

PLANNING COMMISSION

SUBDIVISIONS AND PLANS OF DEVELOPMENT

January 24, 2007

The submission deadline for this hearing date was December 8, 2006.

The agenda for this meeting will be posted closer to the meeting date. For questions about the agenda, contact, 501-4606.

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Christina Goggin

FOR PLANNING COMMISSION APPROVAL

Subdivision: Lafayette Park (January 2001 Plan)

Magisterial District: Varina

Original No. of Lots: 121

Remaining Lots: 80

Previous Extensions: 5

Year(s) Extended Recommended: 1 Year - 01/23/08

FOR INFORMATIONAL PURPOSES ONLY

Subdivision: Henley (October 2003 Plan)

Magisterial District: Three Chopt

Original No. of Lots: 80

Remaining Lots: 32

Previous Extensions: 2

Year(s) Extended Recommended: 2 Years - 01/28/09

Subdivision: Hoke Brady Farms - (October 2005 Plan)

Magisterial District: Varina

Original No. of Lots: 43

Remaining Lots: 43

Previous Extensions: 0

Year(s) Extended Recommended: 1 Year - 01/23/08

Subdivision: Roundabout Estates - (January 2005 Plan)
Magisterial District: Varina
Original No. of Lots: 61
Remaining Lots: 61
Previous Extensions: 1
Year(s) Extended Recommended: 1 Year - 01/23/08

Subdivision: Shady Oak Farm (January 2006 Plan)
Magisterial District: Varina
Original No. of Lots: 16
Remaining Lots: 16
Previous Extensions: 0
Year(s) Extended Recommended: 1 Year - 01/23/08

Subdivision: Westin (January 2005 Plan)
Magisterial District: Three Chopt
Original No. of Lots: 34
Remaining Lots: 34
Previous Extensions: 1
Year(s) Extended Recommended: 1 Year - 01/23/08

TRANSFER OF APPROVAL

POD-77-82 (Revised)

and **POD-03-06**

Gayton Terrace – 12401 Gayton Road

E. D. Lewis for CSH-ING Gayton Terrace LP: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Aspen Gayton Terrace, LLC to CSH-ING Gayton Terrace LP. The 9.874-acre site is located on the east side of Gayton Road, south of the intersection of Gayton Road and Ridgefield Parkway on parcel 732-750-7894. The zoning is R-6C, General Residence District (Conditional). County water and sewer. **(Tuckahoe)**

A site inspection has been performed and physical structures, including a dumpster and a gazebo, were discovered that were not on the approved plans. These will be resolved with the construction of the addition to the building, approved under POD-03-06. Additionally, some minor site improvements are necessary. There are also several trees and shrubs that are missing from the property which must be replaced.

As of the preparation date of the agenda, staff has not had an opportunity to review the applicant's response to the inspection report, which that was just received. The staff recommendation will be made at the meeting.

(Staff Report by Anthony Greulich)

(Applicant's Representative: Monte Lewis)



ACTION: Approved

TRANSFER OF APPROVAL

POD-153-84

Gyros & Subs (Formerly Long John Silvers)
9076 W. Broad Street

CXD Properties LLC for KFC US Properties Inc.: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from FFCA Acquisitions Corp. to CXD Properties LLC. The .527-acre site is located along the north line of W. Broad Street (U.S. Route 250) in the Tuckernuck Shopping Center on parcel 758-756-4067. The zoning is B-2, Business District. County water and sewer. **(Brookland)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The staff recommends approval of this transfer request with the following condition:

1. The deficiencies, as identified in the inspection report dated November 16, 2006 shall be corrected by March 1, 2007.

The deficiencies include minor replacements of landscaping.

