

**PLANNING COMMISSION**

**SUBDIVISIONS AND PLANS OF DEVELOPMENT**

**ACTIONS**

November 15, 2006

**FOR INFORMATIONAL PURPOSES ONLY**

**Subdivision:** Kain Estates (September 2004 Plan)

**Magisterial District:** Three Chopt

**Original No. of Lots:** 96

**Remaining Lots:** 96

**Previous Extensions:** 1

**Year(s) Extended Recommended:** 1 Year - 11/14/07

**Subdivision:** Kingsridge (October 2003 Plan)

**Magisterial District:** Varina

**Original No. of Lots:** 164

**Remaining Lots:** 117

**Previous Extensions:** 2

**Year(s) Extended Recommended:** 1 Year - 11/14/07

**Subdivision:** Pemberton Grove, Section A (November 2005 Plan)

**Magisterial District:** Brookland

**Original No. of Lots:** 16

**Remaining Lots:** 16

**Previous Extensions:** 0

**Year(s) Extended Recommended:** 1 Year - 11/14/07

**Subdivision:** River Mill Estates (October 2004 Plan)

**Magisterial District:** Brookland

**Original No. of Lots:** 12

**Remaining Lots:** 12

**Previous Extensions:** 1

**Year(s) Extended Recommended:** 1 Year - 11/14/07

**Subdivision:** Rocketts Landing Townhouses (November 2005 Plan)

**Magisterial District:** Varina

**Original No. of Lots:** 42

**Remaining Lots:** 42

**Previous Extensions:** 0

**Year(s) Extended Recommended:** 1 Year - 11/14/07

**Subdivision:** Sweetbay Hills (October 2005 Plan)

**Magisterial District:** Fairfield  
**Original No. of Lots:** 144  
**Remaining Lots:** 144  
**Previous Extensions:** 0  
**Year(s) Extended Recommended:** 1 Year - 11/14/07

**Subdivision:** Wilton Collector Roads, Phase 1 (October 2005 Plan)  
**Magisterial District:** Varina  
**Original No. of Lots:** 0  
**Remaining Lots:** 0  
**Previous Extensions:** 0  
**Year(s) Extended Recommended:** 1 Year - 11/14/07

**Subdivision:** Woodman Hills (November 2001 Plan)  
**Magisterial District:** Fairfield  
**Original No. of Lots:** 34  
**Remaining Lots:** 1  
**Previous Extensions:** 1  
**Year(s) Extended Recommended:** 1 Year - 11/14/07

**TRANSFER OF APPROVAL  
POD-91-05**

Albright Wilson Americas – 4851 Lake Brook Drive

**Hirschler, Fleischer for Highwoods Realty Limited Partnership:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Innsbrook North Associates, Gilbane Properties Inc. and A & W Virginia Corporation to Highwoods Realty Limited Partnership. The 9.33-acre site is located at the northern terminus of Lake Brook Drive on parcel 751-768-2072. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not received any additional information from the applicant. A site inspection found deficiencies involving missing landscaping and pavement markings, as well as damaged curb and gutter. The staff recommendation will be made at the meeting.

**(Staff Report by Kevin Wilhite)**

(Applicant's Representative: Brenda Kalimerakis)



**ACTION: Approved**

**PLAN OF DEVELOPMENT RECONSIDERATION & PHASE ONE LANDSCAPE PLAN  
POD-74-05**

Reynolds Crossing One – Glenside Drive and Forest Avenue

**Rummel, Klepper & Kahl, LLP and Higgins & Gerstenmaier for Reynolds Holdings, LLC:** Request for approval of a reconsideration of a plan of development for revisions to the site layout and architectural plans, and for approval of a phase one landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The revised site layout includes a 72,000 square foot, three-story office building and a one-story, 7,785 square foot coffee shop/restaurant. The 9.18-acre site is located on the southwest corner of the intersection of Glenside Drive and Forest Avenue on part of parcel 765-744-6557. The zoning is O-3C, Office District (Conditional) and B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for development of this type are recommended, the standard conditions for landscape plans and the original additional conditions approved for this plan of development are recommended.

**(Staff Report by Jim Strauss)**

(Applicant's Representative: Randy Biltz)



**ACTION: Approved**

## **PLAN OF DEVELOPMENT - ARCHITECTURALS**

### **POD-42-06**

West Broad Village – W. Broad St./Three Chopt Road

**Timmons Group for West Broad Village, LLS, West Broad Village II, LLC and Unicorn National Developments, Inc.:** Request for approval of architectural plans, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 60,000 square foot grocery store, a three-story, 58,000 square foot retail/office building, and a one-story, 4,050 square foot bank building with drive-thru facilities in an urban mixed use development. The 115.04-acre site is located along the south line of W. Broad Street (U. S. Route 250), the north line of Three Chopt Road, and the east line of the future John Rolfe Parkway on parcel 742-760-7866. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the architectural plans. The staff recommendation will be made at the meeting.

