection alarm system. The alarm system shall be designed and installed to provide immediate notification to the Fire Division in the event of an alarm situation at the facility. A twenty-four hour monitoring company must be utilized for this service.

(Staff Report by Ted McGarry)

(Applicant's Representative: Courtney Fisher)



ACTION: Approved

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION RECONSIDERATION *(Deferred from the May 25, 2005, Meeting)*

POD-104-00

Sandston Senior Retirement Community – 520 E. Williamsburg Road

Engineering Design Associates for Southside Community Development & Housing

Corporation: Request for reconsideration of conditions of approval for a plan of development and special exception, as required by Chapter 24, Sections 24-2, 24-29(c), 24-94(b) and 24-106 of the Henrico County Code, which authorized construction of a three-story, 100-unit independent living adult facility. The 19.135-acre site is located at 520 E. Williamsburg Road (U. S. Route 60) on parcel 831-715-9157. The zoning is R-5, General Residence District, A-1, Agricultural District and ASO (Airport Safety Overlay) District. County water and sewer. **(Varina)**

A POD and special exception for the three-story building was approved by the Planning Commission on July 23, 2003. The conditions related to the special exception indicated that the residence was to provide independent multi-family residential living accommodations and related services only for the elderly and/or handicapped persons, their family and aides, or staff. The conditions included a definition of “elderly” to mean age sixty-two (62) years of age. The applicant would like to amend the term elderly to mean persons fifty-five (55) years of age or older.

The applicant indicates that when the project was proposed, it was the only low-income elderly housing property for the area. Since then, several low income tax credit senior housing projects have been approved. Staff recommends approval of this request, subject to the conditions of the original approval, with a revision to condition number #1 of the special exception as follows:

1. **REVISED** – The improvements to be constructed on the portion of the property zoned R-5, General Residence, shall provide independent multi-family residential living accommodations

and related services only for the elderly and/or handicapped persons (exclusive of management personnel), their spouses, children, brothers, sisters or aides, but in no event in excess of two (2) persons per bedroom or three (3) person per apartment. For the purposes hereof the term “elderly” shall mean persons fifty-five (55) years of age or older.

(Staff Report by Michael Kennedy)

(Applicant’s Representative: Courtney Fisher)



ACTION: Denied

PLAN OF DEVELOPMENT

POD-5-06

St. Claire Ridge Townhomes
2807 – 2815 Mechanicsville Turnpike

Engineering Design Associates for J. H. and Russell R. Thompson, Jr., Josephine O. & I. B. McGhee, Joann Turner, V. M. Little and Loftis Real Estate Development: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 54, two-story townhomes for sale. The 4.85-acre site is located on the east side of Mechanicsville Turnpike (U.S. Route 360), approximately 350 feet north of Saint Claire Lane, on parcels 800-730-7438, 3962 and 3223. The zoning is R-5, General Residence District. County water and sewer. **(Fairfield)**

As of the preparation date of this agenda, the staff has not received a revised plan, as requested. Currently, Planning and Public Works Design and Traffic cannot recommend approval of the submitted plan.

Public Works Design Division needs to see how the drainage will work between the townhouse development and the proposed condominium development (POD-76-05) to the east. Traffic needs to see the right hand turn lane on Mechanicsville Turnpike as required by the Virginia Department of Transportation and appropriate right-of-way dedication. Planning needs a revised plan to ensure that the overall setbacks are still provided after right-of-way dedication and to see 30’ rear yard setback between units and individual property lines. 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 unit house numbers shall be visible from the parking areas and drives.
25. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be ordered from the County and installed prior to any occupancy permit approval.
26. The 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.
27. The entrances and drainage facilities on Mechanicville Turnpike (U.S. Route 360) shall be approved by the Virginia Department of Transportation and the County.
28. 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.

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

30. 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.

31. A standard concrete sidewalk shall be provided along the east side of Mechanicsville Turnpike.

32. 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.

33. 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.

34. 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.

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

36. 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.

37. 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.

38. 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.

39. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by the engineer. An engineer's report certifying the suitability of the fill materials and its compaction shall be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.

(Staff Report by Christina Goggin)

(Applicant's Representative: Courtney Fisher)



ACTION: Approved

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION

POD-6-06

LaQuinta Inn & Suites and Durango Restaurant – Norman Road

Engineering Design Associates for Airport Road LLC and Win-Par Hospitality, LLLP:

Request for approval of a plan of development and special exception for height, as required by Chapter 24, Sections 24-2, 24-59(1) and 24-106 of the Henrico County Code, to construct a 91-room, three-story, hotel and a 9,600 square foot restaurant. The 7.587-acre site is located on the north side of Norman Road, abutting the west side of S. Airport Drive, on part of parcel 819-710-8950. The zoning is M-1, Light Industrial District and ASO (Airport Safety Overlay) District. County water and sewer. **(Varina)**

There are four outstanding issues which collectively dictate a site redesign. First, South Airport Drive is the southern gateway to Richmond International Airport and this site is visible from the terminal building. Both buildings expose the back of their buildings, including the restaurant's walk-in freezer to S. Airport Drive. The restaurant floor plans and site layout do not agree. Further, both dumpsters are located near S. Airport Drive. Staff recommends rotating both buildings so that their front orientation would be visible from S. Airport Drive.

Second, the Traffic Engineer requests the hotel lobby vehicle drop off be reversed to provide a proper passenger drop off orientation. Third, the Department of Public Utilities wants the sewer connection moved to an active trunk line. Fourth, a BMP is required by Public Works. If located in the Norman Road front yard, its location requires special approval by the Director of Public Works. 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. 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.
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. Federal Aviation Administration (FAA), Form 7460-1 shall be submitted to the FAA and proof of such approval shall be provided to the Planning Department prior to approval of the building permit application.

(Staff Report by Ted McGarry)

(Applicant's Representative: Courtney Fisher)



ACTION: Deferred to March 9, 2006

SUBDIVISION

Brooks B.E., Section 2 (February 2006 Plan)

200 Brooks Road

Engineering Design Associates for Frank and Patricia Camporeale and Superior Structures & Properties, Inc.: The 1.94-acre site proposed for a resubdivision of Lots 1 and 2 of Brooks B.E., Section 1, into 3 single-family homes is located on the west side of Brooks Road, approximately 475 feet north of Yates Lane, on parcel 816-725-6500. The zoning is R-2A, One-Family Residence District. County water and sewer. **(Varina)** 3 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 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. 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.

(Staff Report by Tony Greulich)

(Applicant's Representative: Courtney Fisher)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-7-06

Flagstop Car Wash @ Staples Mill – 8833 Staples Mill Road

Balzer & Associates, P.C. for Wawa, Inc. and The Chester Company, 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 car wash. The 0.95-acre portion of the 2.15-acre parcel is located on the east side of Staples Mill Road (U.S. Route 33) and the west side of Landmark Road on part of parcel 769-756-9510. The zoning is M-1, Light Industrial District. County water and sewer.
(Brookland)

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 served by public utilities, the following additional conditions are 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. Outside storage shall not be permitted.
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. 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. 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.
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 Tony Greulich)

(Applicant's Representative: Andrew Bowman)



ACTION: Approved

SUBDIVISION

Dylan's Place (February 2006 Plan)
Biloxi Road

Balzer & Associates, P.C. for Home & Property Solutions, LLC: The 1.0-acre site proposed for a subdivision of 3 single-family homes is located on the southwest side of Biloxi Road, approximately 880 feet from the west line of Bayard Road, on parcel 813-727-8406. The zoning is R-2AC, One-Family Residence District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)** 3 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 proffers approved as part of zoning case C-83C-05 shall be incorporated in this approval.
13. The existing well which would be abandoned shall follow the procedures of the Virginia Department of Health regulations for well abandonment.

