

PLANNING COMMISSION

SUBDIVISIONS AND PLANS OF DEVELOPMENT

ACTIONS

April 25, 2007

TRANSFER OF APPROVAL (*Deferred from the March 28, 2007 Meeting*)

POD-36-88

Chem Treat Building – 4301 Dominion Boulevard

William Homiller for 4301 Dominion Boulevard, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Lakefront Associates, L.P. to 4301 Dominion Boulevard, LLC. The 2.457-acre site is located at 4301 Dominion Boulevard, on the west line of Dominion Boulevard, approximately 450 feet north of its intersection with Innslake Drive on parcel 747-762-9548. The zoning is O-3C, Office District (Conditional) and C-1, Conservation 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. The site deficiencies, as identified in the inspection report, dated March 6, 2007 shall be corrected by May 31, 2007.

The deficiencies include replacement of three trees.

(Staff Report by Greg Garrison)

(Applicant's Representative: William Homiller)



ACTION: Deferred to May 23, 2007

TRANSFER OF APPROVAL

POD-80-91

Industrial Business Park – Building #2 – International Trade Court

Beverly Crump for RBP Associates, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Virginia Warehouse, LLC to RBP Associates, LLC. The 10.9-acre site is located at 4641 International Trade Court, approximately 900 feet east of Oakleys Lane on parcel 819-717-1740. The zoning is M-1C, Light Industrial District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer.
(Varina)

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 additional condition:

1. The site deficiencies, as identified in the inspection report dated April 16, 2007 shall be corrected by June 30 2007. The deficiencies include cleaning up construction debris and trash and replanting dead landscape material.

(Staff Report by Greg Garrison)
(Applicant's Representative: Beverly Crump)



ACTION: Approved

LANDSCAPE PLAN – PHASE 2

LP/POD-74-05

Reynolds Crossing West – Glenside Drive and Forest Avenue

Higgins & Gerstenmaier for Reynolds Holdings LLC: Request for approval of a phase two landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 9.55-acre site is located on the southwest corner of the intersection of Glenside Drive and Forest Avenue on part of parcel 765-744-9723 6557. The zoning is B-2C, Business District (Conditional) and O-3C, Office District (Conditional). **(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 landscape plans are recommended.

(Staff Report by Jim Strauss)
(Applicant's Representative: Keith VanInwegen)



ACTION: Approved

LANDSCAPE PLAN

LP/POD-9-06

Staples Mill Square Shopping Center – Staples Mill Road

Higgins & Gerstenmaier for Staples Mill Square Association, 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 36.71-acre site is located on the northeast corner at the intersection of Staples Mill Road (U.S. Route 33) and Hungary Spring Road on parcel 767-757-8513. The zoning is B-2C, Business District (Conditional). (Brookland)

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

(Staff Report by Jim Strauss)
(Applicant's Representative: Randy Biltz)



ACTION: Landscape - Approved
Fence - Deferred to May 23, 2007

LANDSCAPE & LIGHTING PLAN
LP/POD-63-06

wellness Center @ Starling – Starling Drive

Purvis & Associates Inc. for Sliding Home LLC and Ms. Paige Beale: 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 .403-acre site is located on the west line of Starling Drive, approximately 360 feet south of the intersection with Quioccasin Road on part of parcel 752-744-2461. The zoning is B-2C, Business District (Conditional). **(Tuckahoe)**

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



ACTION: Landscape - Approved
Lighting - Deferred to May 10, 2007

PLAN OF DEVELOPMENT (*Deferred from March 28, 2007 Meeting*)
POD-16-07

Commonwealth Endodontics – 3107 Hungary Spring Road (POD-85-82 Revised)

Koontz-Bryant, P.C. for Formanas, LLC and Sowers Construction: 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, 5,177 square foot medical office building. The 0.87-acre site is located on the southeast corner of the intersection of Hungary Spring Road and Somoa Drive on parcel 766-753-7462. The zoning is O-1C, Office District (Conditional). County water and sewer.
(Brookland)

As of preparation date of the agenda, staff has not had an opportunity to complete its review of the revised architectural elevations. 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. Outside storage shall not be permitted.

