

**PLANNING COMMISSION AGENDA  
FOR  
SUBDIVISIONS AND PLANS OF DEVELOPMENT  
JULY 23, 2008  
9:00 A.M.**

**ADDENDUM ATTACHED**



**PLANNING COMMISSION**

E Ray Jernigan, C P C , Chairperson (Varina)  
Bonnie-Leigh Jones, Vice-Chairperson (Tuckahoe)  
Tommy Branin (Three Chopt)  
Ernest B Vanarsdall, C.P.C. (Brookland)  
C W Archer, C P C , (Fairfield)  
Richard W Glover, Board of Supervisors Representative  
R Joseph Emerson, Jr , AICP, Director of Planning,  
Secretary

**DEVELOPMENT REVIEW AND DESIGN  
DIVISION – DEPARTMENT OF PLANNING**

David D O'Kelly, Jr , Assistant Director of Planning  
Leslie A News, CLA, Principal Planner  
James P Strauss, CLA, County Planner  
Kevin D Wilhite, C P C , AICP, County Planner  
Michael F Kennedy, County Planner  
Christina Goggin, AICP, County Planner  
Anthony R Greulich, C P C , County Planner  
Matthew Ward, County Planner  
Greg Garrison County Planner  
Lee Pambid C P C , County Planner  
Aimee Berndt, County Planner  
Jonathan W Steele, G I S Manager  
Diana B Carver, Office Assistant

**ROLL CALL:**

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

**EXPEDITED AGENDA:** Leslie News

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL:** Lee Pambid

**FOR INFORMATIONAL PURPOSES ONLY**

<b>Subdivision</b>	<b>Original No. of Lots</b>	<b>Remaining Lots</b>	<b>Previous Extensions</b>	<b>Magisterial District</b>	<b>Recommended Extension</b>
<b>SUB-39-07 Hanover Meadow (June 2007 Plan)</b>	<b>11</b>	<b>11</b>	<b>0</b>	<b>Varina</b>	<b>07/22/2009</b>

**TRANSFER OF APPROVAL**

POD-13-84  
Baymont Inn & Suites  
(Formerly Comfort Inn) –  
7201 W Broad Street

**APPROVED**

**CAS Associates Inc. and Hospitality Consultants, Inc. for Charles Burton Reid, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Charles Burton Reid, LLC to Shiva P, LLC The 2.5-acre site is located approximately 1,600 feet north of Glenside Drive on W Broad Street (U S Route 250) on parcel 766-747-2181 The zoning is M-1, Light Industrial 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 Site deficiencies have been corrected as of **June 1, 2008**

**(Staff Report by Greg Garrison)**  
**(Applicant's Representative: Steve Albis)**

**LANDSCAPE PLAN (Deferred from the June 25, 2008 Meeting)**

LP/POD-03-06  
Gayton Terrace Addition –  
12401 Gayton Road

**APPROVED  
SEE ADDENDUM  
PAGE 1**

**E. D. Lewis & Associates, P.C. for Aspen Gayton Terrace:** Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 9.874-acre site is located along the east line of Gayton Road, approximately 600 feet south of the intersection of Ridgefield Parkway and Gayton Road on parcel 732-750-7894. The zoning is R-6C, General Residence District (Conditional) (**Tuckahoe**).

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

**(Staff Report by Greg Garrison)  
(Applicant's Representative: Gary Scottow)  
(Applicable Rezoning Cases and PUPs: C-45C-05)**

**LANDSCAPE & LIGHTING PLAN (Deferred from the June 23, 2008 Plan)**

LP/POD-57-07  
Candlewood Suites –  
5400 Audubon Drive

**APPROVED  
SEE ADDENDUM  
PAGE 5**

**Akhil Jain for Audubon Hospitality 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 3.07-acre site is located on the north line of Audubon Drive, approximately 1,120 feet east of the intersection with Oakley's Lane on parcel 819-717-6812. The zoning is M-1C, Light Industrial District (Conditional), and ASO (Airport Safety Overlay) District (**Varina**).