(Staff Report by Ted McGarry)

(Applicant's Representative: Meredith Newman)



ACTION: Approved

SUBDIVISION

North James Estates (February 2006 Plan)
Midview and New Markets Roads

Balzer & Associates, P.C. for Margaret Moore c/o Carl L. Moore, Anirav Swim Club and Hamlin Homes: The 22.42-acre site proposed for a subdivision of 49 single-family homes is located on the northeast corner of New Market Road (State Route 5) and Midview Road on parcel 803-702-3640 and part of 804-702-0772. The zoning is R-3, One-Family Residence District. County water and sewer. **(Varina)** 49 Lots

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. Currently, Planning and Public Works Design Traffic cannot recommend approval of the submitted plan.

Public Works Design Division needs to see the necessary right-of-way dedication along New Market and Midview Roads. Planning needs a revised plan with amenities to justify common area wetlands between Lots 4 and 5 in Section A, the proposed common area on the south side of Road A and the wetlands along Midview Road. Staff has also requested that the applicant provide a stub road to the parcel to the north so it could be connected to Gilchrist Avenue in Nelson Estates. Due to New Market and Midview Roads being listed on the Major Thoroughfare Plan, Planning has requested sidewalks along both. 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. 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.
13. Each lot shall contain at least 11,000 square feet.
14. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along New Market Road and Midview Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
15. A County standard sidewalk shall be constructed along the east side of New Market Road and the north side of Midview Road.
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 Christina Goggin)

(Applicant's Representative: Brandon Sovick)



ACTION: Deferred to March 22, 2006

SUBDIVISION

Willow Chase (February 2006 Plan)

Linbrook Road

Balzer & Associates, P.C. for Palladian Homes, LLC: The 1.379-acre site proposed for a subdivision of 3 single-family homes is located at the southern terminus of Linbrook Drive on parcels 777-748-9655 and 0142. The zoning is R-4, One-Family Residence District. County water and sewer. **(Brookland)** 3 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 8,000 square feet.
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 Michael Kennedy)

(Applicant's Representative: Brandon Sovick)



ACTION: Approved

PLAN OF DEVELOPMENT, MASTER PLAN, SPECIAL EXCEPTION & TRANSITIONAL BUFFER DEVIATION

POD-8-06

Grove Pointe Condominiums - Mechanicsville Turnpike and Neale Street

Bay Design Group, P.C. for Wilton Development Corporation: Request for approval of a plan of development, master plan, special exception and a transitional buffer deviation, as required by Chapter 24, Sections 24-2, 24-94(b), 24-106 and 24-106.2 (e) (3) of the Henrico County Code, to construct 96, three and four-story, condominium units in Phase 1 and authorize a master plan for 162 additional condominium units in Phase 2. The special exception would authorize buildings exceeding 2 1/2 stories in height. The transitional buffer deviation would authorize relocation of the required 25-foot buffer. The 15.27-acre site is located on the northwest corner of Mechanicsville Turnpike (U.S. Route 360) and Neale Street on parcels 804-737-7154, 4084, 1251(pt.) and 804-736-0481(pt.). The zoning is R-5C, General Residence District (Conditional) and B-2C, Business District (Conditional). County water and sewer. **(Fairfield)**

Grove Pointe is a proposed condominium community located at the northeast corner of Mechanicsville Turnpike (U.S. Route 360) and Neale Street. A total of 258 units are proposed and approximately 600 parking spaces would be provided. In addition a 1300 square foot community center with an outdoor pool would be constructed.

The subject property was zoned R-5C, General Residence District (conditional) and B-2C Neighborhood Commercial (conditional), in November of last year by zoning case number C-12C-05. The commercial portion of the property is not being developed at this time. Another POD requiring Planning Commission review and approval will be submitted at a later date to authorize development of that portion of the property.

The proposed development would be constructed in two phases, the first having 96 units and the second having 162 units. It would result in the ultimate construction of 5.62 units per acre. The R-5 District permits the construction of a maximum 14 multi-family dwelling units per acre.

Mechanicsville Turnpike is designated as a major arterial and Neale Street is designated as a minor collector on the 2010 Major thoroughfare Plan. Both would be improved with curb and gutter and sidewalks where they abut the property.

