

PLANNING COMMISSION

SUBDIVISIONS AND PLANS OF DEVELOPMENT

June 28, 2006

The submission deadline for this hearing date was May 12, 2006.

For questions about the agenda, contact Diana Carver, 501-4606.

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Ted McGarry

FOR PLANNING COMMISSION APPROVAL

Subdivision: Westerre Parkway (June 1999 Plan)

Magisterial District: Three Chopt

Original No. of Lots: 0

Remaining Lots: 0

Previous Extensions: 6

Year(s) Extended Recommended: 1 Year - 6/27/07

Subdivision: Wyndham Forest, Sec. 7 (June 1999 Plan)

Magisterial District: Three Chopt

Original No. of Lots: 45

Remaining Lots: 1

Previous Extensions: 5

Year(s) Extended Recommended: 1 Year - 6/27/07

FOR INFORMATIONAL PURPOSES ONLY

Subdivision: Midview Farms (June 2005 Plan)

Magisterial District: Varina

Original No. of Lots: 95

Remaining Lots: 47

Previous Extensions: 0

Year(s) Extended Recommended: 1 Year - 6/27/07

Subdivision: Tech Park (June 2005 Plan)(Road Dedication)
Magisterial District: Varina
Original No. of Lots: 0
Remaining Lots: 0
Previous Extensions: 0
Year(s) Extended Recommended: 1 Year - 6/27/07

TRANSFER OF APPROVAL

POD-83-01

The Hamptons @ Hunton Park (Formerly The Lodge @ Hunton Park)

Penny Koch and Hirschler Fleischer for Lodges, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from The Hanover Company to Lodges, LLC. The 32.58-acre site is located on the north line of Hunton Park Boulevard at Stone Arbor Lane on parcel 762-775-1005 and 6361. The zoning is R-5C, General Residence 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.

(Staff Report by Ted McGarry)

(Applicant's Representative: Jill Levins)



ACTION: Approved

TRANSFER OF APPROVAL

POD-71-78

Koger Campbell Building
8002 Discovery Drive

Campbell Investors, LLC for Koger Properties Inc.: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Forest Park LLC to Campbell Investors, LLC. The 3.205-acre site is located on the northwest corner of Discovery Drive and Forest Avenue at 8002 Discovery Drive on parcel 359-745-5902. 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 with the following condition:

1. A bond shall be posted to cover the site deficiencies as identified in the inspection report, dated June 14, 2006, and such deficiencies shall be corrected by December 28, 2006.

The applicant has agreed to correct deficiencies including replacement of interior parking area landscaping and replacement of landscaping adjoining Discovery Drive and Forest Avenue.

(Staff Report by Greg Garrison and Michael Kennedy)
(Applicant's Representative: Bruce Mason)

 **ACTION: Approved**

TRANSFER OF APPROVAL
POD-129-77

Nanking Restaurant (Formerly Awful Arthur's and Aberdeen Barn)
7408 W. Broad Street

Ben Luu for TKEB, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Billings R. Ruddock, Et.Al. & 7408 WB LLC to TKEB, LLC. The 1.78-acre site is located on the north side of W. Broad Street (U.S. Route 250) between Wistar Road and Bethlehem Road at 7408 W. Broad Street on parcel 766-749-2740. The zoning is B-3, Business District and R-6, General Residence 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. The site deficiencies, as identified in the inspection report, dated June 14, 2006, shall be corrected by December 28, 2006.

The applicant has agreed to correct deficiencies including replacement of landscaping in the front and rear parking areas, screening of service areas, painting dumpster enclosure, removal of unscreened dumpster, asphalt patching and removal of debris.

(Staff Report by Michael Kennedy)
(Applicant's Representative: Ben Luu)

 **ACTION: Approved**

TRANSFER OF APPROVAL
POD-44-75

Surface Technology Corporation (Formerly Cavalier Sale Corporation)
7421 Ranco Road

Andrew Salp for Surface Technology Corporation: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from M & J Investors, LLP and Cavalier Sales to Mekeia, LLC. The 7.5-acre site is located on the east line of Ranco Road, approximately 600 feet north of Vernon Road on parcel 774-751-2041. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

Several minor deficiencies have been noted on site, including replacement of dead landscaping, removal of debris on the property, and repair of the fence gate, as noted in the inspection report

dated June 19, 2006. These items are under review with the owner. The staff recommendation will be made at the meeting.

