

**PLANNING COMMISSION**

**SUBDIVISIONS AND PLANS OF DEVELOPMENT**

**ACTIONS**

**October 25, 2006**

**FOR INFORMATIONAL PURPOSES ONLY**

**Subdivision:** Crowder Farms (October 2004 Plan)

**Magisterial District:** Varina

**Original No. of Lots:** 43

**Remaining Lots:** 43

**Previous Extensions:** 1

**Year(s) Extended Recommended:** 1 Year - 10/24/07

**Subdivision:** Pocahontas Estates (October 2004 Plan)

**Magisterial District:** Varina

**Original No. of Lots:** 16

**Remaining Lots:** 16

**Previous Extensions:** 1

**Year(s) Extended Recommended:** 1 Year - 10/24/07

**TRANSFER OF APPROVAL**

**POD-83-88**

Jefferson National Bank – W. Broad Street and Dominion Boulevard

**James Miller for Resource Bank:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Wachovia National Bank and Jefferson National Bank to Resource Bank. The 1.090-acre site is located on the west side of Dominion Boulevard, approximately 340 feet north of the intersection of Dominion Boulevard and W. Broad Street (U. S. Route 250) on parcel 747-761-3705. The zoning is B-3, Business District. County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, staff has not received a schedule from the applicant to address deficiencies on site. The deficiencies include landscaping and site issues. The landscape deficiencies include replacement of four shade trees, four ornamental trees and some shrubs. Additionally, the parking lot needs to be re-sealed and re-striped and some inoperable vehicles currently parked on the site must be removed.

Should the Commission act on this request, in addition to the standard and additional conditions previously approved, the following additional condition is recommended:

1. *✓* The site deficiencies, as identified in the inspection report dated October 11, 2006, shall be corrected by December 31, 2006.

**(Staff Report by Tony Greulich)**

(Applicant's Representative: James Miller)



**ACTION: Approved**

**PLAN OF DEVELOPMENT** (*Deferred from the September 27, 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 November 15, 2006.

**(Staff Report by Tony Greulich)**

(Applicant's Representative: Robbie Nelson)



**ACTION: Deferred to November 15, 2006**

**SUBDIVISION** (*Deferred from the September 27, 2006 Meeting*)

**Courtney Ridge** (September 2006 Plan)

South of Courtney Road and Mountain Road

**Parker Consulting, LLC for Robert F. Smith, Jr. and Attack-Walker Construction, LLC:**

The 2.60-acre site proposed for a subdivision of 5 single-family homes is located at 10637 Courtney Road on parcel 766-768-6057. The zoning is R-2, One-Family Residence District (Conditional). County water and sewer. **(Brookland)** 5 Lots

As of the preparation date of the agenda, the staff has not received a revised plan that includes the residual lot remaining on the parcel to be subdivided. Staff is also concerned that the residual lot created by the new subdivision does not meet minimum lot width. 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 18,000 square feet.
13. Detailed construction plans shall be submitted to the Department of Planning before the final plats are submitted for final approval.  
**(Staff Report by Jim Strauss)**  
(Applicant's Representative: Philip Parker)



**ACTION: Approved**

**SUBDIVISION** (*Deferred from the September 27, 2006 Meeting*)

**Timber Oaks** (September 2006 Plan)

4751 Dogwood Oaks Cul-de-sac, South of Darbytown and Bradbury Roads

**ASA Surveying & Mapping for Hopper Homes, Inc.:** The 2.15-acre site proposed for a subdivision of 1 single-family home is located 402 feet west of Bradbury Road on parcel 837-686-3639. The zoning is A-1, Agricultural District and One-Family Residence District. Individual well and septic tank/drainfield. **(Varina)** 1 Lot

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 condition:

11. An escrow in the amount of \$22,538.00 shall be made towards the construction of Dogwood Oaks Road. Until Dogwood Oaks Road is constructed, access to this lot may be provided through a driveway in the right-of-way, provided the owner enters into a non-maintained County right-of-way agreement with the Department of Public Works. The agreement and escrow payment shall be submitted and approved by the Director of Public Works, prior to issuance of a building permit.

