

**PLANNING COMMISSION**

**SUBDIVISIONS AND PLANS OF DEVELOPMENT**

**December 12, 2007**

The submission deadline for this hearing date was October 26, 2007.

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**ROLL CALL:**

**REQUEST FOR DEFERRALS AND WITHDRAWALS:** Leslie News

**EXPEDITED AGENDA:** Leslie News

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL:** Christina Goggin

**FOR INFORMATIONAL PURPOSES ONLY**

**Subdivision:** Michael's Way (October 2005 Plan)

**Original No. of Lots:** 18

**Remaining Lots:** 18

**Previous Extensions:** 1

**Magisterial District:** Fairfield

**Recommended Extension:** 12/17/08

**Subdivision:** Turner Woods, Section C (December 2005 Plan)

**Original No. of Lots:** 5

**Remaining Lots:** 5

**Previous Extensions:** 1

**Magisterial District:** Varina

**Recommended Extension:** 12/17/08

**Subdivision:** Wilton Parkway (December 2006 Plan)

**Original No. of Lots:** 0

**Remaining Lots:** 0

**Previous Extensions:** 0

**Magisterial District:** Varina

**Recommended Extension:** 12/17/08

**TRANSFER OF APPROVAL** (*Deferred from the November 14, 2007 meeting*)

POD-17-89

Southern Health Management Corporation (formerly Control Data Building)

**Chuck Richardson for Southern Health Management Corporation:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Rowe Development to Southern Health Management Corporation. The 2.699-acre site is located on the southwest corner of Mayland Drive and Mayland Court on parcel 752-757-8975. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the applicant is trying to correct all of the landscaping deficiencies on the northern, southern and western sides of the site prior to the date of the Planning Commission meeting. Correction of the landscaping deficiencies on the eastern side of the site has been impacted by the construction of Mayland Court and a new entrance into this development. Revisions to the landscaping in this area were part of the approved plans. The staff recommendation will be made at the meeting.

**(Staff Report by Kevin Wilhite)**

(Applicant's Representative: Chuck Richardson)



**ACTION: Approved**

**TRANSFER OF APPROVAL** (*Deferred from the November 14, 2007 Meeting*)

POD-47-84

Landmark Office Center, Phase 2 – 8651 Staples Mill Road

**Donald N. Blake:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Landmark Office Center, LLC to Donald Blake. The 0.98-acre site is located on the east line of Staples Mill Road approximately 525 feet south of E. Parham Road and 275 feet north of Janway Road on parcel 770-754-483. The zoning is O-2, Office District. County water and sewer. **(Brookland)**

Staff has identified landscape deficiencies, including trees and shrubs on the site, as noted in the staff's inspection report dated September 27, 2007, as well as by subsequent observation. As of the preparation date of the agenda, an agreement regarding replacement of landscaping has not been reached.

Therefore, staff can not make a recommendation at this time. The recommendation will be made at the meeting.

**(Staff Report by Lee Pambid)**

(Applicant's Representative: Donald Blake)



**ACTION: Deferred to March 26, 2008**

**TRANSFER OF APPROVAL**

POD-65-98

NAPA – Retail Store – Williamsburg Road and Klockner Drive

**Nancy Billings for Sun Trust Equity Funding, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Riley B. and Helen F.

Lowe, Genuine Parts Company, Atlantic Financial Group and Atlantic Equity Partners to GP Portfolio Landlord #1, LLC. The two-acre site is located at the southeast corner of Klockner Drive and Williamsburg Road (U.S. Route 60) on parcel 813-714-6009. The zoning is B-3C, Business District (Conditional). 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 condition:

1. The site deficiencies, as identified in the inspection report, dated October 5, 2007, shall be corrected by March 1, 2008.

The deficiencies include replacement of missing, dead or unhealthy trees and shrubs.

**(Staff Report by Greg Garrison)**

(Applicant's Representative: Nancy Billings)



**ACTION: Approved**

#### **TRANSFER OF APPROVAL**

POD-23-80

Honey Brook Apartments – 3500 Kings Drive

**Andrew B. Wiltshire for TGM Realty Investors:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Honey Brook Associates to TGM Realty Investors, Inc. The 8.83-acre site is located approximately 1100 feet north of Gay Avenue on the west line of Millers Lane on parcel 811-718-9908. The zoning is R-5, General Residence District 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 condition:

1. The site deficiencies, as identified in the inspection report, dated November 16, 2007, shall be corrected by February 29, 2008.

The deficiencies include replacement of dead or missing shrubs.

**(Staff Report by Lee Pambid)**

(Applicant's Representative: Andrew B. Wiltshire)



**ACTION: Approved**

#### **TRANSFER OF APPROVAL**

POD-89-84

Broadmoor Apartments – 9475 W. Broad Street

**Intrepid Residential for Jeff Sirkin:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Broadmoor Apartments, LLC to Intrepid Residential. The 18.313-acre site is located at the southeastern intersection of W. Broad Street (U.S. Route 250) and Old Springfield Road on parcel 755-756-5194. The zoning is R-6C, General Residence District (Conditional). County water and sewer. **(Three Chopt)**

Landscaping issues identified on the site have been corrected by the owner. There is one outstanding issue relating to the replacement of a missing sidewalk along the north line of Mayland Drive. Staff is researching the responsibility for replacement of the sidewalk. The staff recommendation will be made at the meeting.

**(Staff Report by Matt Ward)**

(Applicant's Representative: Ed Gosselin)



**ACTION: Approved**

### **TRANSFER OF APPROVAL**

POD-59-07

Dominion Fiber Technologies – 4590 Vawter Avenue

**Pinnacle Resource Goup, LLC for Stephen Bassett:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from E. G. Bowles, Jr. to Pinnacle Resource Group, LLC. The 5.966-acre site is located on the west line of Vawter Avenue approximately 2,000 feet north of Laburnum Avenue on part of parcel 799-741-3832. The zoning is M-2, General Industrial District. County water and sewer. **(Fairfield)**

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. The construction of this development has yet to commence.