The plan satisfies the applicable zoning requirements and multi-family design standards. The applicable proffers including: unit size and density, buffers, architectural design, amenities, sidewalks and height; have also been satisfied. A proffered 50-foot wide landscape buffer will be provided adjacent to Mechanicsville Turnpike, Neale Street, Orchard Glen subdivision and a portion of Chickahominy National Battlefield Park, a minimum 25-foot wide landscape buffer will be provided around the balance of the property. The facades of the buildings would be approximately 50% brick.

Due to the severe grade of the property, nine of the proposed buildings would be four stories in height on the downhill side and three stories in height on the uphill side while the remaining eleven condominium buildings would be three stories in height. The lower floor on each four-story building would have two units and the upper three floors would have four units on each level as would each level of the three-story buildings.

A special exception is required to permit construction of a building in excess of 2½ stories. Due to the severe grade of the property and the significant open space maintained by the proposed plan, staff has no objection to the proposed exception request. Should the Planning Commission approve the Special Exception request, additional conditions Nos. 44 and 45 are recommended. Condition No. 44 requires the condominium buildings to have fire sprinklers and condition No. 45 requires the condominium buildings to have high quality roof materials.

A Transitional Buffer Deviation has been requested to authorize relocation of the required 25-foot transitional buffer from the B-2C zoned portion of the property to the R-5C zoned portion of the property. Since an equivalent buffer is proposed staff has no objection to the proposed request.

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.
24. The right-of-way for widening of Mechanicsville Turnpike 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 entrances and drainage facilities on Mechanicsville Turnpike (U.S. Route 360) shall be approved by the Virginia Department of Transportation and the County.
27. 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.
28. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
29. 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.
30. A standard concrete sidewalk shall be provided along the east and north side of Neale Street.
31. The proffers approved as a part of zoning case C-12C-05 shall be incorporated in this approval.
32. 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.
33. 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.
34. 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.

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

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

37. 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.

38. 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.

39. 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.

40. 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.

41. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by the engineer. An engineer's report certifying the suitability of the fill materials and its compaction shall be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.

42. The unit house numbers shall be visible from the parking areas and drives.

43. 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.

44. All residential buildings shall have fire sprinkler systems covering all areas including attics and porches, in accordance with the requirements of the Fire Marshall.

45. All residential building roofs shall be finished with shingles having a 50-year and 110-MPH warranty.

(Staff Report by Michael Kennedy)

(Applicant's Representative: Kenneth Barnes)



ACTION: Approved

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION

POD-10-06

International Airport Centre – Hilton and Holiday Inn Hotels – International Centre Drive

Timmons Group for Audubon Land LLC and Shamin Hotels: Request for approval of a plan of development and special exception for height, as required by Chapter 24, Sections 24-2, 24-94(b) and 24-106 of the Henrico County Code, to construct a 130-room, five-story, hotel and a 147-room, five-story, hotel with conference center. The 8.99-acre site is located on the eastern side of International Centre Drive, approximately 1,000 feet north of Audubon Drive, on parcels 822-717-4473 and 822-717-4415 (pt.). The zoning is M-1, Light Industrial District and ASO (Airport Safety Overlay) District. County water and sewer. (**Varina**)

A special exception to exceed the Code maximum for a building height of 45 feet is required. The Hilton exceeds the height maximum by 17 feet and the Holiday Inn exceeds it by 14 feet. It is the applicant's responsibility to present evidence to the Commission to support the request. In addition to the special exception there is one outstanding issue.

A Transitional Buffer 50 is required along the I-64 ramp and Airport Drive. Screen G permits a reduction to 30 feet with a 10-foot masonry wall as a permitted alternative. Reductions to less than 30 feet require the Planning Commission grant a transitional buffer deviation. The applicant proposes a 10 buffer. Staff finds no precedent for this extensive transitional buffer deviation and recommends the site be redesigned to accommodate the required transitional buffer. During the redesign, other elements must be addressed. A six-foot landscape strip is required between the proposed Holiday Inn parking area and Wingate Inn. Five feet is provided. The driveway locations need to line up with the corresponding driveways across the street and the north entrance must provide a 30-foot separation between the street and the first internal conflict point. A revised plan has been requested. 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. 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.
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 a letter which demonstrates the hotel owner's experience that the 8% parking reduction from the required Code would not create a parking problem.