**(Staff Report by Gregory Garrison)**

(Applicant's Representative: Jeff Sadler)



**ACTION: Approved**

**PLAN OF DEVELOPMENT, MASTER PLAN & LIGHTING PLAN** (*Deferred from the September 27, 2006 Meeting*)

**POD-58-06**

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

**Vanasse Hagen Brustlin, Inc. for Forest City Commercial Group, Inc:** Request for approval of a master plan for a shopping center with approximately 913,606 square feet of retail space, including restaurants, retail stores, a future hotel, and twelve outparcels, and approval of a plan of development and site lighting plan as required by Chapter 24, Section 24-106 of the Henrico County Code, for the construction of a Target Store (major anchor A) consisting of 126,842 square feet; a Lowe's (major anchor B) consisting of 139,410 square feet, two junior anchor buildings stores A-K consisting of 281,052 square feet of retail space; a Ukrop's Supermarket (junior anchor L) consisting of 60,214 square feet, and 149,313 square feet of retail space in the Lifestyle Center Shops (Lifestyle Shops A-D). The 136.50-acre site is located at 4500 S.

Laburnum Avenue at the northwest corner of the intersection of S. Laburnum Avenue and I-64, west of Audubon Drive on parcel 815-718-5710. The zoning is B-3C, Business District (Conditional). County water and sewer. (**Varina**)

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

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.
- 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 Audubon 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 improvements and drainage facilities for I-64 ramps 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 west side of Audubon Drive.
31. 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.
32. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
33. Only retail business establishments permitted in a B-3 zone may be located in this center.
34. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
35. Outside storage shall not be permitted.
36. The proffers approved as a part of zoning case C-29C-06 shall be incorporated in this approval.
37. 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.
38. 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.
39. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
40. 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.

41. 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.

42. 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.

43. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.

44. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s), except as specifically shown on an approved plan of development.

45. A five-foot curvilinear sidewalk shall be constructed with the south Laburnum streetscape buffer with a corresponding pedestrian access easement granted to the County.

**(Staff Report by Jim Strauss and Christina Goggin)**

(Applicant's Representative: Mitch Mitchell)



**ACTION: Approved**

## **LANDSCAPE PLAN**

### **LP/POD-93-02**

The Villas @ Oakland Chase

Midview Road

**Timmons Group for Oakland Chase, 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 25.62-acre site is located on the west line of Midview Road, approximately 700 feet south of its intersection with Darbytown Road on parcel 807-705-5743. The zoning is R-5C, General Residence District (Conditional). (**Varina**)

The staff recommends approval subject to the annotations on the plans, the standard conditions for landscape plans and the following additional conditions:

5. Additional landscape material as determined necessary by planning staff shall be provided to assure a dense perimeter buffer as proffered, prior to the issuance of a final Certificate of Occupancy for the last building in each section.

6. Additional landscape material as determined necessary by planning staff shall be provided to assure adequate screening of meter boxes as proffered, prior to the issuance of a final Certificate of Occupancy for each building.

7. A location plan and details of site amenities i.e.: benches, gazebos and shall be submitted for review and approval by planning staff, prior to the issuance of a final certificate of occupancy for the last building in each section.

**(Staff Report by Michael Kennedy)**

(Applicant's Representative: Scott Collins)



**ACTION: Approved**

**LANDSCAPE PLAN** (*Deferred from the September 27, 2006 Meeting*)

**LP/POD-14-05**

Linden Pointe – Staples Mill Road and Springfield Road

**Koontz-Bryant, P.C. for HHHunt Companies:** 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 10.36-acre site is located at the northwest corner of the intersection of Springfield Road (State Route 157) and Staples Mill Road (U.S. Route 33) on parcel 761-769-5748. The zoning is R-5C, General Residence District (Conditional). **(Brookland)**

The staff recommends approval subject to the annotations on the plans, the standard conditions for landscape plans and the following additional conditions:

5. Details for the entrance gate shall satisfy the requirements of the Fire Marshall's Controlled Entrance Policy. The owner or owner's contractor shall contact the County Fire Marshall prior to completion of the gate installation to test and inspect the operation of the gates. Evidence of the Fire Marshall's approval shall be provided to the Department of Planning by the owner prior to issuance of occupancy permits.
6. Additional landscape material as determined necessary by planning staff shall be provided to assure a dense perimeter buffer as proffered along Springfield Road, and to screen the outlet pipes and forebay from Staples Mill Road, prior to the issuance of a final Certificate of Occupancy for the last building.
7. The developer shall provide a gatehouse at both entrances to Linden Pointe. The location and construction details shall be provided on the final landscape plans for review and approval by planning staff.

**(Staff Report by Mike Kennedy)**

(Applicant's Representative: James Shepherd)



**ACTION: Approved**

**PLAN OF DEVELOPMENT**

**POD-60-06**

Riverview Green – Phase II – Bent Pine and Greenwood Roads

**Koontz-Bryant, P.C. for Wilton Development:** Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct an age restricted, gated community with condominium units in four styles; townhouse, duplex, sixplex and cottages. Phase two consists of 172 units and associated site work. The 48.34-acre site is located at the intersection of Greenwood Road and Forest Trace Way on parcel 777-773-0724. The zoning is R-6C, General Residence District (Conditional). County water and sewer. **(Brookland)**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request in addition to the standard conditions for 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. 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.
27. A standard concrete sidewalk shall be provided along the north side of Greenwood Road.
28. The proffers approved as a part of zoning case C-37C-05 shall be incorporated in this approval.
29. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
30. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
31. The applicant shall provide a construction phasing and operations plan for approval by the Director of Planning prior to approval of construction plans.
32. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
33. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
34. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development needed to implement this conceptual plan shall be submitted for staff 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.
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. The applicant shall submit the required plans to the Department of Public Utilities for approval of the pump station and force main by the Director of Public Utilities.
37. The owner shall convey the land for the pump station to Henrico County prior to the first certificate of occupancy for the first unit in phase two.

**(Staff Report by Jim Strauss)**

(Applicant's Representative: Paul Hinson)



**ACTION: Approved**

**PLAN OF DEVELOPMENT** (*Deferred from the September 27, 2006 Meeting*)  
**POD-53-06**

Ample Storage – 4901 Nine Mile Road

**Balzer & Associates, Inc. for Ample Storage Laburnum Avenue, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct three, one-story commercial buildings: one 19,222 square foot self storage facility, and two office/retail buildings totaling 19,156 square feet. The 13.50-acre site is located on the southeastern intersection of Nine Mile Road (State Route 33) and S. Laburnum Avenue on parcel 811-723-1052. The zoning is M-1C, Light Industrial District (Conditional) and ASO (Airport Safety Overlay) District. County water and sewer. **(Fairfield)**

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

24. The right-of-way for widening of Nine Mile Road and Laburnum Avenue 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 Nine Mile Road (State Route 33) shall be approved by the Virginia Department of Transportation and the County.
27. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
28. A standard concrete sidewalk shall be provided along the east side of S. Laburnum Avenue and the south side on Nine Mile Road.
29. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning case C-69C-04 shall be incorporated in this approval.
31. 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.
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. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up facilities, the owner/occupant shall close the drive-up facilities until a solution can be designed to prevent traffic backup.
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. 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.

39. 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.

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 Christina Goggin)**

(Applicant's Representative: Andrew Bowman)



**ACTION: Approved**

## **PLAN OF DEVELOPMENT & MASTER PLAN**

### **POD-62-06**

Hindu Center of Virginia – 6051 Springfield Road  
(POD-105-83 and POD-45-04 Revised)

**Balzer & Associates, Inc. for Hindu Center of Virginia:** Request for approval of a plan of development and master plan as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 5,476 square foot dining hall, a one-story, 3028 square foot classroom building and a one-story, 9298 square foot temple. The 15.00-acre site is located on the south line of Springfield Road approximately 500 feet west of the intersection of Springfield Road and Staples Mill Road, at 6061 Springfield Road (State Route 157), on parcel 760-769-9631. The zoning is A-1, Agricultural District. County water and septic tank/drainfield.

