

PLANNING COMMISSION

SUBDIVISIONS AND PLANS OF DEVELOPMENT

May 23, 2007

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: Glendale Heights (May 2006 Plan)

Original No. of Lots: 14

Remaining Lots: 14

Previous Extensions: 0

Magisterial District: Brookland

Year(s) Extended Recommended: 1 Year - 5/28/08

Subdivision: Kingsland Green (May 2006 Plan)

Original No. of Lots: 56

Remaining Lots: 56

Previous Extensions: 0

Magisterial District: Varina

Year(s) Extended Recommended: 1 Year - 5/28/08

Subdivision: The Ridings @ Warner Farm (April 2006 Plan)

Original No. of Lots: 656

Remaining Lots: 656

Previous Extensions: 0

Magisterial District: Varina

Year(s) Extended Recommended: 1 Year - 5/28/08

Subdivision: Wilton on The James Single Family (March 2006 Plan)

Original No. of Lots: 299

Remaining Lots: 299

Previous Extensions: 0

Magisterial District: Varina

Year(s) Extended Recommended: 1 Year - 5/28/08

Subdivision: Wilton on The James Townhouses (March 2006 Plan)

Original No. of Lots: 159

Remaining Lots: 159

Previous Extensions: 0

Magisterial District: Varina
Year(s) Extended Recommended: 1 Year - 5/28/08

TRANSFER OF APPROVAL (*Deferred from the April 25, 2007 Meeting*)

POD-36-88

Chem Treat Building –4301 Dominion Boulevard

William Homiller for 4301 Dominion Boulevard, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Lakefront Associates, L.P. to 4301 Dominion Boulevard, LLC. The 2.457-acre site is located at 4301 Dominion Boulevard, on the west line of Dominion Boulevard, approximately 450 feet north of its intersection with Innslake Drive on parcel 747-762-9548. The zoning is O-3C, Office District (Conditional) and C-1, Conservation District. County water and sewer. **(Three Chopt)**

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

1. The site deficiencies, as identified in the inspection report, dated March 6, 2007 shall be corrected by July 1, 2007.

The deficiencies to be addressed include replacement of three trees.

(Staff Report by Greg Garrison)

(Applicant's Representative: William Homiller)



ACTION: Approved

TRANSFER OF APPROVAL

POD-51-78 (part) and **POD-102-78**

Honeytree Apartments – 1528 Honey Grove Drive

Jeff Sirkin for Intrepid Residential and Lowe Enterprises: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Honeytree Apartments, Ltd. Partnership to Intrepid Residential Lowe Enterprises. The 28.37-acre site is located at the northeastern corner of the intersection of Three Chopt Road and Forest Avenue on parcel 760-744-1845. The zoning is R-5, General Residence District, R-6, General Residence District, R-3, One-Family Residence District, and C-1, Conservation District. County water and sewer. **(Three Chopt)**

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

1. The site deficiencies, as identified in the inspection report, dated January 3, 2007, shall be corrected by June 4, 2007.

The deficiencies to be addressed include replacement of landscaping and dumpster screen repairs.
(Staff Report by Christina Goggin)
(Applicant's Representative: Jeff Sirkin)



ACTION: Approved

TRANSFER OF APPROVAL

POD-89-79

Wendy's Restaurant – 7925 W. Broad Street

Gary Hudson for Hudson Holdings, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from C. F. Joyner & Sons to Hudson Holdings, LLC. The .622-acre site is located on the south side of W. Broad Street (U.S. Route 250) approximately 800 feet west of Hungary Spring Road on parcel 763-752-9220. The zoning is B-3, Business District. County water and sewer. **(Three Chopt)**

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

1. The site deficiencies, as identified in the inspection report, dated May 14, 2007, shall be corrected by July 1, 2007.

The deficiencies to be addressed include replacement of minor landscaping along W. Broad Street.

(Staff Report by Greg Garrison)

(Applicant's Representative: Gary Hudson)



ACTION: Approved

TRANSFER OF APPROVAL

POD-90-02

Airport Self Storage – 520 Williamsburg Road

Richard Hanna for The Heron Group, Inc.: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Camco, LLC to J. F. Storage Holding, LLC. The 4.5-acre site is located on the north side of Williamsburg Road, approximately 1,100 feet east of Airport Drive on parcel 823-716-6129. The zoning is M-1C, Light Industrial District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

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

1. The site deficiencies, as identified in the inspection report dated April 16, 2007, shall be corrected by October 1, 2007.