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

**(Staff Report by Lee Pambid)  
(Applicant's Representative: Akhil Jain)  
(Applicable Rezoning Cases and PUPs: C-50C-07, C-45C-06 and C-10C-89)**

**LANDSCAPE & LIGHTING PLAN**

LP/POD-15-08  
Patterson Avenue  
Ambulatory Care Center –  
Patterson Avenue and  
Gaskins Road

**APPROVED**

**Higgins & Gerstenmaier for Bon Secours Richmond Health Systems, 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 3.9-acre site is located on the north line of Patterson Avenue (State Route 6) approximately 412 feet east of its intersection with Gaskins Road on part of parcel 745-742-8604. The zoning is B-1, Business District **(Tuckahoe)**.

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

**(Staff Report by Greg Garrison)**  
**(Applicant's Representative: Keith P. VanInwegen)**  
**(Applicable Rezoning Cases and PUPs: P-1-08)**

**PLAN OF DEVELOPMENT (Deferred from the June 25, 2008 Meeting)**

POD-39-08  
First Market Bank –  
Patterson Avenue and  
Gaskins Road

**APPROVED**

**Timmons Group for Ukrop's Inc. and First Market Bank:**  
Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 2,280 square-foot bank with drive thru facilities. The 0.84 acre site is located along the north line of Patterson Avenue, approximately 300 feet east of its intersection with Gaskins Road on part of parcels 745-742-8604 and 5710. The zoning is B-1, Business District. County water and sewer.  
**(Tuckahoe)**

As of the preparation date of this agenda, staff has not received revised architectural drawings showing an alternate color scheme, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

- 29 The entrances and drainage facilities on Patterson Avenue (State Route 6) shall be approved by the Virginia Department of Transportation and the County.
- 30 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.
- 31 In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up teller facilities, the owner/occupant shall close the drive-up teller facilities until a solution can be designed to prevent traffic backup.
- 32 The existing water line easement in conflict with the First Market Bank building footprint shall be vacated prior to approval of the building permit for the said building.
- 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 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, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determine appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
- 36 The limits and elevations of the Special Flood Hazard Area shall be conspicuously noted on the plan and labeled "Limits of Special Flood Hazard Area." In addition, the delineated Special Flood Hazard Area 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.

**(Staff Report by Greg Garrison)**  
**(Applicant's Representative: John J. Bennett)**  
**(Applicable Rezoning Cases and PUPs: P-1-08)**

## PLAN OF DEVELOPMENT

POD-45-08  
Pit Stop Service Station –  
Patterson Avenue and  
Gaskins Road

### APPROVED

**Bay Design Group, P.C. for Grove & Libbie Service, 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, 610 square foot automatic car wash addition. The 579-acre site is located on the northeast corner of the intersection of Patterson Avenue and Gaskins Road on parcel 745-742-4101. The zoning is B-2C, Business District (Conditional) County water and sewer (**Tuckahoe**)

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

- 29 The entrances and drainage facilities on Patterson Avenue (State Route 6) shall be approved by the Virginia Department of Transportation and the County
- 30 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
- 31 There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers
- 32 The proffers approved as a part of zoning case C-17C-08 shall be incorporated in this approval
- 33 The owner or manager on duty shall be responsible for temporarily closing the car wash 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
- 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 limits and elevations of the Special Flood Hazard Area shall be conspicuously noted on the plan and labels "Limits of Special Flood Hazard Area." In addition, the delineated Special Flood Hazard Area 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

**(Staff Report by Greg Garrison)**

**(Applicant's Representative: David L. Caskie)**

**(Applicable Rezoning Cases and PUPs: C-17C-08)**

## PLAN OF DEVELOPMENT

POD-46-08  
St Mary's Emergency  
Department Addition –  
Monument and Libbie  
Avenues (POD-58-84,  
POD-72-90 and POD-5-96  
Revised)

**APPROVED**

**Timmons Group for Bon Secours Richmond Health Systems:**  
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, 26,615 square foot hospital emergency  
department addition. The 3.17-acre site is located at the  
northwest terminus of Chase Street on part of parcel 769-737-  
3039. The zoning is O-3, Office District and O-3C, Office  
District (Conditional). County water and sewer. **(Three Chopt)**

The 2 story emergency department addition proposed by the existing hospital will be located adjacent to an existing 8 story building. This addition will extend a maximum of 100 feet from the original hospital on the southern side of the building towards Paxton Road, as well as 85 feet from the terminus of Chase Street.