**(Brookland)**

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

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 entrances and drainage facilities on Springfield Road 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. A standard concrete sidewalk shall be provided along the south side of Springfield Road.

29. Any necessary off-site drainage and/or water and sewer easements must be obtained in a

form acceptable to the County Attorney prior to final approval of the construction plans.

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

31. The applicant shall furnish proof to the Department of Planning that conditions satisfactory to the Health Department have been met that insure the proposed septic tank drainfield system is suitable for this project prior to the issuance of a building permit.

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

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

34. The 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 Mike Kennedy)**

(Applicant's Representative: Andrew Bowman)



**ACTION: Approved**

## **SUBDIVISION**

**Olde Springfield** (October 2006 Plan)

10718 Argonne Drive

**Balzer & Associates, Inc. for Russell H. Malone, III:** The 2.417-acre site proposed for a subdivision of 6 single-family homes is located at the end of Argonne Drive and Lexington Farm Drive on parcel 752-762-4295. The zoning is R-3A, One-Family Residence District. County water and sewer. **(Three Chopt)** 6 Lots

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

12. The final plat shall contain a statement that this subdivision is on an abandoned coal mine site. The wording shall be approved by the Department of Planning Staff and the County Attorney, and shall be conspicuously on the face of the plat.

13. Before the plat is recorded, the developer shall submit to the Department of Planning a detailed report prepared by a qualified professional engineer specifying the proposed treatment of mine shafts and scars. The report shall be reviewed by the Design Division of Public Works, and shall be made a part of the construction plans approved for the subdivision.

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 Christina Goggin)**

(Applicant's Representative: Brandon Sovick)



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-49-06**

Crown BMW/Acura Car Wash – 8710 W. Broad Street

**Astar ASB VA1, LLC and Crown BMW/Acura for E. D. Lewis & Associates, P.C.:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 5,340 square foot, one-story car wash/detail shop addition for dealership use only. The 0.45-acre site is located on the north side of W. Broad Street (U.S. Route 250), 400 feet west of Skipwith Road on part of parcel 760-755-5474. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Brookland)**

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. All repair work shall be conducted entirely within the enclosed building.
26. Outside storage shall not be permitted.
27. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
28. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
29. 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 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: Monte Lewis)



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-59-06**

Call Federal Credit Union @ Gaskins Place – Mayland Drive and Mayland Court

**QMT Corporation for Call Federal Credit Union:** 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, 4,200 square foot bank building with drive thru facilities. The 1.49-acre site is located at the southwest intersection of Mayland Drive and Mayland Court on parcel 752-757-2988. 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 a revised site plan to address changes to the parking layout, nor revised architectural plans that show the building addition. 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 Mayland 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 developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
27. A standard concrete sidewalk shall be provided along the south side of Mayland Drive.
28. Outside storage shall not be permitted.
29. The proffers approved as a part of zoning case C-7C-81 shall be incorporated in this approval.
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. 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. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
34. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Kevin Wilhite)**

(Applicant's Representative: Tim Rohrmoser)



**ACTION: Approved**

## **PLAN OF DEVELOPMENT & SPECIAL EXCEPTION**

### **POD-61-06**

Wingate Inn – N. Gayton Road (POD-42-05 Revised)

**Bay Design Group, P.C. for Gayton Road Properties, LLC:** Request for approval of a plan of development and special exception as required by Chapter 24, Sections 24-2, 24-94b, and 24-106 of the Henrico County Code, to construct a five-story, 62 foot-high, 105-room, 57,122 square foot hotel and parking structure. The 1.547-acre site is located on the east line of N. Gayton Road, approximately 540 feet north of W. Broad Street (U.S. Route 250) on parcel 734-765-4705. The zoning is B-3C, Business District (Conditional) and W. Broad Street Overlay (WBSO) District. County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. Staff has requested additional information showing that the proposed retaining wall and parking does not interfere with required sight distance. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture and specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
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. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
27. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
28. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
29. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
30. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of

plan approval.