The deficiencies to be addressed include replacement of 27 trees and shrubs.

(Staff Report by Greg Garrison)

(Applicant's Representative: Richard Hanna)



ACTION: Approved

FENCE PLAN (*Deferred from the April 25, 2007 Meeting*)

LP/POD-9-06

Staples Mill Square Shopping Center – Staples Mill Road

Higgins & Gerstenmaier for Staples Mill Square Association, LLC: Request for approval of a fence plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 36.71-acre site is located on the northeast corner of the intersection of Staples Mill Road (U.S. Route 33) and Hungary Spring Road on parcel 768-757-2542. The zoning is B-2C, Business District (Conditional). (**Brookland**)

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. The applicant has arranged a meeting with the neighbors of Lakeland Townes to discuss the fence and issues related to the buffer.

The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for landscape plans are recommended.

(Staff Report by Jim Strauss)

(Applicant's Representative: Randy Biltz)



ACTION: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-49-05

Ridgefield Commons – Ridgefield Parkway & Pump Road

Dean Hawkins, ASLA for Ridgefield Commons, 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 2.06-acre site is located at the northeast corner of Pump Road and Ridgefield Parkway on parcel 741-751-7865. The zoning is O-2C, Office District (Conditional). (**Tuckahoe**)

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: Dean Hawkins)



ACTION: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-16-06

Avington Townhomes – Pouncey Tract Road @ I-64

Purvis & Associates for Short Pump Place, 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 11.76-acre site is located at 4501 Pouncey Tract Road on the east line of Pouncey Tract Road, approximately 900 feet south of its intersection with Twin Hickory Lake Drive on parcel 740-764-5065. The zoning is RTHC, Residential Townhouse District (Conditional).

(Three Chopt)

As of the preparation date of this agenda, the staff has not received a revised plan as requested. Staff has requested a revised plan that would provide additional landscaping, a safety fence and vehicular guardrails around the detention pond, and would also address staff’s concerns regarding inadequate lighting levels. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for landscape and lighting plans and the annotations on the plans the following additional conditions are recommended:

- 6. A revised plan providing landscaping equal to the 10-foot transitional buffer around the detention pond shall be submitted for staff review and approval.
- 7. A revised plan providing a safety fence and vehicular protection around the detention pond shall be submitted for staff review and approval.
- 8. A revised plan providing additional light poles adjacent to the interior street side yards of units and at the entrance median, in order to maintain a minimum of 0.5 foot-candles along all private streets, shall be submitted for staff review and approval.

(Staff Report by Mike Kennedy)

(Applicant’s Representative: Susan Dibble)



ACTION: Approved

LIGHTING PLAN *(Deferred from the May 10, 2007 Meeting)*

LP/POD-63-06

Wellness Center @ Starling – Starling Drive

Chuck Meekins, Grand Metro Builders for Sliding Home LLC and Ms. Paige Beale:

Request for approval of a lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code. The .403-acre site is located on the west line of Starling Drive, approximately 360 feet south of the intersection with Quioccasin Road on part of parcel 752-744-2461. The zoning is B-2C, Business District (Conditional). **(Tuckahoe)**

The staff is currently reviewing a revised lighting plan with the assistance of Henrico County Police. At the time of agenda preparation, the staff had not completed its review. The staff recommendation will be made at the meeting. Should the Commission act on this request, the

standard conditions for lighting plans are recommended.

(Staff Report by Jim Strauss)

(Applicant's Representative: Chuck Meekins)



ACTION: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-71-06

Glen Allen Service Center – Mountain Road @ Hamilton Road

Foster & Miller, P.C. for Glen Allen Service Center, 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 0.619-acre site is located at 3015 Mountain Road on the south line of Mountain Road, approximately 150 feet west of its intersection with Hamilton Road on parcel 770-767-2959. The zoning is B-3C, Business District (Conditional). (**Brookland**)

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: Katherine Eggborn)



ACTION: Approved

PLAN OF DEVELOPMENT & ARCHITECTURAL PLANS

POD-42-06

West Broad Village – Townhouse Architecturals -W. Broad Street/Three Chopt Road

Ryan Homes for West Broad Village, LLS, West Broad Village II, LLC and Unicorp National Developments, Inc.: Request for approval of architectural plans for a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 269 townhouse units for sale in an urban mixed-use development. The 115.04-acre site is located along the south line of W. Broad Street (U. S. Route 250), the north line of Three Chopt Road, and the east line of the future John Rolfe Parkway on parcel 742-760-7866. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. (**Three Chopt**)

As of the preparation date of the agenda, the staff has not received additional architectural information as requested. The staff recommendation will be made at the meeting. The conditions of POD approval by the Planning Commission, dated October 12, 2006, continue to apply.