(Staff Report by Christina Goggin)

(Applicant's Representative: Andrew Salp)



ACTION: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-51-04

Westover Pines Townhomes

320 Westover Avenue

Jeff Bragdon for Westover Pines/Highland Springs, LLC: Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 3.887-acre site is located on the west side of Westover Avenue, approximately 125 feet north of 3rd Street on parcel 815-728-9692. The zoning is RTH, Residential Townhouse District. **(Varina)**

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

(Staff Report by Christina Goggin)

(Applicant's Representative: Jeff Bragdon)



ACTION: Approved

LANDSCAPE PLAN *(Deferred from the May 24, 2006 Meeting)*

LP/POD-56-04

Aspen Park – Staples Mill and School Roads

Purvis & Associates, Inc. for James R. & Thomas W. Hamilton: 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 5.80-acre site is located on the east line of Staples Mill Road (U.S. Route 33), approximately 300 feet north of Aspen Avenue on parcels 774-746-3074 and 4666. The zoning is O-2, Office District, O-2C, Office District (Conditional) and M-1, Light Industrial District. **(Brookland)**

As of the preparation date of the agenda, the staff has not completed its review of the revised plan. Should the Commission act on this request, the standard conditions for landscape plans are recommended.

(Staff Report by Jim Strauss)

(Applicant's Representative: Sue Dibble)



ACTION: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-12-05

The Carriage Homes @ CrossRidge, Section 3

Eagle Construction for Courtney Development, Inc.: Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 36.25-acre site is located on Bayon Way off of CrossRidge Glen Way in CrossRidge on part of parcel 766-762-1042. The zoning is R-6C, General Residence District (Conditional). **(Brookland)**

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

(Staff Report by Michael Kennedy)

(Applicant's Representative: Joyce Wolfe)



ACTION: Approved

LANDSCAPE PLAN

LP/POD-27-04

Three Notch Place – Three Chopt Road and Pump Road

Balzer & Associates, Inc. for TC&P, 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 14.83-acre site is located at the southeast intersection of Three Chopt and Pump Roads on part of parcel 740-759-1053. The zoning is RTHC, Residential Townhouse District (Conditional) and WBSO, W. Broad Street Overlay District. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not completed its review of the revised plan. Should the Commission act on this request, the standard conditions for landscape and lighting plans are recommended.

(Staff Report by Jim Strauss)

(Applicant's Representative: Andrew Bowman)



ACTION: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-11-05

Walgreens – 4845-4811 S. Laburnum Avenue

VHB for Mid-Atlantic Commercial Properties, LLC: Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 2.12-acre site is located on the east line of S. Laburnum Avenue, approximately 300 feet north of Williamsburg Road (U.S. Route 60) and the north line of Williamsburg Road, approximately 170 feet east of S. Laburnum Avenue on parcels 816-714-4637 and 5217. The zoning is B-2C, Business District (Conditional). **(Varina)**

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

(Staff Report by Christina Goggin)
(Applicant's Representative: Scott Chappman)



ACTION: Approved

LANDSCAPE PLAN

LP/POD-64-02

Wawa – Brook Road and Wilmer Avenue

Jordan Consulting Engineers, P.C. for Wawa, Inc.: 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 1.76-acre site is located at the southeast corner of Brook Road (U. S. Route 1) and Wilmer Avenue, 5221 Brook Road, on parcel 785-745-8737. The zoning is B-3, Business District. **(Fairfield)**

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

(Staff Report by Michael Kennedy)
(Applicant's Representative: John Jordan)



ACTION: Approved

ARCHITECTURAL PLANS *(Deferred from the May 24, 2006 Meeting)*

POD-9-06

Staples Mill Square Shopping Center – Staples Mill Road and Old Staples Mill Road

RK&K Engineers, LLP for Marchetti Properties V, LLC and Staples Mill Development Company: Request for approval of architectural plans, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one- story, 181,700 square foot community shopping center. The 36.71-acre site is located along the north line of Staples Mill Road (U.S. Route 33) and the west line of Old Staples Mill Road, approximately 340 feet north of their intersection on parcels 768-758-8513 (pt.), 4701, 768-757-2542 (pt.), 769-757-3204, 3723, 5051, 5168, 769-756-3391, 5278 and 6190. The zoning is B-2C, Business District (Conditional) and R-3, One-Family Residence District. County water and sewer. **(Brookland)**

As of the preparation date of the agenda, the staff has not completed its review of the revised architectural plans. The staff recommendation will be made at the meeting. The POD conditions of approval, dated April 19, 2006, continue to apply to this project.