(Staff Report by Greg Garrison)

(Applicant's Representative: Dimitrios Delios)



ACTION: Approved

ALTERNATIVE FENCE HEIGHT PLAN

Garcia Residence – 12198 Kain Road, off Pouncey Tract Road

Carlos Sol for Raul Garcia: Request for approval of an alternative fence height plan, as required by Chapter 24, Sections 24-106 and 24-95(1)7 of the Henrico County Code to authorize a fence exceeding 42 inches in a front yard. The 7.45-acre site is located on the north side of Kain Road approximately .2 mile west of Pouncey Tract Road on parcel 730-767-2794. The zoning is A-1, Agricultural District. **(Three Chopt)**

A fence exceeding the allowable height of 42 inches has been constructed without approval in the front yard of this property, for a distance of approximately 710 feet along Kain Road. The applicant, Mr. Raul Garcia states that he built a six-foot-tall, wooden fence in his front yard to address safety concerns for neighborhood children and pets from accessing the pond on his property. He states the fence was placed as close as possible to the pond, which allows twenty (20) additional feet from the right-of-way, therefore preventing the fence from being obtrusive. Additionally, the fence is situated behind the existing trees in the front yard so as not to make it as visible to the drivers.

County Code limits the maximum fence height in an agriculturally zoned front yard to three feet, six inches, unless an alternative fence height is approved by the Planning Commission.

Staff has received numerous phone calls in opposition to the fence and is pending receipt of a petition by the neighborhood association. Furthermore, staff has concerns about the quality of the

construction of the fence, which have been discussed with the applicant. The staff has made several suggestions to improve the aesthetics and quality of the fence including provision of columns every 40 feet, scalloping the top of the fence, staining the fence, and providing additional landscaping in front of the fence. The applicant has not, as of the preparation date of the agenda, provided any additional information to address staff concerns. The staff recommendation will be made at the meeting.

Should the Commission act on this request, staff recommends the standard conditions for landscape plans.

(Staff Report by Greg Garrison)

(Applicant's Representative: Carlos Sol)



ACTION: Approved

SUBDIVISION (*Deferred from the December 13, 2006 Meeting*)

SUB-59-06

Dalton Park @ Greenbrooke (November 2006 Plan)

4320 – 4350 Belfast Road

Youngblood, Tyler & Associates for Fidelity Properties, Ltd.; Dalton Park LLC; Estate of Daisey A. Childress; Maynard L. Puryear, Helen D. Puryear, and Brenda H. Puryear; Larry C. Riley and Patricia R. Coleman and Myrtle B. Graves: The 2.254-acre site proposed for a subdivision of 30, single-family homes is located between the east line of I-295 entrance ramp and the west line of Belfast Road on parcels 743-763-3572, 743-762-7481, 743-763-8604 (part), 743-763-8655, 743-762-3527 (part) 9020 and 9533. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt) 30 Lots**

As of the preparation date of this agenda, the staff has not received a revised plan, as requested to remove the 2 stem lots as shown at the end of road A. The Planning Commission must specifically approve stem lots and staff cannot recommend approval of the plan as submitted because there are no extenuating circumstances that necessitate the use of stem lots as proposed. Staff has provided an alternative staff plan that shows how the layout can be altered to remove the stem lots. 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:

11. Each lot shall contain at least 11,000 square feet exclusive of the flood plain areas.
12. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."
13. The detailed plant list and specifications for the landscaping to be provided within the 35-foot-wide planting strip easement along I-64 shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
14. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
15. The proffers approved as part of zoning cases C-16C-06, C-9C-04 and C-40C-06 shall be incorporated in this approval.
16. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the

Department of Planning for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

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

18. Prior to requesting recordation, the developer shall furnish a letter from Plantation Pipeline stating that this proposed development does not conflict with its facilities.

(Staff Report by Christina Goggin)

(Applicant's Representative: Ann W. Tignor)



ACTION: Approved

PLAN OF DEVELOPMENT *(Deferred from the November 15, 2006 Meeting)*

POD-55-06

Magellan Center – Brook Road and Telegraph Road (POD-38-97 Revised)

Foster & Miller, P.C. for Robert B. Ball, Sr. and Empire Development: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 10,000 square foot office/warehouse building. The 5.3-acre site is located on the east line of Brook Road (U.S. Route 1) and the west line of Telegraph Road, approximately 1,300 feet north of the intersection of Brook Road and Mountain Road on parcel 784-760-1564. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

The applicant has requested withdrawal of this plan.