27. The proffers approved as a part of zoning case C-61C-06 shall be incorporated in this approval.

28. All exterior lighting fixtures shall be designed and arranged so the source of light is not visible from the roadways or adjacent residential properties. The lighting shall be low intensity, residential in character, and the height or standards shall not exceed 15 feet.

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. 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 Matt Ward)

(Applicant's Representative: Andrew T. Sisson)



ACTION: Approved

PLAN OF DEVELOPMENT (*Deferred from the March 28, 2007 Meeting*)

POD-17-07

Westmark Four – Cox Road and I-64

Vanasse Hangen Brustlin, Inc. for RER/New Boston Cox Road, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a building pad and parking for a future 100,000 square foot office building. The 5.43-acre site is located on the west line of Cox Road approximately 1,200 feet south of the intersection of W. Broad Street (U.S. Route 250) and Cox Road on parcel 747-759-4312. The zoning is O-3C, Office District (Conditional) and O-3, Office District. County water and sewer. **(Three Chopt)**

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 widening of Cox Road as shown on approved plans shall be completed prior to any occupancy permits being issued.

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 Interstate 64 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. The proffers approved as a part of zoning cases C-41C-06 and C-61C-89 shall be incorporated in this approval.
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 Jim Strauss)

(Applicant's Representative: Meaghan O'Brien)



ACTION: Approved

PLAN OF DEVELOPMENT (*Deferred from the March 28, 2007 Meeting*)

POD-18-07

Westmark II, Phase II – W. Broad Street

Vanasse Hangen Brustlin, Inc. for RER/New Boston W. Broad Street LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct two building pads for future restaurants of 8,400 square feet and 8,125 square feet with parking areas, and a 3,000 square foot pad for a future bank. The 4.38-acre site is located at the intersection of I-64 and W. Broad Street (U.S. Route 250) on parcel 746-760-8608. The zoning is O-3, Office District and B-3C, Business District (Conditional). County water and sewer. **(Three Chopt)**

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. A standard concrete sidewalk shall be provided along the south side of W. Broad Street (U.S. Route 250).

27. The proffers approved as a part of zoning case C-73C-05 shall be incorporated in this approval.
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. 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. 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.
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 Jim Strauss)

(Applicant's Representative: Meaghan O'Brien)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-19-07

Retail Shops @ Short Pump – W. Broad Street

Timothy Burnette for R&R Property Development, LLC and Neal Rankins: 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, 13,413 square foot retail building. The 1.35-acre site is located at 11579 W. Broad Street, on the south line of W. Broad Street (U.S. Route 250), approximately 1,005 feet west of its intersection with Pump Road on parcel 739-762-0100 and part of parcel 739-761-2693. The zoning is B-2C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

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. Outside storage shall not be permitted.

25. A 35-foot planting strip to preclude ingress or egress along the south side of W. Broad Street shall be shown on the approved plans. The details shall be included with the required landscape plans for review and approval.
26. The proffers approved as a part of zoning case C-11C-06 shall be incorporated in this approval.
27. 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.
28. 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.
29. 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.
30. 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.
31. 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.
32. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
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. 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.

(Staff Report by Greg Garrison)
(Applicant's Representative: Timothy Burnette)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-20-07

La-Z-Boy @ Short Pump – W. Broad Street

Timothy Burnette for R&R Property Development, LLC and Neal Rankins: 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, 17,767 square foot furniture store. The 1.07-acre site is located at 11567 W. Broad Street on the south line of W. Broad Street (U.S. Route 250), approximately 750 feet west of its intersection with Pump Road on parcel 739-761-2693. The zoning is B-2C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

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.
12. **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. Outside storage shall not be permitted.
25. A 35-foot planting strip to preclude ingress or egress along the south side of W. Broad Street shall be shown on the approved plans. The details shall be included with the required landscape plans for review and approval.
26. The proffers approved as a part of zoning case C-11C-06 shall be incorporated in this approval.
27. 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.
28. 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.
29. 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.
30. 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.
31. 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.
32. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
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. 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.