(Staff Report by Kevin Wilhite)
(Applicant's Representative: Malachi Mills)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-4-06

Southall @ CrossRidge – CrossRidge Glen Way

Engineering Design Associates for Eagle Construction of Virginia, LLC: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 16, two-story, buildings containing six condominium units each with garages for a total of 96 units. The 20.057-acre site is located at the western terminus of CrossRidge Glen Way at 4000 CrossRidge Glen Way on parcel 762-764-7055. The zoning is R-6C, General Residence District (Conditional). County water and sewer. **(Brookland)**

The Southall at Crossridge is a six-plex senior condominium project and is the final section of a proposed development located within the CrossRidge Senior Housing Community. It is located at the terminus of CrossRidge Glen Way and is located south of the Carriages at CrossRidge.

The subject property was zoned R-6C, General Residence District conditional, in 2000 and is subject to the proffers of zoning case Nos. C-17C-00 and C-51C-05. The proffers were amended in October of last year to permit a maximum of 102 senior condominium units for sale, to replace 300 senior multi-family rental units. It is identified as tract 8b in the proffers.

The plan satisfies the applicable zoning requirements and multi-family design standards and guidelines. The applicable proffers have also been satisfied. The project includes individual elevators for second story units, recreational amenities, underground utilities, and sidewalks adjacent to all buildings. A 10-foot-wide landscape buffer will be provided adjacent to the adjoining Hungary Creek Middle School.

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 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 limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.
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. The proffers approved as a part of zoning cases C-51C-05 and C-17C-00 shall be incorporated in this approval.
31. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
32. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
33. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The bond shall become effective as of the date that the Homeowners Association assumes responsibility for the common areas. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.
34. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
35. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
36. 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.
37. 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 Michael Kennedy)

(Applicant's Representative: Todd Borden)



ACTION: Approved

PLAN OF DEVELOPMENT & LIGHTING PLAN (*Deferred from the April 19, 2006 Meeting*)

POD-23-06

Landin – Cole Office Warehouse (POD-88-98 Expired)

Engineering Design Associates for Conley S. Booth and Peter Cole: Request for approval of a plan of development and lighting plan as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 12,000 square foot office warehouse. The 14.51-acre site is located at 2010 Charles City Road on the north line of Charles City Road, approximately 1,800

feet east of Williamsburg Road (U.S. Route 60) on parcel 810-713-2102. The zoning is B-3, Business District and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

There are numerous outstanding issues which must be corrected before staff can recommend approval. Staff has requested a revised plan to address the BMP redesign, provision of the Charles City Road widening, right-turn lane, and sidewalk. Submission of a revised schematic landscape plan for the BMP and photometrics to support the lighting plan are also needed. Additionally, staff has requested that integral color split face block be provided in lieu of the specified painted CMU and split face block. As of the preparation date of the agenda, no revised plan has been received. 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. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
26. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
27. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
28. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
29. 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.
30. A standard concrete sidewalk shall be provided along the north side of Charles City Road.
31. Outside storage shall not be permitted.

(Staff Report by Ted McGarry)

(Applicant's Representative: Courtney Fisher)



ACTION: Deferred to September 27, 2006

PLAN OF DEVELOPMENT (*Deferred from the May 24, 2006 Meeting*)

POD-34-06

Gillies Creek Recycling – Office Area – Masonic Lane and I-64

Engineering Design Associates for Gillies Creek Industrial Recycling: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 6,000 square foot office/repair shop and two equipment sheds for an existing recycling center on the landfill property. The 3.57-acre site is located at 4200 Masonic

Lane on parcel 806-719-8851. The zoning is M-2, General Industrial District. Individual well and septic tank/drainfield. (**Varina**)

The plan was deferred by the applicant in order to address the Department of Public Utilities and Division of Fire recommendations for connection to public water. Staff has not received any response from the applicant. 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:

- 1B. The septic tank location shall be approved by the County Health Department before a building permit is issued. Connection shall be made to the public sewer when available within 300 feet of the site.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
25. The conditions approved as a part of use permit UP-22-98 shall be incorporated in this approval.
26. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
27. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
28. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
29. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
30. Proof of the DEQ discharge permit for the on-site sewage disposal system shall be provided prior to construction plan approval.
31. Health Department approval is required for the on-site sewage disposal system and shall be provided prior to construction plan approval.