A 2 story 35,964 square foot addition for an intra operative MRI and emergency room expansion on the western side of the building was approved in March 2008 by the Planning Commission (POD-16-08). With the new opportunity to expand the emergency room into the space provided by the MRI, the hospital reconsidered the concept for the emergency department project. In late February, a team of Bon Secours Richmond (BSR) members was presented the state-of-the-art in emergency design by the foremost expert on the subject in the country, Jim Lennon. The team including Mr. Lennon had a mini charrette to redesign the Emergency Department at St. Mary's to provide state-of-the-art service to Henrico County and the City of Richmond.

Recently, these two concepts became one project when they were presented to BSR's Health System Office as the two floor plans overlap. This addition does not add any additional patient rooms within the hospital or revise the previous emergency room expansion.

Staff can recommend approval subject to the annotations on the plan, the standard conditions for developments of this type, and the following additional conditions:

- 29 In order to maintain the effectiveness of the County's public safety radio communications system within buildings, the owner will install radio equipment that will allow for adequate radio coverage within the building, unless waived by the Director of Planning. Compliance with the County's emergency communication system shall be certified to the County by a communications consultant within ninety (90) days of obtaining a certificate of occupancy. The County will be permitted to perform communications testing in the building at anytime.
- 30 The proffers approved as a part of zoning cases C-18C-91, C-19C-93, C-12C-96 and C-37C-96 shall be incorporated in this approval.
- 31 A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans.
- 32 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.
- 33 Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground. **(Staff Report by Christina Goggin)(Applicant's Representative: Chris Sibold)(Applicable Rezoning Cases and PUPs: C-1-76, C-18C-91, C-43C-83, C-19C-93, C-12C-96, C-37C-96 and P-13-94)**

**LANDSCAPE PLAN**

LP/POD-61-07  
Faison School for Autism -  
1701 Byrd Avenue

**APPROVED**

**Balzer & Associates, Inc. for 1701 Byrd Avenue, LLC:**  
Request for approval of a landscape plan, as required by Chapter  
24, Sections 24-106 and 24-106.2 of the Henrico County Code  
The 2.769-acre site is located at the southwest corner of the  
intersection of Byrd Avenue and Markel Road on parcel 772-  
737-4775. The zoning is B-2, Business District (**Brookland**)

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

**(Staff Report by Lee Pambid)**  
**(Applicant's Representative: Aaron Breed)**



## PLAN OF DEVELOPMENT

POD-53-08  
B&S Tree Service –  
Old Staples Mill Road

**DEFERRED TO  
REZONING MEETING  
8/14/08**

**Balzer & Associates, Inc. for Richard S. Bonds:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 4,707 square foot office/warehouse building. The 1.47-acre portion of the 2.78-acre site is located on the east line of Old Staples Mill Road, approximately 425 feet south of Hungary Road, on parcel 770-758-0073. The zoning is M-1, Light Industrial District. County water and sewer (**Brookland**).

As of the preparation date of the agenda, staff has not received revised architectural plans addressing the staff recommendation of enhancing the architectural design of the building. In addition, staff is still reviewing information concerning the operation of the tree service business to ensure that it meets all zoning requirements. 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:

- 29 The right-of-way for widening of Old Staples Mill Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
- 30 A concrete sidewalk meeting County standards shall be provided along the east side of Old Staples Mill Road.
- 31 All repair work shall be conducted entirely within the enclosed building.
- 32 Outside storage shall not be permitted except as shown on the approved plan. All storage of contractor's equipment shall occur entirely within an enclosed building.
- 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 location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determine 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)**

**SUBDIVISION**

SUB-16-08  
Thacker Place  
(July 2008 Plan)  
Bayard Road and Chuck Road

**DEFERRED TO  
9/24/08**

**Balzer & Associates, Inc. for Elderhomes Corporation:** The 2.02-acre site proposed for a subdivision of 4 single-family homes is located on Chuck Road, approximately 170 feet from the intersection of Chuck Road and Bayard Road on parcel 814-725-2886. The zoning is R-3C, One-Family Residence District (Conditional) and ASO, Airport Safety Overlay 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:

- 13 Each lot shall contain at least 11,000 square feet
- 14 Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works
- 15 The proffers approved as part of zoning case C-14C-08 shall be incorporated in this approval

**(Staff Report by Matt Ward)  
(Applicant's Representative: Brandon Sovick)  
(Applicable Rezoning Cases and PUPs: C-14C-08)**

**SUBDIVISION**

SUB-18-08  
Hill Valley (July 2008 Plan)  
Nine Mile Road and Orams Lane

**APPROVED  
SEE ADDENDUM  
PAGE 2**

**Balzer & Associates, Inc. for TBA Development, LLC:** The 8.033-acre site proposed for a subdivision of 9 single-family homes is located 500 feet east of Orams Lane on Nine Mile Road (State Route 33) on parcels 815-726-4110 and part of 815-726-6925. The zoning is R-3, One-Family Residence District. County water and sewer. **(Varina) 89 Lots**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested to address provision of access to the area shown as future development of the northern end of the property, and to incorporate all of parcel 815-726-6925 into this subdivision. This parcel is currently served by well and septic, and a portion of this parcel has been included in the current plan. The staff recommendation will be made at the meeting.