(Staff Report by Kevin Wilhite)

(Applicant's Representative: Jesse Faisant)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-25-07

Steeple Chase, Sections 1 and 2 – Dabbs House Road and East Richmond Road

Bay Design Group, P.C. for Steeple Land Development, LLC and Community Development Partners, Inc.:

Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct Section 2 consisting of 18, three-story townhouse units for sale and Section 1 consisting of 40-single-family detached residences on zero lot lines. The 13.49-acre site is located on the west line of N. Laburnum Avenue and the east line of E. Richmond Road, approximately 1,000 feet north of the intersection of N. Laburnum Avenue and Steeple Lane on parcel 809-724-5973. The zoning is R-5, General Residence District, R-5AC, General Residence District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

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

24. The subdivision plat for Steeple Chase shall be recorded before any building permits are issued.
25. The right-of-way for widening of Laburnum Avenue as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
26. 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.
27. 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.
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 concrete sidewalk meeting County standards shall be provided along Laburnum Avenue.
31. Windows on the zero lot line side of the dwelling can only be approved with an exception granted by the Building Official and the Director of Planning during the building permit application process.
32. The proffers approved as a part of zoning case C-20C-06 shall be incorporated in this approval.
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. 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. 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 require Planning Commission approval 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. 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.

41. 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 defect bond shall remain in effect for a period of three years from the date of the issuance of the final occupancy permit. 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. This condition shall be applicable to Section 2 (Townhouse units for Sale) only.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Joe Faudale, Jr.)



ACTION: Approved

SUBDIVISION (Deferred from the April 25, 2007 Meeting)

SUB-14-07

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

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

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

The applicant has requested a deferral until the Planning Commission's meeting on October 24, 2007 meeting, to allow time to request amendment of proffers to permit more than seven lots, and to submit a revised subdivision plan.

(Staff Report by Matt Ward and Kevin Wilhite)

(Applicant's Representative: Joseph Faudale, Jr.)



ACTION: Deferred to October 14, 2007

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION

POD-26-07

The Gardens @ Virginia Center – Brook Road @ Hanover County Line (POD-22-90 Revised)

AES Consulting Engineers for Trustees of Presbyterian of James, Inc. and Central – Glen Allen Limited Partnership: Request for approval of a plan of development and special exception as required by Chapter 24, Sections 24-2 and 24-106 of the Henrico County Code, to construct two, four-story age-restricted apartment buildings containing 118 units and a one-story, 8,489 square foot club house. The special exception would authorize buildings exceeding 2 ½ stories in height. The 9.21-site is located at 1251 Presbytery Court, on the west line of Brook Road (U.S. Route 1) at the Hanover County line, approximately 2,400 feet north of its intersection with JEB Stuart Parkway on parcel 783-772-1148. The zoning is R-6C, General Residence District. County water and sewer. **(Fairfield)**

As of the preparation date of this agenda, staff has not received a revised site plan nor revised architectural plans, as requested. A special exception is required since two of the three proposed buildings will exceed 2-1/2 stories in height. The density calculations cannot be determined until the acreage outside of the floodplain and the area of right-of-way dedication is confirmed, because this may impact the number of units permitted to be built on site. Also, the applicant is not in agreement with staff's request to construct a sidewalk along the entire frontage on Brook Road. Additionally, staff has requested that the proposed buildings should include more brick to match Exhibit C of the proffers.

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 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.
26. The entrances and drainage facilities on Brook Road (U.S. Route 1) shall be approved by the Virginia Department of Transportation and the County.
27. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.

28. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
 29. 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 concrete sidewalk meeting VDOT standards shall be provided along west side of Brook Road (U.S. Route 1).
 31. Outside storage shall not be permitted.
 32. The proffers approved as a part of zoning case C-55C-06 shall be incorporated in this approval.
 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. 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.
 36. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
 37. Vacation of the Presbytery Court right-of-way shall be approved by the Board of Supervisors prior to approval of the construction plans.
- (Staff Report by Matt Ward)**
(Applicant's Representative: Bryan W. Stevenson)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-27-07

QQ Express Carwash @ Oak Hill Plaza Shopping Center - 3025 Mechanicsville Turnpike

Potts, Minter & Associates, P.C. for Bubble Wash III, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 3,000 square foot automatic carwash. The 0.99-acre site is located on an outparcel in the existing Oak Hill Plaza Shopping Center, on the east line of Mechanicsville Turnpike (U.S. Route 360) approximately 500 feet south of Harvie Road on parcels 801-732-2625 and 1911. The zoning is B-3C, Business District (Conditional). County water and sewer.
(Fairfield)

As of the preparation date of the agenda, the staff has not received a revised plan addressing the right-of-way dedication of 8 feet along Mechanicsville Turnpike and modification of drive-aisle widths, as requested. The applicant has requested a blue standing seam roof, but staff recommends a burgundy roof consistent with the shopping center. The staff recommendation will

be made at the meeting. Should the Commission act on this request, in addition to the standard conditions, the following additional conditions are recommended:

24. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
25. No merchandise shall be displayed or stored outside of the building or on sidewalk.
26. The right-of-way for widening of Mechanicsville Turnpike (U. S. Route 360) 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.
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 entrances and drainage facilities on U.S. Route 360 shall be approved by the Virginia Department of Transportation and the County.
29. 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.
30. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
31. A concrete sidewalk meeting County standards shall be provided the east side of U. S. Route 360.
32. Outside storage shall not be permitted.
33. The proffers approved as a part of zoning case C-12C-07 shall be incorporated in this approval.
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. The owner or manager on duty shall be responsible for temporarily closing the car facility when the on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way. The owner shall arrange with the Traffic Engineer to provide standard traffic control signs to notify customers that stopping or standing on the public right-of-way shall not be permitted near the entrances to the car wash facility.
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 conceptual master plan, as submitted with this application, is for planning and information purposes only.
41. 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.

(Staff Report by Christina Goggin and Aimee Berndt)

(Applicant's Representative: Thomas J. Cook)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-28-07

Tech Park Warehouse II – Technology Boulevard

Timmons Group for Y, Y&E: 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, 11,812 square foot warehouse. The 1.225-acre site is located approximately 250 feet south of Technology Boulevard and approximately 300 feet from the east line of Tech Park Place on part of parcel 844-704-6523. The zoning is M-2C, General Industrial District (Conditional). County water and sewer. **(Varina)**

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

24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
26. All repair work shall be conducted entirely within the enclosed building.
27. Outside storage shall not be permitted.
28. The proffers approved as a part of zoning case C-60C-97 shall be incorporated in this approval.
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. 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. The conceptual master plan, as submitted with this application, is for planning and

information purposes only. All subsequent detailed plans of development will require Planning Commission approval and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.

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

(Staff Report by Matt Ward)

(Applicant's Representative: Stuart Little)



ACTION: Approved

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION

POD-31-07

Hampton Inn @ International Airport Center – 421 International Centre Drive (POD-4-07 Revised)

Timmons Group for P.C. Amin, Audubon Land, LLC and P.C. Amin, Shamin Hotels:

Request for approval of a plan of development and special exception as required by Chapter 24, Sections 24-2, 24-94(b) and 24-106 of the Henrico County Code, to construct a five-story, 104 room hotel with a height of 65 feet. The special exception would authorize a building exceeding a height of 45 feet. The 1.73-acre site is located at the terminus of International Centre Drive, approximately 1,400 feet north of Audubon Drive on part of parcel 822-717-4473. The zoning is M-1, Light Industrial District and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

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. 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.
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. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
32. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
33. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
34. There shall be no exterior signage or other means of advertising that identifies the presence of food service at these facilities.
35. 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.
36. The location of outdoor storage containers on the site is prohibited.
37. Evidence that an engineer has certified the height of the building shall be provided to the Director of Planning prior to the issuance of a certificate of occupancy.