(Staff Report by Michael Kennedy)

(Applicant's Representative: Alex Grinblat)



ACTION: Withdrawn

PLAN OF DEVELOPMENT *(Deferred from the December 13, 2006 Meeting)*

POD-65-06

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

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

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. The recommendation will be made at the meeting. Should the Commission act on this request, the previous conditions approved with POD-85-97 are recommended.

(Staff Report by Jim Strauss)

(Applicant's Representative: Stacey Burcin)



ACTION: Deferred to February 28, 2007

PLAN OF DEVELOPMENT (*Deferred from the December 13, 2006 Meeting*)

POD-66-06

Easthampton Townhomes – S. Kalmia Street and E. Jerald Street

Engineering Design Associates for Extra Enterprises Construction & Development, LLC:

Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 44, two-story, 1440 square foot townhouse for sale units totaling 63,360 square feet. The 6.58-acre site is located at the southeast intersection of S. Kalmia Avenue and E. Jerald Street on parcel 822-722-0609. The zoning is RTHC, Residential Townhouse District. County water and sewer. **(Varina)**

The Planning Department does not have any significant issues with the proposed development. However, staff cannot recommend approval to the Planning Commission until the applicant has addressed the outstanding comments from Public Works. Staff has still not received the requested, revised plan that reflects the changes as stated by Public Works. Public Works advised the engineer that right-of-way dedication along E. Jerald Street is missing and that the correct floodplain information is not currently shown.

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 subdivision plat for Easthampton Townhomes shall be recorded before any building permits are issued.
25. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
26. The 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. 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. Prior to issuance of a certificate of occupancy for any building in this development, the engineer of record shall certify that the site has been graded in accordance with the approved grading plans.
30. A standard concrete sidewalk shall be provided along the south side of Jerald Street.

31. The proffers approved as a part of zoning case C-23C-06 shall be incorporated in this approval.
32. All exterior lighting fixtures shall be designed and arranged so the source of light is not visible from the roadways or adjacent residential properties. The lighting shall be low intensity, residential in character, and the height or standards shall not exceed 15 feet.
33. 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.
34. 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.
35. 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.
36. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The bond shall become effective as of the date that the Homeowners Association assumes responsibility for the common areas. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.
37. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
38. 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.
39. 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.
40. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
41. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by the engineer. An engineer's report certifying the suitability of the fill materials and its compaction shall be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.
42. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
43. The unit house numbers shall be visible from the parking areas and drives.
44. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be installed prior to any occupancy permit approval.

(Staff Report by Anthony Greulich)

(Applicant's Representative: Susan Smith)

 **ACTION: Deferred to February 28, 2007**

PLAN OF DEVELOPMENT (*Deferred from the December 13, 2006*)

POD-67-06

American Family Fitness – Short Pump Town Center

Balzer & Associates, Inc. for Short Pump Town Center, LLC, Bee-Pump, LLC and American Family Fitness: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a two-story, 82,189 square foot fitness center. The 5.92-acre site is located along the south line of I-64, approximately 2,600 feet west of Pouncey Tract Road, on part of parcel 737-764-0069. The zoning is B-3C, Business District (Conditional) and WBSO (West Broad Street Overlay) District. County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not received additional floor area information to confirm sufficient parking is being provided for the use and additional architectural information, including Forest City's approval of the design. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

24. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
25. Outside storage shall not be permitted.
26. The proffers approved as a part of zoning case C-29C-98 shall be incorporated in this approval.
27. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
28. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
29. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
30. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Kevin Wilhite)

(Applicant's Representative: Simon Mueller)