**(Staff Report by Greg Garrison)  
(Applicant's Representative: Brandon Sovick)  
(Applicable Rezoning Cases and PUPs: C-8-08)**

**PLAN OF DEVELOPMENT (Deferred from the June 25, 2008 Meeting)**

POD-23-08  
Gaskins Professional  
Offices – Phase II

**APPROVED  
SEE ADDENDUM  
PAGE 3**

**Balzer & Associates, Inc. for Katherman Investments, Inc..**  
Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct four, one-story buildings, and one, two-story building for office use totaling 30,809 square feet. The 2.17-acre site is located at the southwest corner of Gaskins and Three Chopt Roads on parcels 749-754-5736, 7268 and 7958. The zoning is O-2C, Office District (Conditional). County water and sewer (Tuckahoe).

The proposed building and parking layout for the plan of development is consistent with the proffered site plan attached to Zoning Case C-62C-07 adopted in January 22, 2008. Subsequent to the approval of the rezoning, the Department of Public Works has determined that approximately 20 feet of additional right-of-way will be required along Three Chopt Road and somewhat less along Gaskins Roads, for future improvements to the intersection of Three Chopt and Gaskins Roads. The zoning ordinance and the proffers require new buildings to satisfy required setbacks from the ultimate right-of-way shown on the Major Thoroughfare Plan (MTP) or an approved construction plan. The recommended right-of-way for both streets currently exists along the property, however, the MTP did not contemplate the need for additional turn lanes.

The developer has agreed to provide construction easements for the proposed road and intersection improvements prior to the approval of their construction plans and has agreed to dedicate the right-of-way for the proposed road and intersection improvements by February 28, 2014, when they contemplate all of their construction will be complete. Planning staff has reviewed the proposed conditions with both DPW and the County Attorney's office and both are satisfied that the County's future right of way needs are adequately addressed.

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

- 9 **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
- 11 **AMENDED** - Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
- 29 ~~A construction, utility and right of way easement for the future widening of Gaskins and Three Chopt Roads as shown on the approved plans shall be recorded prior to the approval of final construction plans. The easement plat and any other required information shall be submitted to the County Real Property agent at least sixty days prior to requesting approval of the final construction plans. A covenant shall be recorded prior to approval of the final construction plans providing that the right of way for the future widening of Gaskins and Three Chopt Roads, as shown on the approved plans, shall be dedicated at no cost to the County of Henrico prior to February 28, 2014. A plat for the dedication of the future widening of Gaskins and Three Chopt Roads, as shown on the approved plans, and any other required information shall be submitted to the County Real Property agent by the developer prior to February 28, 2014.~~

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- 30 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
- 31 A concrete sidewalk meeting County standards shall be provided along the west side of Gaskins Road and the south side of Three Chopt Road
- 32 The proffers approved as a part of zoning cases C-62C-07 and C-33C-03 shall be incorporated in this approval
- 33 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
- 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 All subsequent detailed plans of development needed to implement this conceptual plan shall be submitted for staff review and approval, and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/ approval
- 36 No meters or switchboxes shall be located on the side of a building facing Gaskins or Three Chopt Roads unless screened from view by a masonry wall
- 37 Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground
- 38 The grade along the faces of the building abutting Three Chopt Road and Gaskins Road shall be consistent with the grade of the curb line along those streets or as may otherwise be approved by the Director of Planning

**(Staff Report by Mike Kennedy)**

**(Applicant's Representative: Chris Shust)**

**(Applicable Rezoning Cases and PUPs: C-33C-03 and C-62C-07)**

## PLAN OF DEVELOPMENT

POD-47-08  
University Park – Pemberton  
Road and I-64  
(POD-6-78 Revised)