(Staff Report by Ted McGarry)

(Applicant's Representative: Courtney Fisher)



ACTION: Deferred to July 26, 2006

PLAN OF DEVELOPMENT & LIGHTING PLAN (*Deferred from the May 24, 2006 Meeting*)

POD-28-06

Ruby Tuesday Restaurant – 4902 Williamsburg Road east of Allenshaw Drive

The RBA Group for Ruby Tuesday: Request for approval of a plan of development and lighting plan as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 5,362 square foot restaurant. The 1.54-acre site is located at 4902 Williamsburg Road (U.S. Route 60) on parcel. 817-714-1813. The zoning is B-3, Business District and ASO (Airport Safety Overlay) District. County water and sewer. (**Varina**)

This plan was deferred from the Planning Commission's May 24, 2006 meeting to allow the applicant time to review the potential elimination of the proposed access to Probst Street. A

revised plan has been submitted which eliminates this access as well as addressing additional staff comments.

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the revised site and lighting plans, which are included in the Commission's packet. The revised site plan appears to address most of the staff comments. 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:

11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.

24. The right-of-way for widening of Williamsburg Road (U.S. Route 60) 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 Williamsburg Road (U.S. Route 60) shall be approved by the Virginia Department of Transportation and the County.

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

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

28. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.

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

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

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

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

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

34. 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.
(Staff Report by Ted McGarry)
(Applicant's Representative: Carolyn Jones)



ACTION: Approved

PLAN OF DEVELOPMENT (*Deferred from the May 24, 2006 Meeting*)

POD-30-06

Village Offices – 1501 Santa Rosa Road (Formerly POD-50-72 and POD-61-72 Revised)

KCI Technologies for Santa Rosa Investments, LLC, and The Woodard Group: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 2,430 square foot bank with drive thru facilities, and a one-story, 10,350 square foot medical office building, and to relocate an existing cross access on the eastern property line. The 1.816-acre site is located at the northeast intersection of Santa Rosa and Three Chopt Roads on parcels 758-743-7963 and a portion of 759-743-1448. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the applicant has not provided the adjacent property owner's signature permitting the relocation of the existing cross access located on the eastern property line and related changes to the adjacent parking lot. Additionally, the applicant has not agreed to use color pigmented masonry block instead of paint. The adopted proffers prohibit the use of painted block unless specifically requested and approved at time of Plan of Development. 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 Three Chopt and Santa Rosa Roads 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 developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
27. Outside storage shall not be permitted.
28. The proffers approved as a part of zoning case C-4C-04 shall be incorporated in this approval.
29. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
30. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
31. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up teller facilities, the owner/occupant shall close the drive-up teller facilities until a solution can be designed to prevent traffic backup.
32. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.

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

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

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

36. 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: Scott Stamm)



ACTION: Approved

PLAN OF DEVELOPMENT & ALTERNATIVE FENCE HEIGHT

POD-35-06

Faith Landmarks Youth Building – 8491 Chamberlayne Road (POD-8-98 Revised)

E. D. Lewis & Associates, P.C. for Faith Landmarks Ministries: Request for approval of a revised plan of development and alternative fence height plan as required by Chapter 24, Sections 24-106 and 24-95(1)(6) of the Henrico County Code, to construct a two-story, 27,660 square foot multi-use youth building and a screen wall exceeding 42 inches in height in a front yard. The 1.655-acre portion of the site is located at 8491 Chamberlayne Avenue on parcel 794-757-5738. The zoning is A-1, Agricultural District. County water and sewer. **(Fairfield)**

This proposed building will accommodate youth facilities including a 400-seat auditorium, as well as the consolidation of the existing high school facilities in one structure. The students are currently housed in modular trailers which will be removed. The alternative fence height would permit construction of a 10-foot-high masonry wall in a portion of the front yard to provide screening of the loading area from Chamberlayne Avenue.

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

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

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

26. Deviations from County standards for pavement, curb or curb and gutter design shall be

approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.

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

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

29. 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.

30. Prior to landscape plan approval the engineer shall provide a sight line plan, which would provide details of the landscaping and walls necessary for the screening of the loading area, as deemed acceptable by the Director of Planning.