**(Staff Report by Matt Ward)**

(Applicant's Representative: Steve Bassett)



**ACTION: Approved**

### **TRANSFER OF APPROVAL**

POD-41-05

Brook Run Shopping Center – Phase 6 –6000 Brook Road

**Mary D. Ellis, Esq. for Unicorn Holdings, LLC:** Request for a transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Tetra Associates, LLC to Unicorn Holdings, LLC. The 1.84-acre site is located on the west line of Brook Road (U.S. Route 1), 1,773 feet north of Brook Road Drive (private) at 6020-6040 Brook Road on parcel 784-748-8296. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

The staff has not completed its review. The staff recommendation will be made at the meeting.

**(Staff Report by Mike Kennedy)**

(Applicant's Representative: Lisa Tuck)



**ACTION: Approved**

### **LANDSCAPE PLAN & LIGHTING PLAN**

LP/POD-74-05

Reynolds Crossings West, Phase 3 – Glenside Drive And Forest Avenue

**Higgins & Gerstenmaier for Reynolds Holdings, LLC:** Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 9.18-acre site is located on the southwest corner of the intersection of Glenside Drive and Forest Avenue on part of parcel 765-744-6557. The zoning is O-3C, Office District (Conditional) and B-2C, Business District (Conditional). **(Three Chopt)**

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

**(Staff Report by Jim Strauss)**

(Applicant's Representative Keith Van Inwegan)



**ACTION: Approved**

### **LANDSCAPE & LIGHTING PLAN**

LP/POD-05-06

St. Claire Ridge Townhomes

2807 – 2815 Mechanicsville Turnpike

**Higgins & Gerstenmaier for J. H. and Russell R. Thompson, R., Josephine O. & I. B. McGhee, Joann Turner, V. M. Little and Loftis Real Estate Development:** 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 4.85-acre site is located on the east side of Mechanicsville Turnpike (U.S. Route 360) approximately 350 feet north of St. Claire Lane on parcel 800-730-3962 and part of parcel 800-730-7438. The zoning is R-5, General Residence District. **(Fairfield)**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested to address the required 15% tree canopy coverage calculations. The staff recommendation will be made at the meeting.

**(Staff Report by Greg Garrison)**

(Applicant's Representative: Randy Biltz)



**ACTION: Approved**

## **LANDSCAPE & LIGHTING PLAN**

LP/POD-23-07

Bank of Virginia – Patterson Avenue and Otlyn Road

Kenneth C. Magalis for Bank of Virginia: 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 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. **(Tuckahoe)**

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

**(Staff Report by Greg Garrison)**

(Applicant's Representative: Kenneth Magalis)



**ACTION: Approved**

## **LANDSCAPE & LIGHTING PLAN**

LP/POD-57-05

The Villas @ Grey Oaks – Grey Oaks Park Drive

**Boone Homes, Inc. for Shady Grove Company, Inc. and Loftis Real Estate & Development, Inc.:** Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 24.22-acre site is located on the south side of Grey Oaks Park Drive, approximately 400 feet east of Pouncey Tract Road on parcel 738-772-9227. The zoning is RTHC, Residential Townhouse District (Conditional). **(Three Chopt)**

Staff has received a revised plan that address the 10-foot carriage lights adjacent to the common parking areas in accordance with Multi-family Design Guidelines. The applicant has satisfied staffs concerns. The staff recommends approval subject to the annotations on the plans and the standard conditions for landscape and lighting plans.

**(Staff Report by Greg Garrison)**

(Applicant's Representative: David Owens)



**ACTION: Approved**

## **LANDSCAPE & LIGHTING PLAN**

LP/POD-77-02

St. Mary's Catholic Church – 9505 Gayton Road

**Koontz-Bryant, P.C. for Catholic Diocese of Richmond and St. Mary's Catholic Church:** 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 8.83-acre site is located on the south side of Gayton Road approximately 950 feet east of Gaskins Road at 9505 Gayton Road, on parcel 747-743-4993. The zoning is R-3, One-Family Residence District. **(Tuckahoe)**

As of the preparation date of the agenda, staff has not received a revised plan, as requested. Staff has requested a revised plan showing photometric details for the previously installed Dominion Virginia Power light poles.

Staff notes that much of the site lighting was installed by Dominion VA Power under their franchise agreement without a complete lighting plan submitted for review by the Planning Commission in accordance with the conditions of POD approval. In particular, the plan does not include a photometric plan and the fixture types and poles heights do not comply with County design policy. The rear parking area and the new parking area in the front are illuminated by spotlights typically used for field lighting, instead of sharp cut-off shoebox type fixtures, and the poles are 37 feet in height instead of 25 feet in height as recommended by the County's design policy. Staff does note that the facility will be used for many night time functions and that the rear parking area is well insulated from any adjoining single family residential properties. Staff also notes that the rear parking area is primarily surrounded by institutional uses including Marywood Apartments and Pinchbeck Elementary School properties.

Due to these exceptional circumstances, staff does not object to lighting provided at the rear parking area. However, staff is concerned about the lighting intensity in the new front parking area can not recommend approval of the lighting plan. Staff suggests that reducing the wattage of the Dominion Virginia Power spotlight fixtures from 400 watts to 250 watts along the front parking area may provide a more reasonable lighting level, however evaluation without photometric details is not possible. The applicant will have representatives available at the meeting to present the lighting plan.

Should the Commission act on this request, staff recommends approval subject to the annotations on the plan, the standard conditions for landscape and lighting plans and the following additional condition:

6. The wattage of the Dominion Virginia Power spotlight fixtures shall be reduced from 400 watts to 250 watts along the front parking.