### APPROVED

**Townes Site Engineering for University Park, RE, LLC and Smith Packet, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct an age-restricted life care facility consisting of a 3-story 81,179 square foot assisted living building, with 80 nursing beds, a 5-story 331,398 square foot independent living building, with 172 apartments, a 125 space parking garage, and a commons area totaling 52,370 square feet, three 4 and 5-story independent living buildings, having a total of approximately 661,000 square feet of floor area, 231 condominium units, and 270 garage parking spaces, and forty-four 1-story independent living townhouses, each having approximately 1,600 square feet of floor area, and a single car garage. The 46.73-acre site is located on Pemberton Road on parcels 753-754-0908, 752-753-0071 and 4706. The zoning is R-6C, General Residence District (Conditional). County water and sewer. **(Three Chopt)**

This Plan of Development is for a life-care-facility. It would add independent living apartments and condominiums, an assisted living facility and independent living cottages to the campus of the existing University Park nursing home located along the east side of Pemberton Road south of I-64. A Provisional Use Permit (P-15-06) authorizing the use was approved by the Board of Supervisors on October 17, 2006, when the subject property was rezoned R-6C by zoning case C-42C-06. Unfortunately, the original proffered plan as designed did not accommodate the slopes adjoining I-64. The proffers permit the Planning Commission to approve an alternate plan that is generally consistent with the previously proposed schematic plan. Therefore the site plan was redesigned.

The building and pond locations were modified to accommodate the existing grades on the property. The engineer proposes two wet pond BMPs along the southern side of the site. The one shown closest to Pemberton Road has been relocated south of the previously proposed location, due to grading constraints on the property. That pond is within the front yard along Pemberton Road, however it would satisfy the minimum 35-foot front yard setback along Pemberton Road. Both ponds would function as landscape features. They would both have fountains and satisfy all DPW pond safety design standards. The building design and layout is generally consistent with the proffered plan. However, as a result of the revised layout one of the three independent living condominium buildings would have three units on the garage level, which is below the grade of the front of the building. Although that building would technically have five stories, it would still satisfy the 55-foot height limitation contained in the proffers for four story buildings. The below grade units were added to the side of the building facing Pemberton Road and were designed to screen the mass of the parking level from Pemberton Road.

Staff feels the current plan is consistent with the intent of the previously proffered plan. A community meeting was held on June 16, 2008 that was attended by approximately 21 neighboring property owners. No one at the meeting objected to the revised layout plan.

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

- 29 The unit house numbers shall be visible from the parking areas and drives
- 30 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
- 31 The right-of-way for widening of Pemberton Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits
- 32 The entrances and drainage facilities on Pemberton Road shall be approved by the Virginia Department of Transportation and the County
- 33 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
- 34 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
- 35 A concrete sidewalk meeting County standards shall be provided along the east side of Pemberton Road
- 36 Details for the gate and locking device at the (entrance road and emergency access road) shall be submitted for review by the Traffic Engineer, Police and approved by the County Fire Marshall. The owner or owner's contractor shall contact the County Fire Marshall prior to completion of the fence installation to test and inspect the operations of the gates. Evidence of the Fire Marshall's approval shall be provided to the Department of Planning by the owner prior to issuance of occupancy permits
- 37 In order to maintain the effectiveness of the County's public safety radio communications system within buildings, the owner will install radio equipment that will allow for adequate radio coverage within the building, unless waived by the Director of Planning. Compliance with the County's emergency communication system shall be certified to the County by a communications consultant within ninety (90) days of obtaining a certificate of occupancy. The County will be permitted to perform communications testing in the building at anytime
- 38 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
- 39 The proffers approved as a part of zoning case C-42C-06 shall be incorporated in this approval
- 40 A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans
- 41 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

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**Continued**

- 42 The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction 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.
- 43 The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determine appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
- 44 Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
- 45 The limits and elevations of the Special Flood Hazard Area shall be conspicuously noted on the plan and labeled "Limits of Special Flood Hazard Area." In addition, the delineated Special Flood Hazard Area 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.