31. The existing trailers on the property shall be removed within 30 days of the issuance of a certificate of occupancy for this building.

(Staff Report by Ted McGarry)

(Applicant's Representative: Monte Lewis)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-37-06

Old Sadler Commerce Center, Phase I – W. Broad Street and Old Sadler Road

G. Stuart Grattan, PE for Haywood B. Hyman, Jr., Morrell Family, LLC, W. Douglas Elliot, Jr. and WMS, LLC: Request for approval of a plan of development for phase one of a retail center as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 5,940 square foot convenience store with fuel pumps. The 5.280-acre site is located on the corner of W. Broad Street (U.S. Route 250) and Old Sadler Road on parcels 746-761-5525 (pt.), 746-760-3996 and 6689. The zoning is B-2C, Business District (Conditional) and B-3C, Business District (Conditional). County water and sewer. **(Three Chopt)**

A revised plan has been submitted to address staff annotations, including additional right-of-way dedication, delineation of a phasing plan, and revisions to the BMP.

As of the preparation date of the agenda, the staff has not completed its review of the revised plan. 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 Old Sadler Road and Sadler 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 entrances and drainage facilities on W. Broad Street (U. S. Route 250) 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 required building setback shall be measured from the proposed right-of-way line and the parking shall be located behind the proposed right-of-way line.
 29. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
 30. A standard concrete sidewalk shall be provided along the north side of W. Broad Street (U.S. Route 250) and the south side of Sadler Road.
 31. The proffers approved as a part of zoning case C-56C-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 loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
 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 conceptual master plan, as submitted with this application, is for planning and information purposes only.
- (Staff Report by Jim Strauss)**
(Applicant's Representative: G. Stuart Grattan)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-38-06

Virginia Blood Services Center Headquarters – Emerywood Parkway (POD-2-01 Expired)

McKinney & Company for Virginia Blood Services: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a two-story, 53,000 square foot corporate headquarters building and a 7,844 square foot storage building. The 6.0-acre portion of a 9.809-acre site is located on the south line of Emerywood Parkway, approximately 800 feet west of W. Broad Street (U.S. Route 250) on parcel 766-746-0864. The zoning is M-1, Light Industrial District. County water and sewer. **(Three Chopt)**

There are several outstanding issues. The Department of Public Works has requested revision of the RPA buffer; confirmation of the FEMA flood plain; provision of the 50-10 detention calculations and provision of a standard County sidewalk along Emerywood Parkway. The Department of Planning has been told the owner wants to have several options regarding the building materials which are annotated on the staff architectural plans.

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. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
26. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
27. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
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.

(Staff Report by Ted McGarry)

(Applicant's Representative: Clay Blackley)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-39-06

Car Wash for Robert R. Bock, LLC – 9940 Mayland Drive

Strange-Boston Associates for Circuit City Stores and Robert R. Bock, 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 two-story, 8-bay carwash facility with a 3,200 square foot office/storage space. The 1.413-acre site is located on the north line of Mayland Drive, approximately 230 feet west of Gaskins Road on parcel 751-758-8362. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of this agenda, the staff has not received a revised plan as requested providing adequate parking, adequate drive aisle width in front of the proposed building and the

ultimate BMP design. Additionally, the applicant has proposed a BMP consisting of above ground, exposed concrete retaining walls and concrete walls, and which will be extremely visible from Mayland Drive. Staff has recommended that the applicant provide an exterior finish on the retaining wall and BMP that matches the brick building.

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

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

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

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

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

28. Outside storage shall not be permitted.

29. The proffers approved as a part of zoning case C-53C-05 shall be incorporated in this approval.

30. 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.

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

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

33. 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. 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.

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 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.

39. 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)

(Applicant's Representative: Donald Strange-Boston)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-40-06

Towns @ Fair Oaks – N. Airport and E. Nine Mile Road (Formerly POD-15-72)

Site Improvement Associates, Inc. for Airport Drive Associates: Request for approval of a revised plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish 100 existing apartment units and to construct 15, two-story, buildings containing 104 condominium units. The 8.00-acre site is located on the south line of N. Airport Drive east of Nine Mile Road at 400 N. Airport Drive on parcel 825-721-8368. The zoning is R-5, General Residence District and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The Townes at Fair Oaks is a 104 unit townhouse condominium project. It would replace the existing Townes at Fair Oaks multi-family townhouse apartment complex that occupies the property. The subject property was zoned R-5, General Residence District unconditional, in 1965. The existing apartments were constructed in 1974 and are in disrepair. The owner has previously unsuccessfully sought tax credits to rehabilitate the property.