 **ACTION: Approved**

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION

POD-07-07

Holiday Inn @ Towne Center West – W. Broad Street

Balzer & Associates, Inc. for Towne Center West, LLC, Andronikas Moudilos, and Nick Patel: Request for approval of a plan of development and special exception for a building exceeding 45 feet in height as required by Chapter 24, Sections 24-2, 24-94(b), and 24-106 of the Henrico County Code, to construct a six-story, 192-room hotel with a proposed height of 88.9 feet, in an existing shopping center. The 6.34-acre site is located along the north line of W. Broad Street (U. S. Route 250) approximately 1,750 feet west of its intersection with Lauderdale Drive on parcels 735-763-7898 and 9381. The zoning is B-2C, Business District (Conditional) and WBSO, (West Broad Street Overlay) District. County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, there are a number of issues left to resolve. First, no architectural plans have been submitted for the two proposed restaurants. Staff cannot recommend approval for the southern portion of this site until architectural plans have been submitted for review and approval. Thus, the applicant will need to provide phasing information that demonstrates sufficient parking for the hotel will be provided.

Second, an additional entrance is proposed near the western property line that was not shown on the conceptual plan included with the zoning case. According to the applicant, this entrance has been requested by Virginia Power, but staff has yet to receive any comments from them on this project. The Commission would need to grant specific approval to this entrance under proffered conditions. VDOT is not recommending approval of this entrance at this time.

Third, there is a rezoning request being considered for the shopping center parcel immediately to the north of this site. If the request is approved by the Board of Supervisors, that parcel will need to be removed from the shopping center, which would result in the need for a Transitional Buffer 35 requirement on this parcel. How this transitional buffer will be handled has yet to be resolved.

In addition, this plan of development includes a request for a special exception for height. The proposed building is 88.9 feet from finished floor to top of the highest parapet. The height limitation in this zoning district is 45 feet. The proposed Hilton Hotel, also located in this development, has previously received a special exception for height from the Planning Commission. As is normal procedure, staff makes no recommendation regarding the special exception. It is the applicant's responsibility to present evidence to the Commission to support the request.

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 W. Broad Street (U.S. Route 250) as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

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

26. The entrances and drainage facilities on W. Broad Street (U.S. Route 250) shall be approved by the Virginia Department of Transportation and the County.
27. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
28. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
29. A standard concrete sidewalk shall be provided along the north side of W. Broad Street (U.S. Route 250).
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning cases C-49C-04, C-43C-05 and C-44C-06 shall be incorporated in this approval.
32. 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.
33. 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.
34. 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.
35. 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.
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 Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
38. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
39. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction plans needed to implement this conceptual plan 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.
40. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
41. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.

(Staff Report by Kevin Wilhite)

(Applicant's Representative: Simon Mueller)



ACTION: Approved

PLAN OF DEVELOPMENT *(Deferred from the December 13, 2006 Meeting)*

POD-70-06

Courtyard by Marriott – Virginia Center Commons Shopping Center

Timmons Group and Brook Hospitality, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 150-room hotel with a proposed height of 45 feet in an existing shopping center. The 4.08-acre site is located approximately 700 feet east of Brook Road (U.S. Route 1) on JEB Stuart Parkway on parcel 784-769-4292. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

The applicant has indicated that they will not request a special exception for height for this project. However, as of the preparation date of the agenda, the staff has not received a revised plan, as requested. A revised plan and revised elevations have been requested which would indicate the provision of quality building materials and the proffered 10-foot landscape buffer along JEB Stuart Parkway.

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. The proffers approved as a part of zoning case C-113C-88 shall be incorporated in this approval.
27. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
28. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
29. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
30. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
31. 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 location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Greg Garrison)

(Applicant's Representative: Brain Crutchfield)



ACTION: Deferred to February 28, 2007

PLAN OF DEVELOPMENT & MASTER PLAN

POD-01-07

North Park Shopping Center Outparcel – E. Parham Road and Brook Road (POD-68-94 Rev.)