(Staff Report by Greg Garrison)

(Applicant's Representative: Timothy Burnette)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-22-07

Stanley Stephens – 5501 International Trade Drive

Foster & Miller, P.C. for International Airport Center, LC and Yoju, 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, 15,000 square foot office/warehouse building. The 5.5-acre site is located on the south line of International Trade Drive, approximately 2,300 feet east of its intersection with Oakley's Lane on part of parcel 820-718-5307. The zoning is M-1, Light Industrial District and ASO, Airport Safety Overlay District. 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:

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. All repair work shall be conducted entirely within the enclosed building.
27. Outside storage shall not be permitted.
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. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
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 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.
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 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 Matt Ward)

(Applicant's Representative: Alexander Grinblat)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-23-07

Bank of Virginia – Patterson Avenue and Otlyn Road

Bryan W. Stevenson for Bank of Virginia and Kenneth C. Magalis: 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, 4,498 square foot bank. The 1.32-acre site is located on the southwest corner of the intersection of Patterson Avenue and Otlyn Road on parcel 742-741-5389. The zoning is O-2 Office District. County water and sewer. **(Tuckahoe)**

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. A concrete sidewalk meeting County standards shall be provided along the south side of Patterson Avenue.

25. Outside storage shall not be permitted.

26. A 15-foot planting strip to preclude ingress or egress along the south side of Patterson Avenue shall be shown on the approved plans. The details shall be included with the required landscape plans for review and approval.

27. 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.

(Staff Report by Greg Garrison)

(Applicant's Representative: Kenneth C. Magalis)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-24-07

Brewer Retail – Short Pump Town Center
(POD-6-01 Revised)

Balzer & Associates, Inc. for Short Pump Town Center, LLC and Brewer Development, 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, 4,457 square foot, retail/restaurant building in an existing shopping center. The 2.54-acre site is located on the north line of W. Broad Street (U.S. Route 250), approximately 230 feet west of its intersection with Spring Oak Drive, on parcel 738-762-5667. The zoning is B-3C, Business 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 or architectural 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 ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
25. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
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-29C-98 shall be incorporated in this approval.
29. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.
30. 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. 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: Simon Mueller)



ACTION: Approved

SUBDIVISION
SUB-28-07

Parkwood Chase (April 2007 Plan)
Cedar Fork Road across from VEPCO station

Balzer & Associates, Inc. and Milestone Development Services for Tingley Construction Company and Emerald Land Development, LLC: The 17.87-acre site proposed for a subdivision of 38 single-family homes is located at 212 Cedar Fork Road and 146 Cedar Fork Road on parcels 812-726-0522 and 811-725-7591. The zoning is R-4AC, One-Family Residence District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)** 38 Lots

An exception to subdivision design standards will be required to permit the three proposed "through" lots with frontage on both Cedar Fork Road and Cedar Park Lane, since both are now classified as local roads. All three lots would have a "no ingress/no egress planting strip easement" along Cedar Fork Road. Lot 28 has 50 feet of frontage on Cedar Fork Road, which is insufficient for lot width and does not provide sufficient right-of-way for a street. The lot frontage along Cedar Park Road for both Lots 23 and 24 is encumbered by a Dominion Virginia Power Transmission easement, which would also conflict with extending Cedar Park Lane to intersect with Cedar Fork Road between those Lots.

In addition, Cedar Fork Road was originally designated as a minor collector on the 2010 Major Thoroughfare Plan (MTP), when the property was rezoned to R-4AC in 1994. These through lots would be permitted without an exception if Cedar Fork Road was still classified as a collector road. However the MTP was amended in 1998(MTP 1-98), to substitute a minor collector along East Cedar Fork Road in place of "Old" Cedar Fork Road due to its unusual alignment.