**(Staff Report by Michael Kennedy)**

(Applicant's Representative: Robert Fitz)



**ACTION: Approved**

## **SUBDIVISION**

SUB-64-07

Pine Dale Forest (December 2007 Plan)

Warriner Road and Cookes Farm Drive

**Koontz-Bryant, P.C. for 4C2, LLC:** The 35-acre site proposed for a subdivision of 25 single-family homes is located on the north line of Warriner Road at the intersection with Cookes Farm Drive, approximately 4,900 feet south of Charles City Road on parcel 854-686-4340. The zoning is A-1, Agricultural District and ASO, Airport Safety Overlay District. Individual well and septic/drainfield) (**Varina**) 25 Lots

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

11. 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.
12. Each lot shall contain at least 43,560 square feet.
13. Detailed construction plans shall be submitted to the Department of Planning before the final plats are submitted for final approval.
14. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Warriner Road and Street A shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
15. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.

**(Staff Report by Lee Pambid)**

(Applicant's Representative: Daniel Jamison)



**ACTION: Approved**

## **LANDSCAPE & LIGHTING PLAN**

LP/POD-46-03

Mayland Townes – Mayland Drive

### **Bay Design Group Jane Patterson Bernhard and Accent Builders & Developers, LLC:**

Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 7.6-acre site is located on the north line of Mayland Drive, approximately 820 feet west of Parham Road on parcel 757-753-0796. The zoning is RTHC, Residential Townhouse District (Conditional). **(Three Chopt)**

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

**(Staff Report by Mike Kennedy)**

(Applicant's Representative: Gary Webster)



**ACTION: Approved**

## **PLAN OF DEVELOPMENT** *(Deferred from the October 24, 2007 Meeting)*

POD-41-07

Pouncey Place, Phase 1 – Twin Hickory Lake Drive and Pouncey Tract Road (POD-57-86

Revised)

**Bay Design Group, P.C. for Pouncey Place, LLC:** Request for approval of a plan of development as required by Chapter 24, Section 24-107 of the Henrico County Code, to construct a shopping center with two one-story buildings for a total of 27,630 square feet. The 5.25-acre site is part of a 10.10 acre parcel and is located on the southeast corner of Pouncey Tract Road (State Route 271) and Twin Hickory Lake Drive on part of parcel 740-765-2150. The zoning is

B-2C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

As of preparation date of the agenda, staff has not received a site plan showing the existing parking conditions for current businesses or a master plan showing each phase. The master plan should be similar to the concept plan presented at time of rezoning. Also, issues related to access to this property through VDOT controlled property have not been resolved. The applicant does not want to provide additional landscaping to screen the shopping center from the existing non-conforming dog kennel and transmission uses.

Additionally, the architectural plans are substantially different from what was proffered. The buildings are required to be generally consistent in quality and style with the architecture of Belgrade Shopping Center, as required by proffered conditions.

The applicant has indicated to staff his intent to defer this request to a future date to be determined shortly. Should the Commission act on this request, in addition to the standard conditions for developments of this type, and the annotations on the plan, the following additional conditions are recommended:

24. The right-of-way for widening of Twin Hickory Lake 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 entrances and drainage facilities on Pouncey Tract Road (State Route 271) shall be approved by the Virginia Department of Transportation and the County.

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

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

29. A concrete sidewalk meeting County standards shall be provided along the east line of Pouncey Tract Road and the south line of Twin Hickory Lake Drive.

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

31. Outside storage shall not be permitted.

32. The proffers approved as a part of zoning case C-027C-05 shall be incorporated in this approval.

33. 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.

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

35. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the

Henrico County Code.

36. 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.

37. The conceptual master plan, as submitted with this application, is for planning and information purposes only.

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

39. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

40. The owner shall provide evidence before construction approval that access is allowed onto the Virginia Department of Transportation property.

41. No more than 20,000 square feet of leased area can be given a permanent certificate of occupancy until substantial completion (as determined by the Director of Public Works) of widening of Pouncey Tract Road.

42. 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.

43. 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: Kenneth Barnes)



**ACTION: Deferred to February 27, 2008**

#### **PLAN OF DEVELOPMENT** (*Deferred from the November 14, 2007 Meeting*)

POD-53-07

Home Depot @ Brookhollow Garden Center Expansion – W. Broad Street and I-64 (POD-51-97 Revised)

**McKinney & Company for Home Depot USA Inc.:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 6,372 square feet of outdoor garden center display areas for an existing building. The 7.95-acre site is located at 11260 W. Broad Street on parcel 742-762-4307 in the Brookhollow Shopping Center. 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 had not received a revised plan as discussed with the applicant. The Commission approved outdoor display areas at the September 26, 2007 meeting. The applicant proposes “staging areas” at the rear of the Home Depot Retail Store. Staff believes that these staging areas are outside storage. Previous conditions of this case do not allow for outside storage. Outside storage is only to occur in the Garden Center itself. Staff requested a revised plan to address this issue.

Should the Commission act on this request, in addition to the standard conditions for developments of this type, and the original additional conditions for POD-51-97, the following added condition is recommended:

37. There shall be no outdoor storage in moveable storage containers.

**(Staff Report by Jim Strauss)**

(Applicant's Representative: Stacey Burcin)



**ACTION: Deferred to January 23, 2008**

## **PLAN OF DEVELOPMENT**

POD-65-07

Lowes #381 Expansion – W. Broad Street and Old Springfield Road (POD-45-91 Revised)

**McKinney & Company for Lowe's Home Centers, Inc.:** Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a two phase expansion to an existing one-story, 103,000 square foot building. The first phase of construction is for a 11,633 square foot garden center expansion and outdoor display areas; and the second phase is for a 5,890 square foot building expansion and a 4,472 square foot loading canopy. The 10.41-acre site is located at the northeast corner of W. Broad Street (U.S. Route 250) and Old Springfield Road on parcel 755-758-9551. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Brookland)**

As of the preparation date of the agenda, staff has not received a revised plan, as requested. Staff has requested a revised plan showing the location and design of outdoor display areas and providing pedestrian protection in the loading area at the front of the building. Should the Commission act on this request, staff recommends approval subject to the annotations on the plan, the standard conditions for development 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 approval of an electrical permit application and installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.

24. Provide a bold note on the construction plans indicating: "The emergency generator will only be tested during the hours of 7 AM thru 6 PM.