**(Staff Report by Kevin Wilhite and Michael Kennedy)**

(Applicant's Representative: Joseph Antunovich)



**ACTION: Deferred in part - to be heard on December 13, 2006**

## **PLAN OF DEVELOPMENT** *(Deferred from the September 27, 2006 Meeting)*

### **POD-55-06**

Magellan Center – Brook Road and Telegraph Road

(POD-38-97 Revised)

**Foster & Miller, P.C. for Robert B. Ball, Sr. and Empire Development:** 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, 10,000 square foot office/warehouse building. The 5.3-acre site is located on the east line of Brook Road (U.S. Route 1) and the west line of Telegraph Road, approximately 1,300 feet north of the intersection of Brook Road and Mountain Road on parcel 784-760-1564. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

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 Brook Road (U. S. Route 1), Magellan Parkway and Telegraph 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 Brook Road (U.S. Route 1) 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. A standard concrete sidewalk shall be provided along the east side of Brook Road (U.S. Route 1) and the south side of Magellan Parkway and the west side of Telegraph Road.
30. Outside storage shall not be permitted.
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 loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
34. The temporary billboard and related improvements shall be removed from the site before approval of construction 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. 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 shall be submitted for review and Planning Commission approval, 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.

**(Staff Report by Michael Kennedy)**

(Applicant's Representative: Alex Grinblat)



**ACTION: Deferred to January 24, 2007**

## **PLAN OF DEVELOPMENT**

**POD-58-06** (Revised)

The Shops @ White Oak Village – 4500 S. Laburnum Avenue

**Vanasse Hagen Brustlin, Inc. for Forest City Commercial Group, Inc:** Request for approval of a revised plan of development as required by Chapter 24, Sections 24-106 and 24-56 of the Henrico County Code, for approval of the outside display of merchandise for a proposed Lowe's home improvement store (major anchor B). The 13.21-acre site is located at the northwest corner of the intersection of S. Laburnum Avenue and I-64, west of Audubon Drive on part of parcel 815-718-5710. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Varina)**

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the revised plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for development of this type are recommended.

**(Staff Report by Jim Strauss)**

(Applicant's Representative: Mitch Mitchell)



**ACTION: Deferred to December 13, 2006**

## **PLAN OF DEVELOPMENT**

### **POD-64-06**

Advance Auto @ East Towne Center – Charles City Road and Williamsburg Road

**Balzer & Associates, Inc. for Jill-East Towne, LLC and Peck-East Towne, 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 one-story, 6,800 square foot retail building on an outparcel in an existing shopping center. The 0.45-acre site is located on the south side of Williamsburg Road (U.S. Route 60) at the intersection of Williamsburg Road and Charles City Road in the East Town Center Shopping Center on parcel 808-714-4906 and part of parcel 808-713-9182. The zoning is B-3, Business District. County water and sewer. (**Varina**)

As of the preparation date of the agenda, the staff has not received the requested, revised architectural and floor plan to address staff concerns. Staff has requested revised architectural to enhance the appearance of the proposed building, incorporating design features of the main shopping center building. Staff has also requested that the expanses of CMU block be ameliorated through the incorporation of horizontal features and perhaps additional windows. The rear of the building, including the loading door should also be better designed to blend in with the building. Additionally, staff has requested a revised floor plan as the location of the main entrance has been moved. 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 right-of-way for widening of Williamsburg Road and Charles City 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. 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. A standard concrete sidewalk shall be provided along the south side of Williamsburg Road.
29. A standard concrete sidewalk shall be provided along the east side of Charles City Road.
30. All repair work shall be conducted entirely within the enclosed building.
31. Outside storage shall not be permitted.
32. 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.
33. 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.
34. 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.
35. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.

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. 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.
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. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
40. Only retail business establishments permitted in a B-3 zone may be located in this center.
41. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
42. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
- (Staff Report by Anthony Greulich)**  
(Applicant's Representative: Andrew Bowman)



**ACTION: Approved**

**PLAN OF DEVELOPMENT**  
**POD-65-06**

Lowe's @ Short Pump Plaza – Garden Center Expansion (POD-85-97 Revised)

**McKinney & Company for Lowes Home Centers, Inc.:** Request for approval of a plan of development, as required by Chapter 24, Sections 24-106 and 24-56 of the Henrico County Code, for approval for the outside display of merchandise and an expansion of an existing garden center for an existing Lowe's home improvement store. The 16.21-acre site is located in the Short Pump Plaza Shopping Center on parcel 740-763-6239. The zoning is B-3C, Business District (Conditional) and WBSO (West Broad Street Overlay) District. County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the revised plan. The recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for developments of this type are recommended.