(Staff Report by Christina Goggin and Lee Pambid)

(Applicant's Representative: Stuart Little)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-29-07

Sam's Club @ White Oak Village – I-64W and Laburnum Avenue (POD-58-06 Revised)

Vanasse Hangen Brustlin, Inc. for Forest City Commercial 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 134,912 square foot retail building with a six-pump fuel center in a shopping center. This approval is in addition to the approval granted October 25, 2006 for the shopping center. The 16.388-acre site is located at the northwest corner of Laburnum Avenue and I-64 on parcels 815-718-5710 and 816-718-0130. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Varina)**

As of the preparation date of this agenda, staff has not received additional information pertaining to the proposed fueling station building materials and pallet storage screening. The applicant proposes painted metal for the fuel center's kiosk and canopy columns while staff recommends that the kiosk and columns are constructed out of architectural block to match the proposed Sam's Club. The applicant also proposes unscreened pallet storage in front of the building. Staff recommends that the pallet storage is screened with architectural block and opaque doors similar to what would be required by proffers for refuse screening.

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.
23. Only retail business establishments permitted in a B-3 zone may be located in this center.
24. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
25. No merchandise shall be displayed or stored outside of the building or on sidewalks.
26. 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 permit.
27. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
28. Outside storage shall not be permitted.
29. The proffers approved as a part of zoning case C-29C-06 shall be incorporated in this approval.
30. 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.
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. 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.
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. 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 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. The Master Plan, as submitted with this application, is for planning and information purposes only.

39. Outdoor display areas are not a part of this approved Plan of Development until the applicant submits details for the outdoor display areas for staff review and Planning Commission approval.
(Staff Report by Christina Goggin)
(Applicant's Representative: Mitch Mitchell)



ACTION: Approved

**PLAN OF DEVELOPMENT REVISION
POD-58-06**

J. C. Penny's @ White Oak Village Shopping Center – I-64W and Laburnum Avenue

Vanasse Hangen Brustlin, Inc. for Forest City Commercial Group: Request for approval of a revision to a previously approved plan of development and architectural plans as required by Chapter 24, Section, 24-106 of the Henrico County Code, to construct a one-story, 104,900 square foot retail building (Major Anchor D). The 136.50-acre site is located in a shopping center east of S. Laburnum Avenue, south of I-64, and north of Audubon Drive on parcel 815-718-5710. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Varina)**

As of the preparation date of the agenda, staff had requested additional information regarding the building materials and finishes. The staff recommendation will be made at the meeting.

Should the Commission act on this request, the conditions of POD approval by the Planning Commission dated October 25, 2006 continue to apply.

(Staff Report by Jim Strauss)
(Applicant's Representative: Mitch Mitchell)



ACTION: Approved

**PLAN OF DEVELOPMENT
POD-32-07**

Target @ Libbie Place – Store Expansion – 5401 W. Broad Street

Vanasse Hangen Brustlin, Inc. for Sauers Properties, Inc. and Target Corporation: 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, 14,026 square foot addition to an existing retail building. The 10.64-acre site is located in an existing shopping center, on the south line of W. Broad Street (U.S. Route 250), approximately 1,500 feet east of the intersection of W. Broad Street and Libbie Avenue on parcel 772-738-3369. The zoning is B-2C, Business District (Conditional). 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 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 W. Broad Street (U.S. Route 250) 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. Outside storage shall not be permitted.
 29. The proffers approved as a part of zoning cases C-54C-95 and C-94C-96 shall be incorporated in this approval.
 30. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
 31. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
 32. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
 33. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
 34. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
 35. The location of outdoor storage containers on the site is prohibited.
- (Staff Report by Greg Garrison)**
(Applicant's Representative: Tracey Lower)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-30-07

Kingsridge III – Dabbs House Road and East Richmond Road

Engineering Design Associates for Kingsridge 200, LLC: Request for approval of a plan of development as required by Chapter 24, Section, 24-106 of the Henrico County Code, to construct 59, two-story, 71,980 square foot townhouse units. The 6.99-acre site is located at 501 Dabbs House Road on part of parcels 809-726-1917 and 809-725-8954. The zoning is R-5, General Residence District and ASO, Airport Safety Overlay District. County water and sewer.
(Varina)

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 Concept Road 140-2 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. 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 defect bond shall remain in effect for a period of three years from the date of the issuance of the final occupancy permit. 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.
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. 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 require Planning Commission approval and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.
35. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
36. The unit house numbers shall be visible from the parking areas and drives.
37. 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 ordered from the County and installed prior to any occupancy permit approval.