25. Provide a bold note on the construction plans indicating: The emergency generator will be maintained and operated so that it does not generate smoke, noise or vibration, so as to cause a nuisance to the adjoining residentially zoned property. The noise on the property shall be limited, so that hearing protection in accordance with OSHA standards is not required by anyone outside of the screen walls." Please note: if, in the opinion of the County, the noise containment is not effective, the Commission retains the right to review and direct additional measures shall be used or the emergency generator removed.

26. The engineer shall certify that the hazardous materials storage area has been designed in accordance the requirements of the building and fire codes, as well as any applicable environmental regulations. The hazardous materials storage area shall be limited to accessory

storage of waste generated on site and shall be maintained so that it does not become hazardous, objectionable, or offensive for any reason.

27. The applicant shall take all such steps as necessary to request that the Virginia Department of Transportation barricade and/or vacate the cul-de-sac at the terminus of Old Springfield Road and to implement such request as necessary, to discourage loitering and illicit activities at that location.

28. A layout plan for the outdoor display areas shall be submitted for Planning Commission for review and approval in conjunction with the revised lighting and landscape plan. The outdoor display areas shall be designed to function as a landscape feature and shall have a pedestrian aisle exclusive of any drive aisle.

29. A raised speed platform or some other traffic calming device, submitted for review and approval by planning staff, shall be provided along the main drive aisle in front of the store, to serve as a physical separation between the customer loading canopy and the main store entrances.

30. A solid wall shall be provided along the north side of the garden center expansion area, facing the adjoining residential properties.

31. The rear storage area shall be screened at each end by solid gate of such design submitted for review and approval by Planning Staff.

32. A fire lane shall be marked and maintained along the entire length of the rear of the building rear, in accordance with the requirements of the Fire Marshall.

33. Signs will be posted along the rear of the building indicating that "Motor vehicles shall not idle engines for more than 5 minutes. No deliveries or cleaning before 7AM or after 6 PM", and the store manager will take steps necessary to implement those policies.

**(Staff Report by Michael Kennedy)**

(Applicant's Representative: Stacey Burcin)



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

POD-55-07

Staples Mill Centre, Phase I - Staples Mill Road and Bethlehem Road

**E. D. Lewis & Associates for Staples Mill Centre, LLC:** Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to: demolish 19 existing apartment buildings (Yorkshire and Crestwood Apartments) and related parking areas, to demolish an existing office building (2381 Staples Mill Road) and related parking area, to demolish 17 single-family dwellings(4907-5007 Bethlehem Road) and related structures, to demolish streets and utilities to be vacated, and to provide road improvements, including underground utilities, to Staples Mill Road (State Route 33) and Bethlehem Road in contemplation of future development. The property consists of two sites: a 0.638-acre site located on the east side of Staples Mill Road (State Route 33) approximately, 600 feet south of Bethlehem Road at 2381 Staples Mill Road on parcel 774-740-9115; and a 79.5-acre site located on the west line of Staples Mill Road, approximately 225 feet south of Bethlehem Road on parcels: 771-740-9118; 772-740-1743, 1137, 0431, 2836, 4023, 2229; 773-739-8155; 773-740-5043, 9498, 8899; 773-741-3132, 2637, 4222, 3726, 6011, 7505, 5414, 6808, 8102; 774-739-3999, 4569, 5043; 774-740-0096, 3584, 2888, 2190, 4182, 0894, 1592 and 8236. The zoning is UMUC Urban Mixed Use District (Conditional) and B-2 Business District. County water and sewer. **(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 right-of-way for widening of Staples Mill Road (State Route 33) as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
26. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain" In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.
27. The entrances and drainage facilities on Staples Mill Road (State Route 33) shall be approved by the Virginia Department of Transportation and the County.
28. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
29. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
30. The proffers approved as a part of zoning case C-5C-07 shall be incorporated in this approval.
31. Prior to issuance of a building permit, the developer must furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.
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. 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. 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.

**(Staff Report by Michael Kennedy)**

(Applicant's Representative: Monte Lewis)



**ACTION: Approved**

## **SUBDIVISION**

SUB-53-07

Staples Mill Centre (September 2007 Plan)

Bethlehem Road

**E. D. Lewis & Associates for Ollin Toler:** The 1.06-acre site proposed for a subdivision of 31 townhouses for sale is located on the south line of Bethlehem Road, approximately 370 feet west of the west line of Staples Mill Road on parcels 773-40-5043, 8899, 9498; 774-740-0096, 0894, 1592, 2190 and 773-741-8102. The zoning is UMUC, Urban Mixed Use District (Conditional). County water and sewer. **(Brookland)** 31 Lots

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

13. A County standard sidewalk shall be constructed along the south side of Bethlehem Road.
14. The proffers approved as a part of zoning case C-5C-07 shall be incorporated in this approval.

**(Staff Report by Michael Kennedy)**

(Applicant's Representative: Monte Lewis)



**ACTION: Approved**

**PLAN OF DEVELOPMENT & MASTER PLAN** (*Deferred from the November 14, 2007, Meeting*)

POD-76-07

Laburnum Station – Gay Avenue and S. Laburnum Avenue

**Vanasse Hangen Brustlin for Retail South Development:** 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 shopping center with three, one-story retail buildings totaling 48,940 square feet and two future one-story retail/office buildings totaling 15,000 square feet. The 10.19-acre site is located at the southern corner of the intersection of S. Laburnum and Gay Avenues on parcels 814-717-0480 and 813-717-7951 (part). The zoning is B-2C, Business District (Conditional) 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 right-of-way for widening of Laburnum Avenue and Gay 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 developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
27. A concrete sidewalk meeting County standards shall be provided along east side Gay Avenue and the west side of Laburnum Avenue.
28. All repair work shall be conducted entirely within the enclosed building.
29. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning case C-51C-06 shall be incorporated in this

approval.

31. 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.

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

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

34. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.

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

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

37. 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. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.