**(Staff Report by Jim Strauss)**  
(Applicant's Representative: Stacey Burcin)



**ACTION: Deferred to December 13, 2006**

**PLAN OF DEVELOPMENT** *(Deferred from the October 25, 2006 Meeting)*  
**POD-34-06**

Gillies Creek Recycling – Office Area – Masonic Lane and I-64 (POD-83-97 Revised)

**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 Department of Planning does not have any issues with the proposal. However, the applicant is still in discussion with the Department of Public Utilities regarding their fire protection comments. As a result, the applicant has requested a deferral until the Planning Commission's meeting on May 23, 2007.

**(Staff Report by Tony Greulich)**

(Applicant's Representative: Robbie Nelson)



**ACTION: Deferred to May 23, 2007**

## **SUBDIVISION**

### **SUB-56-06**

Granger Estates (November 2006 Plan)

6907 Miller Road

**Engineering Design Associates for Kenny Wilbourne Realty & Construction Company:** The 2.37-acre site proposed for a subdivision of 2 single-family homes is located on the southern side of Miller Road adjacent to I-895, approximately 0.21 miles west of the intersection of Miller Road and Darbytown Road on parcel 814-698-5579. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. (**Varina**) 2 Lots

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

11. Each lot shall contain at least 43,560 square feet.
12. The detailed plant list and specifications for the landscaping to be provided within the 20-foot-wide planting strip easement along I-895 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. 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 Greg Garrison)**

(Applicant's Representative: Charles Smith)





**ACTION: Approved**

## **SUBDIVISION**

### **SUB-58-06**

Bluffs @ Battery Hill (November 2006 Plan)  
1400 Battery Hill Drive

**Timmons Group for Christopher Rand and Karen Budlong:** The 8.42-acre site proposed for a subdivision of 3 single-family homes is located at the western terminus of Battery Hill Drive approximately 1,200 feet east of the intersection of Battery Hill Drive and Osborne Turnpike on part of parcels 804-676-2063, 804-676-4672, 5364, 1236 and 4233. The zoning is R-2A, One-Family Residence District. Individual well and septic tank/drainfield. (**Varina**) 3 Lots

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for subdivisions not served by public utilities and the following additional conditions:

11. Each lot shall contain at least 13,500 square feet exclusive of the flood plain areas.
12. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."
13. A plan shall be submitted prior to recordation of the plat showing the buildable area for each lot to properly recognize the limitations for dwelling unit dimensions and setbacks. Buildable area is that area within which a dwelling unit may legally be located considering the front yard, side yard, and rear yard setback requirements of Chapter 24, of the Henrico County Code.
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 Greg Garrison)**

(Applicant's Representative: Mike Naulty)



**ACTION: Approved**

## **SUBDIVISION**

### **SUB-59-06**

Dalton Park @ Greenbrooke (November 2006 Plan)  
4320 – 4350 Belfast Road

**Youngblood, Tyler & Associates for Fidelity Properties, Ltd.;** Dalton Park LLC; Estate of Daisey A. Childress; Maynard L. Puryear, Helen D. Puryear, and Brenda H. Puryear; Larry C.

Riley and Patricia R. Coleman and Myrtle B. Graves: The 2.254-acre site proposed for a subdivision of 30, single-family homes is located between the east line of I-295 entrance ramp and the west line of Belfast Road on parcels 743-763-3572, 743-762-7481, 743-763-8604 (part), 743-763-8655, 743-762-3527 (part) 9020 and 9533. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt) 30 Lots**

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

12. Each lot shall contain at least 11,000 square feet exclusive of the flood plain areas.
13. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."
14. The detailed plant list and specifications for the landscaping to be provided within the 35-foot-wide planting strip easement along I-64 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. The proffers approved as part of zoning cases C-16C-06, C-9C-04 and C-40C-06 shall be incorporated in this approval.
17. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Department of Planning for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
18. 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.
19. Prior to requesting recordation, the developer shall furnish a letter from Plantation Pipeline stating that this proposed development does not conflict with its facilities.

**(Staff Report by Christina Goggin)**

(Applicant's Representative: Ann W. Tignor)



**ACTION: Deferred to December 13, 2006**

**APPROVAL OF MINUTES:** October 25, 2006 Minutes

**ADJOURNed** at 10:11 a.m.