Due to the restricted access along Cedar Fork Road, the history of the site and the limitations on the property, in particular the power transmission easement; staff offers no objection to the requested exception.

Should the Commission act on this request, no separate motion is required; the exception only needs to be acknowledged in the motion to approve the proposed subdivision. Therefore, 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 7,750 square feet, exclusive of the flood plain areas.
14. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."
15. The detailed plant list and specifications for the landscaping to be provided within the 20-foot-wide planting strip easement along Cedar Fork Road abutting lots 23, 24 and 28 shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
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-38C-94 shall be incorporated in this approval.
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.

(Staff Report by Mike Kennedy)
(Applicant's Representative: Taylor Goodman)



ACTION: Approved

PLAN OF DEVELOPMENT – MASTER PLAN REVISION

POD-42-06

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

Timmons Group and Antunovich Associates for West Broad Village, LLS, West Broad Village II, LLC and Unicorp National Developments, Inc.: Request for approval of a revised master plan for a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct an urban mixed use development with a total of 526,400 square feet of commercial space, 688,000 square feet of office space, 430 hotel rooms with conference space, 545 townhouse units, 339 multi-family units, a 9,234 square foot community clubhouse and 6,334 parking spaces, surface and structured. In general, the proposed revision to the master plan would revise the layout of various commercial blocks, provide for additional structured parking in the future and adjust the alignment of the main commercial street (Old Brick Road). 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)**

A revised master plan for the West Broad Village Urban Mixed –Use development has been submitted by Unicorp, the project's developer for Planning Commission review and approval. The proposed master plan is generally consistent with the currently approved master plan that was approved by the Planning Commission at their October 12, 2006 meeting. Since that time, various architectural plans to implement the master plan have been submitted to the Planning Commission for review and have received their approval.

The proposed revisions to the master plan would not increase the density of development, but would rather update the layout of the master plan, which has been modified as development plans have been refined. The total number of residential units would remain at 884 units, the retail/restaurant space would remain at 526,400 square feet, the office space would remain at 688,000 square feet and the total number of hotel rooms would remain at 430 rooms. The community clubhouse would increase in size from 6,000 square feet to 9,234 square feet to provide improved amenities to the community.

The updated layout plan reflects the previous relocation of the Plantation Pipeline easement, and the previous redesign of the village center with the conversion of the two originally contemplated free standing condominium buildings into mixed use structures, that were relocated into a more condensed village core. It also reflects the earlier adjustments in size and location of the storm water management ponds, to accommodate additional capacity and more even distribution. The

redesign permits the ponds to function both as amenities and buffers. The previous revisions to the layout of the townhouse neighborhoods are also reflected in the updated master plan.

The update contemplates the following revisions to the previously approved plans: The layout of the parcel bordered by W. Broad Street, Strolling Lane, and Old Brick Road (adjacent to the future free-standing hotel) containing Buildings B8-B10 would be modified based upon demand for larger single-story retail uses.

The larger buildings would consolidate unused commercial square footage from elsewhere on the property. The proposed larger buildings would be located closer to W. Broad Street to provide a larger separation from the proposed adjoining townhouse neighborhood and their orientation will enhance screening of those residences from W. Broad Street and the 1-64 Interchange. The proposed update would also accommodate revisions to vehicular circulation patterns at the northern and southern ends of Townhouse Boulevard to address concerns that have evolved as the plan has been developed. Finally, the updated plan proposes a preliminary comprehensive signage plan, which provides for monument directory signs along W. Broad Street and John Rolfe Parkway.

In general, the staff has no objection to the revisions contemplated by the updated master plan.

However, as of the preparation date of this agenda, the staff has not received a revised plan, as requested.

The staff has requested that the developer revise the master plan to address additional future structured parking in conjunction with Building A6 and with the future hotel. The staff has also requested revision to the master plan to indicate that the final western terminus of Brownstone Boulevard will end in a cul-de-sac and not Powhatans Trail, once John Rolfe Parkway is open and Three Chopt Lane is closed. Staff has also requested the realignment of Old Brick Road where it intersects with Brownstone Boulevard, in accordance with the requirements of the County Traffic Engineer.