39. The conceptual master plan, as submitted with this application, is for planning and information purposes only.

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 building mounted equipment shall be painted to match the building and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

41. Only retail business establishments permitted in a B-2, Business District may be located in this center.

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

43. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

**(Staff Report Christina Goggin)**

(Applicant's Representative: John Carty)



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

POD-82-07

T.G.I. Friday's @ The Shops at White Oak Village – Laburnum Avenue

**Vanasse Hangen Brustlin, Inc. for Laburnum Investments, LLC and United Restaurant Group:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 7,096 square foot restaurant in The

Shops at White Oak Village Shopping Center. The 1.30-acre site is located on the eastern side of S. Laburnum Avenue, approximately 1,300 feet north of Audubon Drive on part of parcel 815-718-5710. The zoning is B-3C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

As of the preparation date of the agenda, staff has requested that the applicant add additional brick or tile to break up the expanse of tan hardi panel around the rear and sides of the building. The applicant has agreed to replace the proposed wooden dumpster screen with brick. 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.
5. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
26. A concrete sidewalk meeting County standards shall be provided along the western interior ring road.
27. Outside storage shall not be permitted.
28. The proffers approved as a part of zoning case C-29C-06 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. 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.
31. 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.
32. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
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 conceptual master plan, as submitted with this application, is for planning and information purposes only.
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 Christina Goggin)**  
(Applicant's Representative: John Carty)



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

POD-84-07

Wachovia Bank @ The Shops at White Oak Village – S. Laburnum Avenue and Audubon Drive

### **Vanasse Hangen Brustlin, Inc. for Laburnum Investments, LLC and Wachovia Bank:**

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, 5,215 square foot bank with drive-thru facilities in The Shops at White Oak Village Shopping Center. The 1.00-acre site is located on the northeast corner of the intersection of S. Laburnum Avenue and Audubon Drive on part of parcel 815-718-5710. The zoning is B-3C, Business District (Conditional) 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. Only retail business establishments permitted in a B-3, business zone may be located in this center.
25. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
26. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
27. 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.
28. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
29. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning case C-29C-06 shall be incorporated in this approval.
31. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
32. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
33. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
34. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
35. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
36. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will

be set by Henrico County.

37. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.

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

**(Staff Report Jim Strauss)**

(Applicant's Representative: Jodi M. Bohn)



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

POD-83-07

7-11 Convenience Store @ The Shops at White Oak Village – S. Laburnum Avenue and Audubon Drive

**Blakeway Corporation for Laburnum Associates, LLC and 7-Eleven Inc.:** 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, 3,186 square foot, convenience store with fuel pumps in The Shops at White Oak Village Shopping Center. The 1.06-acre site is located on the east line of Laburnum Avenue approximately 250 feet north of Audubon Drive on part of parcel 815-718-5710. The zoning is B-3C, Business District (Conditional) 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. Only retail business establishments permitted in a B-3, business zone may be located in this center.
25. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
26. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
27. Bulk storage of fuel shall be underground.
28. 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.
29. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning case C-29C-06 shall be incorporated in this approval.
32. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
33. Deviations from County standards for pavement, curb or curb and gutter design shall be

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

34. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.

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

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

37. 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. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.

39. The 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.

40. The applicant will submit a request for review and approval of a Provisional Use Permit, in accordance with Proffer #28, prior to any 24-hour operation of this facility.

**(Staff Report Jim Strauss)**

(Applicant's Representative: Douglas D. Yeates)



**ACTION: Approved**

**PLAN OF DEVELOPMENT & MASTER PLAN** (*Deferred from the November 14, 2007 Meeting*)

**POD-68-07**

The Shire @ Pump and Church – Church Road and Pump Road

**Kimley Horn for Kevin McFadden and The Rebkee Company:** 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 four, one-story retail buildings totaling 35,810 square feet and a master plan for two future one-story retail buildings totaling 27,550 square feet. The 21-acre site is located at the southwest corner of the intersection of Pump and Church Roads on parcels 739-754-7156 and 739-753-1396. The zoning is B-2C, Business District (Conditional), C-1C, Conservation District, RTHC, Residential Townhouse District (Conditional) and R-3AC, One-Family Residence District (Conditional). County water and sewer. **(Tuckahoe)**

A revised plan has been requested to address the acquisition of property and realignment of Pump Road to accommodate the proposed plan.

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:

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. Only retail business establishments permitted in a B-2, Business District may be located in this center.
25. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
26. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
27. All right-of-way and easements required by Phase II of the John Rolfe Parkway Project as shown on the plans for the John Rolfe Parkway Project and any additional right-of-way and easements required by alterations to the John Rolfe Parkway Project Plans, shall be dedicated to the County prior to the approval of construction plans. All documents required for the dedication of right-of-way and easements for Phase II of the John Rolfe Parkway Project and any additional right-of-way and easements required by alterations to the John Rolfe Parkway Project plans shall be fully executed and submitted to the Real Property Department at least sixty (60) days prior to construction plan approval.
28. 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.
29. The required building setback shall be measured from the proposed right-of-way line and the parking shall be located behind the proposed right-of-way line.
30. A concrete sidewalk meeting County standards shall be provided along the south side of Church Road, the west side of Pump Road and the north side of John Rolfe Parkway.
31. The proffers approved as a part of zoning case C-27C-06 shall be incorporated in this approval.
32. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
33. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
34. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
35. Storm water retention shall be incorporated into the drainage plans.
36. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
37. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
38. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction plans needed to implement this conceptual plan may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.
39. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of

plan approval.

40. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

41. Any necessary off site drainage easements necessary to fully develop the property in accordance with the proffered site plan including required street improvements shall be recorded prior to the approval of final construction plans. The developer shall provide evidence that they have unencumbered right to redevelop the Keswick common area.

42. Any property necessary to fully develop the property in accordance with the proffered site plan shall be acquired by the developer prior to the approval of final construction plans.

43. Application shall be made for the vacation or abandonment of existing right-of-way necessary to fully develop the property in accordance with the proffered site plan including both Glen Eagles Drive and Pump Road prior to the approval of final construction plans.