38. Each building shall have a minimum of one unit with a brick front. Brick veneer foundations shall be provided for all buildings. Each interior end unit shall have a minimum of two double windows, and end units facing streets or drives shall have a bay window.

39. 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.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Robert F. Nelson, III)



ACTION: Approved

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

POD-34-06

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

Engineering Design Associates for Gillies Creek Industrial Recycling: Request for approval of a plan of development as required by Chapter 24, Section, 24-106 of the Henrico County Code, to construct a one-story, 6,000 square foot office/repair shop and two equipment sheds for an existing recycling center on the landfill property. The 3.57-acre site is located at 4200 Masonic Lane on parcel 806-719-8851. The zoning is M-2, General Industrial District. Individual well and septic tank/drainfield. (**Varina**)

The Department of Planning does not have any issues with the proposal. However, the applicant is still in discussion with the Department of Public Utilities regarding their fire protection comments. As a result, the applicant has requested a deferral until the Planning Commission's meeting on September 26, 2007. In addition to the standard conditions for developments of this type, the following additional conditions are recommended:

- 1B. The septic tank location shall be approved by the County Health Department before a building permit is issued. Connection shall be made to the public sewer when available within 300 feet of the site.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
25. The proffers approved as a part of zoning case UP-22-98 shall be incorporated in this approval.
26. 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.
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. 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.

30. Proof of the DEQ discharge permit for the on-site sewage disposal system shall be provided prior to construction plan approval.

31. Health Department approval is required for the on-site sewage disposal system and shall be provided prior to construction plan approval.

(Staff Report by Tony Greulich)

(Applicant's Representative: Robert F. Nelson, III)



ACTION: Deferred to September 26, 2007

PLAN OF DEVELOPMENT

POD-21-07

Pizza Hut @ Glen Lea Shopping Center
2204 E. Laburnum Avenue

Hurt & Proffitt, Inc. for Regency Centers LP and Colonial Foods, L.L.C.: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, for a 531 square foot addition and façade renovation to an existing one-story restaurant for a total area of 3,375 square feet. The .50-acre site is located on the east line of Adams Road approximately 170 feet north of Laburnum Avenue, on parcel 802-736-8028. The zoning is B-2, Business District. County water and sewer. **(Fairfield)**

The applicant has requested a deferral until the Planning Commission's meeting on June 27, 2007. The developer has not provided ownership and building materials information, as requested.

Should the Commission act on this request, the following 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 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.

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

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. Only retail business establishments permitted in a B- 2 zone may be located in this center.

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

34. No merchandise shall be displayed or stored outside of the building or on sidewalks

35. The shopping center owner shall be responsible for updating landscaping features to be consistent with the shopping center's previously approved landscape plan prior to issuance of a certificate of occupancy.

(Staff Report by Christina Goggin and Aimee Berndt)

(Applicant's Representative: Nancy E. McIntyre)



ACTION: Deferred to June 27, 2007

SUBDIVISION

SUB-31-07

Grayson Hill (May 2007 Plan)

Derbyshire Road and Gaskins Road

E. D. Lewis & Associates for GGC Associates, LLC: The 6.02-acre site proposed for a subdivision of 17 residential townhouses for sale is located on the north line of Derbyshire Road approximately 1,120 feet east of its intersection with Gaskins Road on parcels 745-740-3611 and 4804; 745-739-5887, 7086 and 8598 and part of 744-740-9457. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Tuckahoe)** 17 Lots

As of the preparation date of the agenda, the staff has not received a revised plan that reflects the layout changes to Section 3, 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 residential townhouses for sale, the following additional conditions are recommended:

13. The proffers approved as a part of zoning cases C-8C-07 and C-35C-04 shall be incorporated in this approval.

(Staff Report by Kevin Wilhite)

(Applicant's Representative: Monte Lewis)



ACTION: Approved

SUBDIVISION

SUB-32-07

Cottage Park (May 2007 Plan)

Hulcher & Associates, Inc. for SHS Investments, LLC: The 1.25-acre site proposed for a subdivision of 5 single-family homes is located on the southwest corner of Hilliard Road and Cottage Street, 2614 Hilliard Road approximately 500 feet north of Lakeside Elementary School

on parcel 778-749-0333. The zoning is R-4, One-Family Residence District. County water and sewer. **(Brookland)** 5 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 west side of Cottage Street.