Timmons Group for Robert B. Ball, Jr. and Albert S. Diradour: 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 one, one-story, 1,944 1,922 square foot restaurant with a drive thru and one, one-story, 3,750 square foot retail building. The vacant 1.304-acre site is located in the existing North Park Shopping Center, at the southeast corner of Parham Road and Brook Road, south of an existing Shell gas station on parcels 785-756-2214 and 3418. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

The staff is waiting on confirmation from the developer regarding the recommended layout change to include additional landscaping areas and also the provision of additional architectural treatments. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
26. Prior to issuance of a certificate of occupancy for any building in this development, the engineer of record shall certify that the site has been graded in accordance with the approved grading plans.
27. Outside storage shall not be permitted.
28. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.
29. 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.
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. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up facilities, the owner/occupant shall close the drive-up facilities until a solution can be designed to prevent traffic backup.

34. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
35. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
36. The 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.
37. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
38. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
39. Only retail business establishments permitted in a B-3 zone may be located in this center.
40. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
41. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

(Staff Report by Tony Greulich)

(Applicant's Representative: Tamsin Hepner)



ACTION: Approved

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION

POD-04-07

International Airport Center – 441-491 International Centre Drive (POD-67-97 and POD-10-06 Revised)

Timmons Group for Audubon Land, LLC and Shamin Hotels: Request for approval of a plan of development and special exception for a building exceeding 45 feet in height as required by Chapter 24, Sections 24-2, 24-94(b) and 24-106 of the Henrico County Code, to construct a six-story, 143 room hotel with a proposed height of 71 feet, and 56 additional parking spaces. In addition, a five-story, 130-room, hotel with 367 parking spaces has been previously approved on the site. The 8.99-acre site is located on the east line of International Centre Drive, approximately 1000 feet north of Audubon Drive on parcels 822-717-4473 and 4415 (part). The zoning is M-1, Light Industrial District and ASO (Airport Safety Overlay) District. County water and sewer.
(Varina)

This proposal is for a revision to a previously approved POD. The original POD approved a Hilton Garden Inn, which is currently under construction, and a five-story Holiday Inn. This proposal would revise the Holiday Inn to a six-story building with a smaller footprint.

This plan of development includes a request for a special exception for height to allow construction of a building exceeding 45 feet in height. As is normal procedure, staff makes no

recommendation regarding the special exception. It is the applicant's responsibility to present evidence to the Commission to support the request.

Should the Commission approve the applicant's request for the special exception, staff recommends approval of the POD subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

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

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

26. Outside storage shall not be permitted.

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

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

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

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

31. 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. 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.

33. 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.

34. Provide a letter which demonstrates the hotel owner's experience that the 8% parking reduction from the required Code would not create a parking problem.

35. There shall be no exterior signage or other means of advertising that identifies the presence of food service at these facilities.

36. Federal Aviation Administration (FAA), Form 7460-1 shall be submitted to the FAA and proof of such approval shall be provided to the Planning Department prior to approval of any building permit application.

(Staff Report by Christina Goggin)

(Applicant's Representative: Chris Earley)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-02-07

Panera Bread & Retail Shops – Staples Mill Road and Parham Road

VHB, Inc. for Dynamic Commercial Real Estate Advisors: 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, 12,630 square foot building with retail and restaurant uses. The 1.63-acre site is located at the northwest intersection of Staples Mill Road and Parham Road on parcels 769-755-9242 and 7448. The zoning is B-2C, Business District (Conditional) and O-2C, Office District (Conditional). County water and sewer. **(Brookland)**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. Staff has requested a revised plan addressing concerns regarding parking, circulation and loading. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture and specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
24. The right-of-way for widening of Staples Mill Road (Route 33) and Parham Road (Route 73) 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 Staples Mill Road (Route 33) and Parham Road (Route 73) shall be approved by the Virginia Department of Transportation and the County.
27. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
28. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
29. A standard concrete sidewalk shall be provided along the north side of Parham Road and the west side of Staples Mill Road.
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning case C-02C-06 shall be incorporated in this approval.
32. Prior to issuance of a building permit, the developer must furnish a letter from Verizon stating that this proposed development does not conflict with their facilities.
33. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
34. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the

Department of Public Works.

35. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up facilities, the owner/occupant shall close the drive-up facilities until a solution can be designed to prevent traffic backup.

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

37. 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.

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

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

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

(Staff Report by Mike Kennedy)

(Applicant's Representative: Scott Chapman)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-03-07

Country Inn & Suites (POD-110-83 Revised)
8006 W. Broad Street

Dean E. Haskins, ASLA for YSJ, LLC and Monument Hospitality, LLC: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a three-story, 43,854 square foot, 74-room hotel. The 1.33-acre site is a portion of the total 2.871 acre site and located in the rear of 8006 W. Broad Street (U.S. Route 250) adjacent to Schrader Road, approximately 900 feet northwest of the intersection of Schrader and Hungary Spring Roads on part of parcel 764-752-4572. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Brookland)**

Staff is in discussion with the applicant regarding the provision of additional, architectural treatments to improve the quality of the proposed building. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

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

25. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
26. A standard concrete sidewalk shall be provided along the west side of Shrader Road.
27. The proffers approved as a part of zoning case C-35C-97 shall be incorporated in this approval.
28. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
29. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
30. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
31. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
32. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
33. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
34. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
35. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
36. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
37. Except during construction, no cargo containers shall be placed on this site.

(Staff Report by Tony Greulich)
(Applicant's Representative: Dean Hawkins)



ACTION: Deferred to February 28, 2007

PLAN OF DEVELOPMENT

POD-05-07

LPL Financial Services – 3115 N. Parham Road

Koontz-Bryant, P.C. for LPL Financial Services: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to convert a single-family residence to an office building and to construct related parking and site improvements. The 0.47-acre site is located on the southwest corner of the intersection of N. Parham Road and Skipwith Road on parcel 761-753-0697. The zoning is O-1C, Office District (Conditional). County water and sewer. **(Three Chopt)**

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

24. The right-of-way dedication of seven feet from face curb is required along Parham Road, right-of-way dedication of 33 feet from centerline is required along Skipwith Road, and a right-of-way cord at the intersection of Parham Road and Skipwith Road of 50 feet in length is required for any future traffic signal changes.

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

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

27. A standard concrete sidewalk shall be provided along the south side of Parham Road and the west side of Skipwith Road.

28. The proffers approved as a part of zoning case C-9C-91 shall be incorporated in this approval.

(Staff Report by Greg Garrison)

(Applicant's Representative: James Shepherd)



ACTION: Approved

PLAN OF DEVELOPMENT – ARCHITECTURALS (Buildings A1, A2, A3, A11 and P1)

POD-42-06

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

Timmons Group and Antunovich Associates for West Broad Village, LLS, West Broad Village II, LLC and Unicorp National Developments, Inc.: Request for approval of architectural plans, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a two-story, 59,032 square foot retail/office building (A11), a five-story, 80,365 square foot retail/residential building with 48 dwelling units (A1), a five-story, 154,672 square foot retail/residential building with 84 dwelling units (A2, A3), and a four-level, 418 space, parking garage (P1) in an urban mixed use development. The 115.04-acre site is located along the south line of W. Broad Street (U. S. Route 250), the north line of Three Chopt Road, and the east line of the future John Rolfe Parkway on parcel 742-760-7866. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer.
(Three Chopt)

As of the preparation date of the agenda, staff has not had an opportunity to discuss the comments with the applicant. The staff recommendation will be made at the meeting. No changes to the approved POD conditions are recommended at this time.