44. A construction plan for the widening of Church Road, Pump Road and John Rolf Parkway from the future property line to the proposed centerlines of those roads where they abut the property including the SWM area and including the offsite turn lane along Church Road, shall be approved by the Department of Public Works and the Department of Planning prior to the approval of final construction plans. The Developer shall coordinate construction plan design to be consistent with and not conflict with the County's design plans for those roads. The plan shall include sidewalks and curb and gutter improvement along each street frontage and any necessary off-site drainage improvements required to construct the proposed improvements. The construction plan shall include the relocation of Pump Road where it abuts the property unless previously constructed by the County prior to plan approval.

45. All improvements shown on the construction plan in accordance with No. 44 above including any required off-site drainage shall completed prior to the issuance of any Certificates of Occupancy unless an exception is approved by the Director of Public Works.

46. Buildings 1 and 2 shall be constructed together under a single building permit, in accordance with the proffered design plans, as determined by the Director of Planning. Final architectural plans, shall be submitted for review and approval by the Director of Planning prior to approval of final construction plans.

47. Building 8 shall be constructed, in accordance with the proffered design plans as determined by the Director of Planning. Final architectural plans shall be submitted for review and approval by the Director of Planning prior to approval of a building permit for that building.

48. A traffic control plan for existing and proposed signals and turn lane improvements along Church Road, Pump Road and John Rolf Parkway based upon the ultimate development of those roads as shown on the County's design plans shall be submitted for review and approval by the County Traffic Engineer, prior to the final approval of construction plans. The traffic control plan shall include a maintenance of traffic plan.

49. All improvements shown on the traffic control plan in accordance with No. 48 above including any required off-site improvements shall completed prior to the issuance of any Certificates of Occupancy, unless an exception is approved by the Director of Public Works.

50. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans.

51. A revised pedestrian access plan in accordance with the proffered design shall be submitted for review and approval by the Director of Planning prior to approval of final construction plans.

52. Private streets proposed to provide access to the future residential development shall be designed in accordance with 24-30.2(a) multi-family development standards.

53. A tree protection plan for any future development area shall be submitted for review and approval by the Director of Planning prior to approval of final construction plans.

54. All underground utilities serving the property including: storm sewer, sanitary sewer, water, gas, electric, telephone and cable, as well as related appurtenances shall be located outside of the

proffered buffers, in particular behind Buildings 1 and 2, unless otherwise approved by the Director of Planning.

55. A comprehensive signage plan must be submitted for coordinated review prior to issuance of sign permits.

**(Staff Report by Mike Kennedy)**

(Applicant's Representative: Philip Chang)



**ACTION: Deferred to January 23, 2008**

## **PLAN OF DEVELOPMENT – TOWNHOUSES**

POD-42-06

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

**Timmons Group and Lessard Group, Inc. for Eagle Construction of Virginia and Unicorp National Developments, Inc.:** Request for approval of architectural plans, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 148, townhouses for sale (brownstones). The 16-acre portion of 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 part of 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)**

This request is for approval of the townhouse architectural plans for one portion of the townhouses to be built on the West Broad Village site. The site plans were approved with the original plan of development.

The staff recommends approval subject to the annotations on the plans, and the conditions previously approved for this plan of development by the Planning Commission at their April 25, 2007 meeting.

**(Staff Report by Mike Kennedy)**

(Applicant's Representative: Joyce A. Wolfe)



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

POD-81-07

First Market Bank @ West Broad Village - W. Broad Street

**Timmons Group for West Broad Village, LLC & West Broad Village, II, LLC and First Market Bank, FSB:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 2,750 square foot bank with drive-thru facilities. The 0.46-acre site is located on the south line of W. Broad Street (U. S. Route 250), approximately 200 feet east of future Brownstone Boulevard (private) on part of parcel 742-760-7866. The zoning is UMUC Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not received any revised architectural plans, 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. Outside storage shall not be permitted.
27. The proffers approved as a part of zoning case C-12C-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. 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.
30. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Kevin Wilhite)**

(Applicant's Representative: Joseph R. Vilseck)



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-86-07**

Best Western – 8607 Telegraph and Brook Roads

**Timmons Group for Bhupendra B. Patel:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a three-story, 11,860 square foot, 63-room hotel and 37 feet in height. The 1.89-acre site is located on the east line of Telegraph Road, approximately 80 feet east of the intersection of Brook Road (U.S. Route 1) and Telegraph Road on parcel 784-758-4424. The zoning is M-1, Light Industrial District and B-3, Business District. County water and sewer. **(Fairfield)**

As of preparation date of the agenda, staff has received a revised site plan showing the additional right-of-way dedication and sidewalk along Telegraph Road.

Staff has not had an opportunity to complete its review of the revised plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, 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 Telegraph Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

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

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

27. A concrete sidewalk meeting County standards shall be provided along the east side Telegraph Road.

28. Outside storage shall not be permitted.

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 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: Christopher Thompson)



**ACTION: Deferred to January 23, 2008**

**PLAN OF DEVELOPMENT** (*Deferred from the September 26, 2007 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 applicant requests withdrawal of this project.

**(Staff Report by Anthony Greulich)**

(Applicant's Representative: Robbie Nelson)



**ACTION: Withdrawn**

**PLAN OF DEVELOPMENT & SPECIAL EXCEPTION** (*Deferred from the November 14, 2007 Meeting*)

**POD-77-07**

Ennis Paint Company – 4400 Vawter Avenue  
(POD-83-00 Revised)

**Engineering Design Associates for Ennis Paint, Inc.:** Request for approval of a plan of development and special exception to permit the expansion of an existing paint manufacturing facility, as required by Chapter 24, Sections 24-106, 24-2 and 24-71.(b) of the Henrico County Code, to improve and enlarge an outdoor storage area with related site improvements. The 9.7-acre site is located approximately 1450 feet north of E. Laburnum Avenue on the west line of Vawter Avenue at 4400 Vawter Avenue on parcel 799-739-2764. The zoning is M-2, General Industrial District and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

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

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

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. 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. 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.