Should the Commission act on this request, in addition to the standard conditions for developments of this type, and the original additional conditions Number 24 through Number 56 approved with the original master plan by the Planning Commission at their October 12, 2006 meeting, the following additional conditions are recommended:

57. The developer shall provide a declaration of covenants for maintenance of private streets and common areas for staff review and approval, prior to the issuance of any Certificate of Occupancy.

58. The developer shall provide evidence of approval by the Federal Highway Administration prior to construction of the Fish Pond Road connection to W. Broad Street, within the limited access area for the I-64 interchange.

59. The comprehensive signage plan shall be revised and resubmitted to comply with both the UMU and WBSO district requirements for review and approval by the Director of Planning prior to requesting a Certificate of Occupancy. Provided that each block along W. Broad Street and John Rolfe Parkway may have a single directory sign as shown in the current comprehensive sign plan, not exceeding 10-feet in height, if located within the West Broad Street Overlay District Buffer.

60. A recreational amenities and landscaping plan for the BMP Ponds and the Community Park shall be submitted for staff review and approval prior to the issuance of a Certificate of

Occupance for any dwelling use.

61. A Certificate of Occupancy shall be issued for the Community Recreation Area or a performance bond posted with the County, prior to the issuance of a Certificates of Occupancy for any dwelling use.

(Staff Report by Kevin Wilhite)

(Applicant's Representative: Joseph Antunovich)



ACTION: Approved

SUBDIVISION (*Deferred from the March 28, 2007 Meeting*)

SUB-22-07

Tredinnock Farm (March 2007 Plan)

Hoke Brady Road and Osbourne Turnpike

Maxey-Hines & Associates, P.C. for Colmignoli, L.L.C.: The 41.13-acre site proposed for a subdivision of 20 single-family homes is located on the east line of Osborne Turnpike, approximately 800 feet south of E. Chaffin Road and fronts Osborne Turnpike on parcel 807-676-9122. The zoning is R-2A, One-Family Residence District. Individual well, septic tank/drainfield and individual alternative systems. **(Varina)** 20 Lots

An exception to subdivision design standards will be required to permit the length of proposed Tredinnock Lane to exceed 1320 feet. The proposed length would be 3400 feet. The plan also appears to propose six "through" lots with frontage on both Hoke Brady Road and Tredinnock Lane. Although Hoke Brady is publicly maintained by the U.S. Park Service, it does not provide street frontage to those lots. The U. S. Park Service has prohibited direct access from this subdivision to Hoke Brady Road. All six lots would have a "no ingress/no egress planting strip easement" along Hoke Brady Road.

Interconnection of the proposed subdivision to adjoining public streets, as contemplated by the subdivision design standards, is prohibited by the surrounding development. In addition to any connection to Hoke Brady Road being prohibited by the U.S. Park Service; the property to the south is developed with lots fronting on Lucy Long Lane, a private street, which would prevent connection to any other public streets.

The property is zoned R-2A single family and may be developed with 13,500 square foot lots, if public sewer and water were available. However, the 41-acre parcel is only being developed with 20 lots due to the current unavailability of public utilities.

Due to the restricted access to Hoke Brady Road, the history of the site and the limitations on the property; staff offers no objection to the requested exception.

Should the Commission act on this request, no separate motion is required; the exception only needs to be acknowledged in the motion to approve the proposed subdivision.

The Developer, Staff and the Planning Commissioner for the Varina Magisterial District have met on several occasions with the adjoining property owners and representatives of the Varina

Beautification Committee. They have expressed concerns regarding: buffers, road design, sanitary system design and drainage.