(Staff Report by Kevin Wilhite)

(Applicant's Representative: Joseph Antunovich)



ACTION: Approved

**PLAN OF DEVELOPMENT – ARCHITECTURAL RECONSIDERATION
POD-48-05**

Roffis Office Building – 4825 S. Laburnum Avenue (POD-106-00 Expired)

Engineering Design Associates and Evans Construction for ARKS, LLC: Request for approval of revised architectural plans for a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 7,687 square foot medical office building. The 1.309-acre site is located on the east side of S. Laburnum Avenue, approximately 320 feet south of Finlay Street on parcel 816-715-2511. The zoning is B-2C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The Planning Department administratively approved a revised layout that reduced the footprint of the building from 9,564 square feet to 7,687 square feet. Staff has also received a revised elevation that changes the appearance and composition of the building. The original approval was for a building that was an all brick structure; the revised elevations now depict a structure that is a mixture of brick, stone and EIFS. Per the proffers that govern this site, the use of EIFS is only permitted with approval by the Planning Commission. Staff can recommend approval of the revised elevations as presented, subject to approval by the Planning Commission.

Should the Commission act on this request, the previously approved conditions of POD-48-05 would continue to apply to this project.

(Staff Report by Tony Greulich)

(Applicant’s Representative: Kenny Evans)



ACTION: Approved

SUBDIVISION

SUB-01-07

Steeple Lane – Zero Lot Line (January 2007 Plan)
N. Laburnum Avenue

Bay Design Group, P.C. for Steeple Lane Development, LL, Community Development Partners, Inc., and Kingsridge 200, LLC: The 18.252-acre site proposed for a subdivision of 64 single-family homes on zero lot lines is located at Laburnum Avenue and East Richmond Road on parcels 808-434-5973 and part of 809-725-8954. The zoning is R-5AC, General Residence District (Conditional) and R-5, General Residence District. County water and sewer. **(Varina)** 64 Lots

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. Staff has requested a revised plan addressing staff concerns regarding lot orientation and drainage. 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. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.

13. The proffers approved as part of zoning case C-30C-06 shall be incorporated in this approval.

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

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

(Staff Report by Mike Kennedy)

(Applicant's Representative: Joseph Faudale)



ACTION: Approved

SUBDIVISION

SUB-02-07

Steeple Lane Townhomes (January 2007 Plan)

N. Laburnum Avenue

Bay Design Group, P.C. for Steeple Lane Development, LL, Community Development Partners, Inc., and Kingsridge 200, LLC: The 4.63-acre site proposed for a subdivision of 27 townhouses for sale is located at Laburnum Avenue and East Richmond Road on parcels 808-434-5973 and part of 809-725-8954. The zoning is R-5AC, General Residence District (Conditional) and R-5, General Residence District. County water and sewer. **(Varina)** 27 Lots

The staff recommends conditional subject to the annotations on the plans, the standard conditions for residential townhouse for sale subdivisions, and the following additional conditions:

13. A County standard sidewalk shall be constructed along the west side of N. Laburnum Avenue (State Route 197).

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

(Staff Report by Mike Kennedy)

(Applicant's Representative: Joseph Faudale)



ACTION: Approved

SUBDIVISION

SUB-04-07

McCabe's Grant (January 2007 Plan)

End of Loreine's Landing Lane

Koontz-Bryant, P.C. for McCabe's Grant, LLC: The 14.98-acre site proposed for a subdivision of 26 single-family homes is located on the terminus of Loreine's Landing Lane, 1,400 feet south of Church Road on parcels 742-755-8449, 743-755-1624, 742-754-8984 and 743-754-4375. The zoning is R-2AC, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt) 26 Lots**

The proposed plan includes a road (Loreine's Landing Lane) that exceeds the maximum block length allowed of 1,320 feet. This exception requires specific approval by the Planning Commission. Due to the fact that the existing road already exceeds this length and the proposed layout is in accordance with the proffered layout, staff can support the applicant's written request for this exception from the Planning Commission. The subdivision layout is in substantial conformance with the proffered site plan, including the lot configuration, road layouts, and buffer strips to adjacent right of ways and subdivision lots. Should the Commission approve the exception, staff recommends conditional approval subject to the annotations on the plans, the standard conditions for subdivisions served by public utilities, and the following additional conditions:

- 12 Each lot shall contain at least 13,500 square feet, exclusive of the flood plain areas.
13. Prior to requesting final approval, the engineer shall furnish the Department of Planning Staff a plan showing a dwelling situated on Lots 4, 23 and 26 to determine if the lot design is adequate to meet the requirements of Chapter 24, of the Henrico County Code.
14. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."
15. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
16. The proffers approved as part of zoning case C-26C-06 shall be incorporated in this approval.
17. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Department of Planning for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
18. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.
19. The construction access on Crown Grant Road shall be maintained in accordance with the letters in the file between the developer and the Department of Public Works, dated July 24, 2006 and July 25, 2006.
20. The applicant shall determine the legal status, and provide evidence to the Director of Planning, regarding the "25-foot road strip" along the eastern property line prior to final plan approval. If it is determined that right-of-way exists, or if others have an interest in this strip, it shall be quit claimed prior to recordation of any proposed lots impacted by this "road strip."

(Staff Report by Tony Greulich)

(Applicant's Representative: Luke Lappin)



ACTION: Approved

SUBDIVISION

SUB-05-07

Collin Court (January 2007 Plan)
2200-2206 Hungary Road

E-COM, LLC for Edwin W. Simpson, Brian Marron and Andrew McLean: The 5.082-acre site proposed for a subdivision of 14 single-family homes is located on the north side of Hungary Road, approximately 350 feet east of Hungary Road on parcels 774-759-4136, 3363 (part) and 5843. The zoning is R-3, One-Family Residence District. County water and sewer. **(Fairfield)** 14 Lots

As of the preparation date of the agenda, the staff has not received a revised plan, as requested, providing the minimum lot width for most of the proposed lots or the right-of-way dedication required by Public Works. 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. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Hungary Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

13. A County standard sidewalk shall be constructed along the north side of Hungary Road.

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

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

(Staff Report by Christina Goggin)

(Applicant's Representative: D. Billett)



ACTION: Deferred to February 28, 2007

SUBDIVISION

SUB-07-07

Langley East (January 2007 Plan)
1821 Mountain Road

McKinney & Company for Bain Waring Builders: The 1.315-acre site proposed for a subdivision of 4 single-family homes is located at the southwestern intersection of Mountain Road and Langley Road on parcel 779-762-6430. The zoning is R-4, One-Family Residence District. County water and sewer. **(Fairfield)** 4 Lots

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

12. A County standard sidewalk shall be constructed along the south side of Mountain Road.
 13. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
 14. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.
- (Staff Report by Christina Goggin)**
(Applicant's Representative: Claiborne Blackley III)



ACTION: Approved

SUBDIVISION

SUB-08-07

Austin Manor (January 2007 Plan)
3811 Austin Avenue

McKinney & Company for Rosemary Jones, ET ALS and Greg Oliver: The 1.032-acre site proposed for a subdivision of 3 single-family homes is located approximately 200 feet from E. Laburnum Avenue on parcel 801-736-1112. The zoning is R-4, One-Family Residence District. County water and sewer. (Fairfield) 3 Lots

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

12. A County standard sidewalk shall be constructed along the south side of Austin Avenue.
 13. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
- (Staff Report by Greg Garrison)**
(Applicant's Representative: Claiborne Blackley III)



ACTION: Approved

SUBDIVISION

SUB-09-07

Elko Place (January 2007 Plan)
6480 White Oak Road

Parker Consulting, LLC for Presbytery of The James, Inc. and West End Developers, LLC: The 4.7-acre site proposed for a subdivision of 4 single-family homes is located at the northeastern intersection of Elko Road (State Route 156) at White Oak Road on parcel 856-703-

4406. The zoning is A-1, Agricultural District. County water and septic tank/drainfield. (Varina)
4 Lots

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for subdivisions served by public water and individual septic tank and drainfield, and the following additional conditions:

12. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Elko Road (State Route 156) on Lot 3 shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

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

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

(Staff Report by Christina Goggin)

(Applicant's Representative: Phil Parker)



ACTION: Approved

APPROVAL OF MINUTES: December 13, 2006 Minutes



ACTION: Approved

ADJOURNed at 12:07 p.m.