32. The owners 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 of 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 approval.

33. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

34. The outdoor storage area shall have a treated surface that meets Department of Public works approval. Standard Henrico County curb and gutter for the expanded storage areas shall be provided.

35. A landscaping plan will be provided for staff review and Planning Commission approval. The outdoor storage area shall be screened from public view with evergreen plant material and a screen fence, or a combination of both. The landscape plan shall be submitted by Friday, February 1, 2008, unless otherwise approved by the Director of Planning.

36. A revised construction plan shall show removal of the encroachments in the RPA, and the applicant shall provide a schedule for the restoration of the RPA for Public Works review and approval prior to approval of the final construction plans.

**(Staff Report Lee Pambid)**

(Applicant's Representative: Randy Hooker)



**ACTION: Deferred to January 23, 2008**

## **SUBDIVISION RECONSIDERATION**

SUB-28-06

Selph Ridge (May 2006 Plan)

White Oak and Elko Roads

**Engineering Design Associates for FJCB, LLC:** The 9.997-acre site proposed for a subdivision of 8 single-family homes is located approximately 700 feet north of Chillie Lane and Scaffold Court on parcel 856-705-2677. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Varina)** 8 Lots

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the revised plan. Staff has requested a revised plan that addresses the future Concept Road W3 shown on the MTP amendment approved December 10, 2002, in conjunction with the Williamsburg Road Technology Boulevard Corridor Land Use Study. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions not served by public utilities, the following additional condition is recommended:

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

**(Staff Report Greg Garrison)**

(Applicant's Representative: Randy Hooker)



**ACTION: Deferred to January 23, 2008**

### **PLAN OF DEVELOPMENT RECONSIDERATION**

POD-60-07

New Market Veterinary Clinic – New Market Road and Recreation Road

**Engineering Design Associates for Susan C. Ware:** Request for approval of a reconsideration of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to convert an existing two-story, 2,750 square foot building for use as a veterinary clinic. The 1.89-acre site is located on the north line of New Market Road, approximately 200 feet east of the intersection of New Market Road and Mill Road on parcel 814-688-7044. The zoning is B-1C, Business District (Conditional). County water and sewer. **(Varina)**

This plan of development was approved by the Planning Commission on September 26, 2007. The applicant is asking the Commission to reconsider the condition addressing future road improvements along New Market Road when the adjacent property is developed. Condition No. 38 as approved reads:

37. Road widening, curb and gutter, and sidewalk shall be constructed by the owner along the north side of New Market Road (State Route 5), in accordance with Henrico County and Virginia Department of Transportation standards, when the adjacent property to the west (parcel 814-690-1456) is developed.

The applicant requests that these improvements be addressed at the time of any future development of the property requiring a Plan of Development. The staff recommendation will be made at the meeting.

**(Staff Report Matt Ward)**

(Applicant's Representative: Randy Hooker)



**ACTION: Approved**

### **PLAN OF DEVELOPMENT**

POD-78-07

Parham Forest West – E. Parham Road and Ackley Avenue

**Resource International, Ltd. For Parham Forest Partners, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 12, one-story, office/warehouse condominium buildings totaling 110,000 square feet. The 12.197-acre site is located on the northwest corner of E. Parham Road and Ackley Avenue and the northwest corner of Peyton Street and Ackley Avenue on parcels 771-756-7746 and part of 771-757-8224. The zoning is M-1, Light Industrial District. County water and sewer. **(Fairfield)**

As of the preparation date of the agenda, the staff has yet to receive a revised plan that addresses the connection of the sidewalks on the site and the redesign of the storm water management

basins. 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 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. 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. 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.
31. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
32. The property owner shall provide the Planning Department a copy of the business owner's restrictive covenants that will govern this site prior to their recordation and prior to the issuance of a certificate of occupancy for this development.

**(Staff Report Kevin Wilhite)**

(Applicant's Representative: James M. Sharp, Jr.)



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

POD-79-07

Arco Iris Latino Mart – 6111 & 6115 Staples Mill Road (State Route 33)

**Barthol Design Associates for Armando Benitez and Kings 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 2,000 square foot addition to an existing retail building and a two-story building with a 5,000 square foot restaurant on the first floor and 5,000 square feet of office on the second floor. The 1.72-acre site is located on the east line of Staples Mill Road (State Route 33) approximately 200 feet south of Penick Road on parcels 773-747-8814 and 773-747-8402. The zoning is B-1, Business District. County water and sewer. **(Brookland)**

As of the preparation date of this agenda, staff has not received a revised plan, as requested. The revised plan needs to address the realignment of one centralized entrance and the dedicated right turn lane required by VDOT. Staff has requested but has not received revised architectural renderings showing an increased number of windows symmetrically placed along all elevations. Staff has also requested but has not received color renderings to enhance staff's understanding of how this unique building style will visually alter the commercial development along the frontage of Staples Mill Road.

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 approval of an electrical permit application and installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture 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 entrances and drainage facilities on Staples Mill Road (State Route 33) 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 concrete sidewalk meeting County standards shall be provided along the north side of Staples Mill Road (State Route 33).
29. All repair work shall be conducted entirely within the enclosed building.
30. Outside storage shall not be permitted.
31. 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.
32. This business shall not remain in operation after midnight and no exterior signs shall remain lighted after 12:00 midnight.
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. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.