The developer has volunteered buffers which are not required by code. In addition, a 25-foot wide major road buffer would be required along Osborne Turnpike. Given the rural nature of the area; curb and gutter and sidewalk construction along Osborne Turnpike have been waived by the Director of Public Works. Tredinnock Lane will be developed with a 24-foot-wide pavement section, with ditches along both sides and would have a standard entrance onto Osborne Turnpike. The entrance would have a median break in the hedgerow of Cedars along that portion of Osborne Turnpike. A dead Cedar tree would be removed to accommodate the median break. The remaining trees in the median would be protected during construction.

Due to the soil conditions of the property, engineered septic treatment systems would be required by the State Health Department, which regulates private sanitary systems. Public Works has indicated that downstream drainage conditions would be addressed during construction plan review.

The previously indicated concerns have been addressed and no opposition is being expressed by those parties.

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 one acre, exclusive of the flood plain areas.
12. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Osborne Turnpike shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
13. Lots on the plat marked with an asterisk must be identified on the recordation plat with an asterisk. Add the following note conspicuously to the plat under the heading: "NOTES:" This lot has limitations for dwelling shape, size and location. For details, refer to construction plans on file in the Department of Planning.
14. The details for the landscaping to be provided or maintained within the 30-foot wide planting strip easement along Hoke Brady Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
15. Prior to requesting recordation, the developer must furnish a letter from the U. S. Park Service stating that this proposed development does not conflict with its facilities.
16. The owner shall not begin clearing of the site until the following conditions have been met:
 - (a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.
 - (b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations on the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing, or temporary fencing.
 - (c) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Department of Planning and the Department of Public Works.
 - (d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for Planning

Commission approval.

17. 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.

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

19. 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 a form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

(Staff Report by Michael Kennedy)

(Applicant's Representative: Ray Coleman)



ACTION: Approved

SUBDIVISION (*Deferred from the March 28, 2007 Meeting*)

SUB-14-07

Village @ Olde Colony (February 2007 Plan) - Harmony Avenue

Bay Design Group, P.C. for Shurm Construction, Inc. and Sydney and Sydney

Development, LLC: The 3.673-acre site proposed for a subdivision of 6 single-family homes is located along the south line of Harmony Avenue and the northern terminus of Woodside Street on parcel 803-696-9576. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. **(Varina)** 6 Lots

As of the preparation date of the agenda, the applicant is proposing one double frontage lot (Lot 5) in this development. Since the lots are not abutting a major roadway, an exception to allow a double frontage lot on a minor street requires specific approval by the Commission. Additionally, Lot 2 exceeds the maximum 10-foot front building line offset permitted on cul-de-sac lots.

Also, staff has requested that the applicant contact the owners of the adjacent parcels to the east and northeast to see if there is an opportunity to incorporate them into the subdivision to allow for a better overall layout.

The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard condition for subdivisions served by public utilities, the following additional conditions are recommended:

12. Each lot shall contain at least 11,000 square feet.

13. The plan must be redesigned to provide at least the 80-foot minimum lot width required and as regulated by 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 Harmony Avenue shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

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.

16. The proffers approved as a part of zoning case C-78C-05 shall be incorporated in this approval.

(Staff Report by Matt Ward and Kevin Wilhite)
(Applicant's Representative: Joseph Faudale, Jr.)



ACTION: Deferred to May 23, 2007

SUBDIVISION

SUB-27-07

Village @ Millers Lane (April 2007 Plan)

End of Miller's Lane, near I-64 and Laburnum Avenue

Bay Design Group, P.C. for Community Development Partners, LLC, Lloyd Poe, Linda A. Whitfield Hopcroft, and James A. and Virginia L. Whitfield: The 14.08-acre site proposed for a subdivision of 78 single-family homes is located on the south line of I-64 at Miller's Lane on parcels 812-718-1638, 1655 and 6325. The zoning is A-1, Agricultural District. County water and sewer. **(Varina)** 78 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. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."

14. The proffers approved as a part of zoning case C-68C-06 shall be incorporated in this approval.

15. 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.