32. There shall be no exterior signage or other means of advertising that identifies the presence of food service at these facilities.

33. Federal Aviation Administration (FAA), Form 7460-1 shall be submitted to the FAA and proof of such approval shall be provided to the Planning Department prior to approval of any building permit application.

(Staff Report by Ted McGarry)

(Applicant's Representative: Junie West)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-71-02 (Revised)

Tom Leonard's @ Brookhollow – Brookriver Drive

Timmons Group for G3 Investment, LLC and Thomas P. Leonard: Request for approval of a revised plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to locate a tent in the seasonal sales area of an existing grocery store. The 6.29-acre site is located along the north line of Brookriver Drive and the south line of Interstate 64, approximately 650 feet north of W. Broad Street (U.S. Route 250), on parcel 743-762-6518. The zoning is M-1C, Light Industrial District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The applicant is requesting the approval of a tent to be located in the seasonal sales area adjacent to an existing grocery store. The tent is existing on the site and the Department of Community Revitalization has been handling a complaint concerning its being there. The tent was part of a temporary sales area included in the landscape plan approval by the Planning Commission on September 24, 2003. Although, it is defined as a structure under the County zoning ordinance, it can not be approved as a permanent structure because it does not meet proffer requirements with respect to building materials. Staff can support use of the tent until such time as a permanent structure meeting all proffered requirements is constructed. Staff is currently reviewing additional information provided by the applicant with regards to the usage of the tent and how long the applicant intends to keep it on the site. The staff recommendation will be made at the meeting. No changes to the original conditions of POD approval are proposed at this time.

(Staff Report by Kevin Wilhite)

(Applicant's Representative: Scott MacCallum)



ACTION: Approved

SUBDIVISION RECONSIDERATION

Hunters Knoll (December 2004 Plan)

Bradbury Road

Foster & Miller, P.C. for Hillfam, LLC and WWLP Development LLC: The 58.0-acre site proposed for a subdivision of 27-single-family homes is located along the east line of Bradbury Road, approximately 0.8 miles south of Darbytown Road on parcels 838-685-7540 and 640-688-2264. The zoning is A-1, Agricultural District. Individual well and septic/tank drainfield.
(Varina) 27 Lots

The Hunters Knoll (December 2004 Plan) subdivision was approved by the Planning Commission on December 15, 2004. This plan included parcel 839-685-2971 that abutted proposed Hunter's Knoll Drive on the north side, was connected by a proposed street, and contained 5 proposed lots. Since Commission approval of this plan, the County has been informed by the developer that he does not want to include this parcel within the proposed development.

In addition, the developer wishes to relocate Hunter's Knoll Drive away from the northern boundary line of this development. It is contended that this would result in less impact to existing wetlands on the site. However, this also would eliminate public street access to parcel 839-685-2971, which is currently landlocked. This street, which provides access from Bradbury Road into this development, would be approximately 1,650 in length to the intersection with Hunter's Meadow Lane, the other proposed street in this subdivision. This would require specific approval by the Commission because it exceeds the maximum 1,320 feet between intersecting streets allowed under the Subdivision ordinance.

As of the preparation date of the agenda, staff was still reviewing the revised road layout for other possible connections to the adjacent parcels. The staff recommendation will be made at the meeting. There are no proposed changes to the original conditions of approval dated December 15, 2004.

(Staff Report by Kevin Wilhite)

(Applicant's Representative: Christopher Sims)



ACTION: Approved

RESOLUTION: SIA-01-06 – Media Services Site – Substantially In Accord with the County Comprehensive Plan (**Brookland District**)

(Staff Report by Lee Tyson)



ACTION: Approved

APPROVAL OF MINUTES: January 25, 2006 Minutes



ACTION: Approved

ADJOURNed at 11:33 a.m.