The plan satisfies the applicable zoning requirements and multi-family design standards and guidelines. The project design includes underground utilities, sidewalks adjacent to all buildings and will satisfy the current parking requirements. The developer has indicated that the project will satisfy the multi-family sound suppression, peripheral landscaping and recreational amenities requirements of the multi-family design standards. They have indicated that the property will be fenced along with the existing paved ditch that bisects the property and that a playground and gazebo will be provided.

Staff recommends approval subject to the annotations on the plan, the standard conditions for developments of this type, and the following additional conditions:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
24. The right-of-way for widening of Airport Drive 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 limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.

27. The entrances and drainage facilities on Airport Drive 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 required building setback shall be measured from the proposed right-of-way line and the parking shall be located behind the proposed right-of-way line.

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

31. 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.

32. A standard concrete sidewalk shall be provided along the south side of Airport Drive.

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 Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.

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.

38. 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 Michael Kennedy)
(Applicant's Representative: Claude Lym)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-41-06

Kroger Fuel Center – 9480 W. Broad Street (POD-84-94 Revised)

Vanasse Hagen Brustlin, Inc. for Kroger Food Stores: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a fuel pump station adjacent to an existing Kroger Supermarket located in an existing community shopping center. The 6.9-acre site is located on the northern line of W. Broad Street (U.S. Route 250) at 9480 W. Broad Street, approximately 500 feet east of Old Springfield Road on parcel 756-758-4127. The zoning is B-2, Business District. County water and sewer.

(Brookland)

As of the preparation date of the agenda, the staff has not received revised architectural elevations that reflect the changes as requested by staff. The applicant is proposing round, steel poles as the canopy columns, however, staff has requested that the canopy columns must be of a similar material, color scheme and appearance as the main building. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

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. 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. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up delivery facilities, the owner/occupant shall close the drive-up delivery facilities until a solution can be designed to prevent traffic backup.
29. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
30. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
31. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction plans needed to implement this conceptual plan may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.

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

33. No merchandise shall be displayed outside of the building.

(Staff Report by Tony Greulich)

(Applicant's Representative: Bianca Cabrera)



ACTION: Approved

SUBDIVISION

Banbury Park @ Greenbrooke (June 2006 Plan)

4323-31 and 4361-87 Belfast Road

Youngblood, Tyler & Associates, P.C. for Alice G. Troy, Robert Ellis Hammack, Jr., Eleanor H. Harris, Carol A. Vrchota and Fidelity Properties, Ltd.: The 6.19 and 4.13-acre sites proposed for a subdivision of 27 single-family homes are located on the east side of Belfast Road, approximately 150 feet north of Edinburg Road on parcels 744-762-4780 and 5291 and approximately 600 feet north of Edinburg Road on parcels 744-763-6420, 7134 and 7748. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt) 27 Lots**

As of the preparation date of this agenda, the staff has not received additional information addressing water quality requirements, as requested. Currently, Public Works can not recommend approval, as they are waiting on the engineer to demonstrate how water quality for the proposed subdivision will be met. 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 detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide common area along Belfast Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

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 cases C-17C-06 and C-18C-06 shall be incorporated in this approval.

15. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Department of Planning for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

16. A County standard sidewalk shall be constructed along both sides of all proposed roads and the east side of Belfast Road.

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: Anne W. Tignor)



ACTION: Approved

SUBDIVISION

Dalton Park @ Greenbrooke (June 2006 Plan)

4320-30 Belfast Road

Youngblood, Tyler & Associates, P.C. for Dalton Park, LLC, Daisey A. Childress, Maynard L., Helen D. and Brenda H. Puryear, Larry C. and Patricia R. Coleman, Myrtle B. Graves and Fidelity Properties, Ltd.: The 10.262-acre site proposed for a subdivision of 21 single-family homes is located between the east line of interstate 295 entrance ramp and the west line of Belfast Road on parcels 743-763-3572 (pt.), 8604, 9020 (pt.), 3527 and 743-762-7481. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt) 21 Lots**