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 a form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

(Staff Report by Jim Strauss)
(Applicant's Representative: Daniel L. Caskie)



ACTION: Approved

SUBDIVISION

SUB-29-07

Dillyn Place (April 2007 Plan)
3601 Dill Road

Bay Design Group, P.C. for Edgar T. Hicks, III and Barrington Investors, Ltd.: The 19.98-acre site proposed for a subdivision of 54 single-family homes is located between the west line of Barrington Road at its intersection with Glenthorne Road and the east line of the Chesapeake and Ohio Railroad on parcel 799-732-4991. The zoning is R-5C, General Residence District (Conditional). County water and sewer. **(Fairfield)** 54 Lots

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

12. Each lot shall contain at least 5,625 square feet, exclusive of the flood plain areas.
13. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."
14. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
15. The proffers approved as a part of zoning case C-65C-06 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 a 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: Daniel L. Caskie)



ACTION: Approved

SUBDIVISION

SUB-24-07

Mountain Cove (April 2007 Plan)
Hungary Road and Honey Lane

E. D. Lewis & Associates, P.C. for Russell D. Stone, Sr. and Harry & Carter Snipes: The 2.88-acre site proposed for a subdivision of 4 single-family homes is located approximately 175

feet east of Hill Trace Court at 8500 Hungary Road, on parcel 764-761-5506. The zoning is R-2, One-Family Residential District. County water and sewer. **(Brookland)** 4 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. A County standard sidewalk shall be constructed along the north side of Hungary Road.
13. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
14. 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 a form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

(Staff Report by Greg Garrison)
(Applicant's Representative: Keith Rich)



ACTION: Approved

SUBDIVISION

SUB-25-07

Carters Green (April 2007 Plan)

Austin Brockenbrough & Associates, L.L.P. for Rusty Acres: The 23.8-acre site proposed for a subdivision of 41 single-family zero lot line homes is located on the south line of Meadow Road, 0.70 mile east of Hanover Road (Route 156) on parcels 832-719-2212 and 832-718-1235. The zoning is R-5AC, General Residence District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)** 41 Lots

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

12. Each lot shall contain at least 5,625 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 proffers approved as a part of zoning case C-62C-05 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 a form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
16. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A

detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

(Staff Report by Mike Kennedy)
(Applicant's Representative: Ashley Williams)



ACTION: Deferred to July 25, 2007

SUBDIVISION
SUB-26-07

Atkinson's Estate (April 2007 Plan)
10301 and 10303 Winston Boulevard

Potts, Minter & Associates, P. C. for David L. Atkinson: The 1.204-acre site proposed for a subdivision of 2 single-family homes is located along the east line of Winston Boulevard approximately 730 feet south of its intersection with Indale Road on parcel 773-764-1807. The zoning is R-3, One-Family Residential District. County water and sewer. **(Fairfield)** 2 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 conditions approved as a part of variance case A-034-06 shall be incorporated in this approval.

(Staff Report by Matt Ward)
(Applicant's Representative: Richard J. Minter)



ACTION: Approved

SUBDIVISION
SUB-30-07

Ridgeview (April 2007 Plan)
8420 Ridge Road

Potts, Minter & Associates, P.C. for Youssry & Deveen Samuel: The 0.335-acre site proposed for a subdivision of 1 single-family home is located along the north line of Ridge Road, approximately 350 feet east of its intersection with Glendale Drive on part of parcel 754-739-6321 and 6711. The zoning is R-3, One-Family Residence District. County water and sewer. **(Tuckahoe)** 1 Lot

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

(Staff Report by Matt Ward)
(Applicant's Representative: Richard J. Minter)



ACTION: Approved

BEGINNING AT 10:00 A.M.

PUBLIC HEARING: Zoning Ordinance Amendment to Increase Residential Building Heights
(Staff Report by Ben Blankinship)



ACTION: Approved

APPROVAL OF MINUTES: March 28, 2007 Minutes



ACTION: Approved

ADJOURNed at 11:17 a.m.