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

39. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

40. No vehicles shall be sold on site.

41. No portable food service vehicles or trailers shall be operated on site.

**(Staff Report Christina Goggin)**

(Applicant's Representative: Brian Mustain)



**ACTION: Deferred to January 23, 2008**

## **PLAN OF DEVELOPMENT**

POD-80-07

Laburnum and Eubank Center – Master Plan – Laburnum Avenue and Eubank Road

### **Townes Site Engineering for Julia F. Robins Family Ltd. And Summit Investment, LLC:**

Request for approval of a plan of development master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct drainage and utilities for a future retail and service center. The 12.77-acre site is located on S. Laburnum Avenue, Robins Road and Raleigh Road on parcels 817-711-0454, 816-712-7520, 816-711-8151, 817-711-0712 and 817-710-0397. The zoning is B-2C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

As of the preparation date of the agenda, staff has not received a revised plan, as requested. Staff has requested a revised plan showing: storm and sanitary sewer improvements on Phase One and the Master Plan relocated outside proffered buffers and required landscape strips; and revisions to the conceptual master plan indicating the dedication of ultimate right-of-way and street improvements to be provided with future phases. Should the Commission act on this request the annotations on the plan, the standard conditions for development of this type and the following additional conditions are recommended:

24. The proffers approved as a part of zoning cases C-60C-06 and C-63C-06 shall be incorporated in this approval.

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

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

27. 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.

28. 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.

**(Staff Report Michael Kennedy)**

(Applicant's Representative: D. Bryant Gammon)



**ACTION: Approved**

## **SUBDIVISION RECONSIDERATION**

### **SUB-60-07**

Winfrey (November 2007 plan)

11050 Winfrey Road and 10885 Old Greenwood Road

**Balzer & Associates, Inc. for David S. Jinnett:** The 13.96-acre site proposed for a subdivision of 4, single-family homes is located on the north line of Old Greenwood Road, approximately 450 feet west of Winfrey Road on parcel 777-770-3917 and on the west line of Winfrey Road, approximately 1,200 feet north of Old Greenwood Road on parcel 777-770-8565. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Brookland)** 4 Lots

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

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

12. The applicant shall dedicate right-of-way for Woodman Road relocated as required by the Director or Public Works when a new alignment has been determined by the County. In conjunction with this right-of-way, the applicant shall petition the County to vacate any unneeded portions of the current alignment of Woodman Road as dedicated in Deed Book 885, Page 79.

**(Staff Report Christina Goggin)**

(Applicant's Representative: Brandon Sovick)



**ACTION: Approved**

## **SUBDIVISION** (*Deferred from the November 14, 2007 Meeting*)

### **SUB-58-07**

South Lake (October 2007 Plan)

Hawkes Lane and S. Lake Avenue

**Foster & Miller, P.C. for Roger B. Riggle, E. W. Riggle and David Riggle:** The 1.100-acre site proposed for a subdivision of 3 single-family homes is located at 6115 Hawkes Lane on the southwest corner of Hawkes Lane and S. Lake Avenue on parcel 819-724-8059. The zoning is R-2A, One-Family Residence District. County water and sewer. **(Varina)** 3 Lots

As of the preparation date of the agenda, the staff has received a revised plan, as requested. Per the County Traffic Engineer staff cannot recommend approval without the required 10 feet of additional right-of-way dedication along the lot with the existing home.

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 13,500 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.

**(Staff Report by Matt Ward)**

(Applicant's Representative: Alexander Grinblat)



**ACTION: Approved**

## **SUBDIVISION**

SUB-65-07

Dumbarton (December 2007 Plan)

Irisdale Road and Greenway Avenue

### **Mike Morgan Engineering, LLC for Dakota Associates, LLC and Tetra Associates, LLC:**

The 3.31-acre site proposed for a subdivision of 3 single-family homes is located approximately 200 feet to Greendale Road on parcels 775-745-8761, 9842 and 9463. The zoning is R-4, One-Family Residence District. County water and sewer. **(Brookland)** 15 Lots

As of the preparation date of the agenda, the staff has not received a revised plan. Staff requested that the developer contact adjacent property owners to the east to attempt to include the residual parcel into the existing lot. Also more detail about lot design was requested specifically in regard to lot size, buildable area and lot width.

The Traffic Engineer is requesting additional right-of-way dedication along Greenway Avenue for an ultimate right-of-way of 27.5 feet from the center line of the road.

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

12. Each lot shall contain at least 8,000 square feet.
13. Prior to requesting final approval, the engineer shall furnish the Department of Planning Staff a plan showing a dwelling situated on Lots 6 and 9 to determine if the lot design is adequate to meet the requirements of Chapter 24, of the Henrico County Code.
14. The plan must be redesigned to provide at least the 65-foot minimum lot width required and as regulated by Chapter 24, of the Henrico County Code.
15. A County standard sidewalk shall be constructed along the north side of Greenway Avenue.
16. A plan shall be submitted prior to recordation of the plat showing the buildable area for each lot to properly recognize the limitations for dwelling unit dimensions and setbacks. Buildable area

is that area within which a dwelling unit may legally be located considering the front yard, side yard, and rear yard setback requirements of Chapter 24, of the Henrico County Code.

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

**(Staff Report by Matt Ward)**

(Applicant's Representative: Mike Morgan)



**ACTION: Approved**

## **SUBDIVISION**

### **SUB-66-07**

Hungary Grove (December 2007 Plan)

Hungary and Francistown Roads

**QMT Corporation for William H. & Amy B. Muller and Robert P. Bain:** The 4.95-acre site proposed for a subdivision of 15 single-family homes is located at on the north line of Hungary Road, approximately 700 feet east of Francistown Road on parcels 759-761-4076 and 5776. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer.

**(Brookland) 15 Lots**

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan. The applicant is requesting approval of an exception from the additional residential setback as required by the ordinance. The applicant is also requesting a waiver of the turn lane as requested by the Traffic Engineer. Staff can not recommend approval at this time.

Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

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

13. Prior to requesting final approval, the engineer shall furnish the Department of Planning Staff a plan showing a dwelling situated on Lot 8 to determine if the lot design is adequate to meet the requirements of Chapter 24, of the Henrico County Code.

14. The proffers approved as a part of zoning case C-34C-07 shall be incorporated in this approval.

**(Staff Report by Lee Pambid)**

(Applicant's Representative: Tim L. Rohrmoser)



**ACTION: Approved**

APPROVAL OF MINUTES: November 14, 2007 Minutes



**ACTION: Approved**

ADJOURNed at 11:20 a.m.