As of the preparation date of this agenda, the staff has not received a revised plan as requested providing public road access to a parcel of land owned by the Julius Houston estate. The Huston parcel is bordered by I -64 and, per the submitted conditional subdivision, will be separated from Edinburgh Road extended by common area. 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 detailed plant list and specifications for the landscaping to be provide within the 35-foot common area along I-64 shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
13. A County standard sidewalk shall be constructed along both sides of all new roads and the west side of Belfast Road.
14. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
15. The proffers approved as part of zoning cases C-16C-06 and C-9C-04 shall be incorporated in this approval.
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.
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: Anne W. Tignor)



ACTION: Approved

SUBDIVISION

Beechwood Park (June 2006 Plan)

A. P. Hill Avenue and Hillcrest Avenue

Potts, Minter & Associates, P. C. for HWI, LLC: The 11.71-acre site proposed for a subdivision of 18 single-family homes is located at the southwest corner of A. P. Hill Avenue and Hillcrest Avenue on parcels 820-729-6705; 820-728-8395, 7946, 3849, 6684, 6932; 821-728-1978 and 0080. The zoning is R-3, One-Family Residence District. County water and sewer. **(Varina)** 18 Lots

This proposed subdivision involves the redevelopment of a portion of Beechwood Park which dates back to the early 1900's. A vacation request for unimproved portions of Oakridge Avenue and Cedar Street, as well as some existing lot lines within the existing subdivision, has been submitted to the Real Property Office for review by County agencies and approval by the Board of Supervisors. Also, this proposed subdivision design includes a number of double frontage lots which would require specific Planning Commission approval since they abut only local streets.

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

12. Each lot shall contain at least 11,000 square feet exclusive of the flood plain areas.
13. Prior to requesting final approval, the engineer shall furnish the Department of Planning Staff a plan showing a dwelling situated on Lot 8, Block B 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 10-foot-wide planting strip easement along Oakridge Avenue and Hillcrest Road 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.
17. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public Works, which addresses the possible future extension of any stub street.
18. The developer shall provide written evidence of the adjacent property owner's acceptance of the reserved parcel along Beechwood Park Lane prior to the granting of final subdivision approval by the Director of Planning.

19. Construction plans for this subdivision shall not be approved until the vacation of the portions of rights-of-way and lot lines impacted by this proposed development is approved by the Board of Supervisors.

(Staff Report by Kevin Wilhite)

(Applicant's Representative: Richard T. Minter)



ACTION: Approved

SUBDIVISION

Meredith Branch Estates (June 2006 Plan)

Nuckols and Francistown Roads

Kimley-Horn & Associates for William F. & J. M. Reid and Beazer Homes: The 14.5-acre site proposed for a subdivision of 36 single-family homes is located at the southwest corner of Francistown Road and Nuckols Road and on the west side of Francistown Road on parcel 759-765-0133. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. **(Brookland)** 36 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. 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 the north side of Nuckols Road and the west side of Francistown 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 west side of Francistown Road and on one side of all interior roads.

16. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.

17. The proffers approved as part of zoning case C-14C-06 shall be incorporated in this approval.

18. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Department of Planning for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

19. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

20. The BMP adjacent to Nuckols Road which is proposed as a bio-retention basin shall remain landscaped, as approved in the Subdivision Landscaping Plans, such that the area will be an amenity to the development.

(Staff Report by Tony Greulich)
(Applicant's Representative: Philip Chang)



ACTION: Approved

SUBDIVISION

Marion View (May 2006 Plan)
Old Osborne Turnpike and McCoul Street

QMT Corporation for William W. Browning, Jr.: The 8.68-acre site proposed for a subdivision of 2 single-family homes and an industrial lot is located at 706 McCoul Street and Old Osborne Turnpike on parcel 799-709-0564. The zoning is M-2, General Industrial District and R-3, 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. The proffers approved as part of zoning case C-28C-06 shall be incorporated in this approval.
13. The rear lot line of Lots 2 and 3 shall be adjusted to reflect the ultimate M-1 District line.
14. Lots 2 and 3 shall be served by County water and sewer.

(Staff Report by Michael Kennedy)
(Applicant's Representative: Tim Rohrmoser)



ACTION: Approved

APPROVAL OF MINUTES: May 24, 2006



ACTION: Approved

ADJOURNed at 10:46 a.m.