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: Wayne Mayton)



ACTION: Approved

SUBDIVISION

SUB-33-07

Silver Meadows (May 2007 Plan)

Grattan Associates for Meadow Oaks Development, LLC: The 2.70-acre site proposed for a subdivision of 2 single-family homes is located approximately 850 feet to the intersection of Meadow Road and Drybridge Road on part of parcel 836-717-2759. The zoning is A-1, Agricultural District. County water and septic tank/drainfield. **(Varina)** 2 Lots

The Developer of Silver Meadows requests Planning Commission approval of proposed Lot 1 in Block B as a stem lot. A stem lot does not meet minimum street frontage or lot width requirements but has access to a public cul-de-sac street through a part of the lot (its access strip) at least 20 feet wide. In this case, the Developer has requested a lot width of 70 feet, where a minimum lot width of 150 feet is required in the A-1 Agricultural District. The access strip would be 70 feet in width and the lot would satisfy ordinary zoning requirements exclusive of the access strip with a front building setback of 135 feet from Silver Meadows Court. The lot width of the subject lot is proposed to be reduced and the lot width of proposed Lot 2 in Block B is proposed to be increased, in order to accommodate the provision of adequate drainfield locations on Lot 2. The proposed lots could be re-configured to create two standard lots. However, in that case, there would be no adequate drainfield on Lot 2.

The Planning Commission may approve an exception for a stem lot if the lot meets all other requirements of Chapter 24; and, the Planning Commission finds that extraordinary hardship may result from development of a particular parcel in strict compliance with this chapter, provided:

- (1) The exception substantially complies with the provisions of this chapter, does not defeat the chapter's purposes, and protects the public interest;
- (2) The exception will not be detrimental to public safety, health or welfare or injurious to surrounding property or improvements;
- (3) The conditions on which the exception request is based are unique to the property, are not generally applicable to other property and do not create mere inconvenience; and
- (4) The exception is not based exclusively on financial considerations.

In addition, the buildable area plan must demonstrate that the design, arrangement and layout of lots and lot dimensions shall meet all requirements of Chapters 19 and 24 of the County Code.

Although the request satisfies the general requirements, staff is concerned that approval of a stem lot in this case would permit construction of a dwelling on Lot 1 substantially behind the buildable areas on the adjoining lots, which is not consistent with the intent of the code. Should the Planning Commission determine that a stem lot is appropriate in this case, staff recommends that a building line be established on each of the adjoining lots. The building line should establish a front building line that is consistent with the front building line of the stem lots on each side. The additional building line restriction would provide a more traditional lot configuration that would be more consistent with the intent of the Code.

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

12. Each lot shall contain at least 1 acre, exclusive of the flood plain areas.
13. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."

(Staff Report by Mike Kennedy)

(Applicant's Representative: G. Stuart Grattan)



ACTION: Approved

SUBDIVISION

SUB-8-07

Grey Oaks – Meyers (October 2005 Plan)

Circle Farm Road

QMT for Dominion Land & Development Partnership: The 17.93-acre site proposed for a subdivision of 34 single-family home is located at 11989 Circus Farm Road (approximately 300 feet southeast of Nuckols Road) on parcels 740-774-1487, 740-775-0105, 740-774-4255 and 740-775-9712. The zoning is R-2AC, Single-Family Residential District (Conditional). County water and sewer. **(Three Chopt)** 34 Lots

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

12. Each lot shall contain at least 13,500 square feet, exclusive of the flood plain areas.
13. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."
14. The plan must be redesigned to provide at least the 85-foot minimum lot width required and as regulated by Chapter 24, of the Henrico County Code.
15. The detailed plant list and specifications for the landscaping to be provided within the median

in Road G-1 shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

16. The proffers approved as a part of zoning cases C-15C-03 and C-25C-05 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 a 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. A sight distance easement shall be dedicated where Road G-1 intersects with Grey Oaks Park Drive, in accordance with the requirements of the Traffic Engineer.

20. Circus Farm Road shall be vacated, where it abuts any lots within the subdivision.

21. Lots 3 through 5 shall be revised to satisfy minimum lot width requirements and all cul-de-sac lots shall show adequate lot width at the building line.

22. A plat dedicating Grey Oaks Park Drive shall be recorded prior to the recordation of any lots.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Tim Rohmoser)



ACTION: Approved

APPROVAL OF MINUTES: April 25, 2007 Minutes



ACTION: Approved

ADJOURNed at 10:52 a.m.