31. The proffers approved as a part of zoning cases C-27C-98 and C-62C-98 shall be incorporated in this approval.

**(Staff Report by Mike Kennedy)**

(Applicant's Representative: Joseph Faudale)



**ACTION: Approved**

**SUBDIVISION** (*Deferred from the September 27, 2006 Meeting*)

**River Pointe Estates** (July 2006 Plan)

9051 Deep Bottom Road

**Bay Design Group, P.C. for John W. Roberts and Wilton Development Corporation:** The 81-acre site proposed for a subdivision of 43 single-family homes is located on the east line of Deep Bottom Road approximately 650 feet south of Kingsland Road on parcels 829- 676-2890 and 829-678-4054. The zoning is A-1, Agricultural District. County water and sewer. **(Varina)**  
43 Lots

As of the preparation date of the agenda, staff has not received a power of attorney or signature of John Roberts who owns the parcel where the primary road into the subdivision from Deep Bottom Road is located.

The applicant has requested a deferral to the December 13, 2006 meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

12. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."

13. Each lot shall contain at least one (1) acre, exclusive of the flood plain areas.

14. Any known cemetery, burial ground, or graveyard shall be platted as a cemetery lot with either public street frontage or an access easement 16 feet in width.

15. The subject property is located within the core area of the 1st and 2nd Deep Bottom Civil War Battlefield. Any graves identified during construction activities shall be left undisturbed, unless reburial of the remains is approved in accordance with applicable laws.

16. Prior to construction plan approval, the developer agrees to meet with the Director of Recreation & Parks to discuss the possibility of conveying floodplain areas to the County.

17. If Civil War Era earthworks are found on the site, the developer shall provide the Henrico Recreation & Parks Department the opportunity to document, photograph and the map the earthworks.

18. The development is limited to 43 lots until a second point of access to Kingsland Road is provided.

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.

**(Staff Report by Christina Goggin)**

(Applicant's Representative: Daniel L. Caskie)



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

## **PLAN OF DEVELOPMENT**

### **POD-63-06**

The Wellness Village @ Starling – 1400 Starling Drive

**Michael Hurand for Paige Beale:** 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, 4,848 square foot medical office building. The .403-acre site is located on the west line of Starling Drive, approximately 360 feet south of Quioccasin Road on part of parcel 752-744-2461. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan. Additionally, staff has not received authorization from Taubman Regency Square Association, the adjacent property owner, indicating that the applicant can reconfigure the existing traffic pattern in the shared parking lot.

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

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture and specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
25. A standard concrete sidewalk shall be provided along the west side of Starling Drive.
26. Outside storage shall not be permitted.
27. The proffers approved as a part of zoning case C-34C-06 shall be incorporated in this approval.
28. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
29. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
30. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
31. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
32. 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: Michael Hurand)



**ACTION: Approved**

## **REVISED PLAN OF DEVELOPMENT FOR RECONSIDERATION**

### **POD-60-05**

Comfort Suites @ Virginia Center – Telegraph Road

**Parker Design Group, Inc. for Kaylen III, Inc.:** Request for approval of a plan of development for reconsideration for as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a two, five-story hotels, one with a total of 100 rooms and the second with a total of 84 rooms. The 3.574-acre site is located on the east line of Telegraph Road adjacent to I-95, approximately 1130 feet north of the intersection of Jeb Stuart Parkway and Telegraph Road on parcel 786-770-8488. The zoning is O-3C, Office District (Conditional). 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:

24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
26. Outside storage shall not be permitted.
27. The proffers approved as a part of zoning case C-116C-88 shall be incorporated in this approval.
28. 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.
29. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
30. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
31. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
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. 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.

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.

38. The developer shall provide a continuous evergreen hedge adjacent to Telegraph Road, behind the guardrail.

**(Staff Report by Greg Garrison)**

(Applicant's Representative: Clay Grogan)



**ACTION: Approved**

**APPROVAL OF MINUTES:** September 27, 2006 Minutes



**ACTION: Approved**

**ADJOURNed** at 11:08 a.m.