**(Staff Report by Mike Kennedy)**

**(Applicant's Representative: Brian C. Mitchell)**

**(Applicable Rezoning Cases and PUPs: C-42C-06)**

**SUBDIVISION**

SUB-17-08  
Ellington @ Wyndham  
(July 2008 Plan)  
Pouncey Tract Road at  
Henrico/Goochland County  
Line

**APPROVED**

**Youngblood, Tyler & Associates, P.C. for Loch Levan Land L.P., The William D. Cosby Estate, and HHHunt Corporation:** The 54 82-acre site proposed for a subdivision of 91 single-family home is located on the north line of Pouncey Tract Road (State Route 271) at the Henrico/Goochland County line, on part of parcels 734-781-9430, 734-779-8815 and 736-780-4858 The zoning is R-3C, One-Family Residence District (Conditional), R-4C, One-Family Residence District (Conditional) and A-1, Agricultural District County water and sewer **(Three Chopt) 91 Lots**

As of the preparation date of the agenda, the staff has not received a revised plan that addresses the additional information requested concerning lot and cul-de-sac street design as well as right-of-way dedication along Pouncey Tract Road The plan submitted is in general conformance with the conceptual plan provided at the time of rezoning 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

- 13 The limits and elevation of the Special Flood Hazard Area shall be conspicuously noted on the plat and construction plans and labeled "Limits of Special Flood Hazard Area " Dedicate the Special Flood Hazard Area as a "Variable Width Drainage & Utilities Easement "
- 14 The plat shall contain a statement that the common area is dedicated to the common use and enjoyment of the homeowners of Ellington @ Wyndham and is not dedicated for use by the general public This statement shall refer to the applicable article in the covenants recorded with the plat
- 15 At least sixty days prior to recordation of the plat, a draft of the covenants and deed restrictions for the maintenance of the common area 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
- 16 The proffers approved as part of zoning case C-2C-08 shall be incorporated in this approval
- 17 The final plat for recordation shall contain information showing The Chesapeake Bay Preservation areas, if any, in accordance with Chapter 19, Section 19-72 (18), of the Henrico County Code, as determined by the Director of Public Works
- 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 subdivision landscape plan shall be submitted to the Department of Planning for review and approval prior to recordation of the plat

**(Staff Report by Kevin Wilhite)**  
**(Applicant’s Representative: William Browning)**  
**(Applicable Rezoning Cases and PUPs: C-2C-08)**



**PLAN OF DEVELOPMENT**

POD-41-08  
Mountain of Blessings  
Christian Center – Audubon  
Drive and Oakleys Lane

**APPROVED  
SEE ADDENDUM  
PAGE 2**

**Hulcher & Associates, Inc. for Trustees of Mount Gerizim World Outreach Ministries:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 17,150 square foot, **600-seat** sanctuary building addition and parking. The 5.697-acre site is located at the northeast corner of Oakleys Lane and Finlay Street on parcel 818-716-4343. The zoning is A-1, Agricultural District and ASO, Airport Safety Overlay District. County water and sewer (**Varina**)

This request is to construct a new 600-seat sanctuary for an existing church, and to convert the existing sanctuary into classrooms. The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

- 29 The right-of-way for widening of Oakleys Lane and Finlay Street 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.
- 30 Outside storage shall not be permitted except as shown on the approved plan.
- 31 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.
- 32 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.
- 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 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 limits and elevations of the Special Flood Hazard Area shall be conspicuously noted on the plan and labeled "Limits of Special Flood Hazard Area." In addition, the delineated Special Flood Hazard Area 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.

**(Staff Report by Greg Garrison)  
(Applicant’s Representative: Charles Hankins)**



## PLAN OF DEVELOPMENT

POD-49-08  
Richmond Petroleum –  
2301 Mechanicsville  
Turnpike

**APPROVED**  
**SEE ADDENDUM**  
**PAGE 4**

**Carter Design for Richmond Petroleum Marketing, Inc.:**  
Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to renovate an existing gas station and convenience store and construct a one-story, 2,877 square foot convenience store with drive thru restaurant and carwash. The 0.90-acre site is located on the southeast corner at the intersection of Mechanicsville Turnpike (U S Route 360) and Bloom Lane on parcel 799-728-4562. The zoning is B-3, Business District. County water and sewer **(Fairfield)**

As of the preparation date of the agenda, the staff has not received architectural renderings with updated colors and materials information. 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:

- 29 The entrances and drainage facilities on Mechanicsville Turnpike (U S Route 360) shall be approved by the Virginia Department of Transportation and the County.
- 30 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.
- 31 Outside storage shall not be permitted.
- 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 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 or car wash, the owner/occupant shall close the drive-up facilities and/or car wash until a solution can be designed to prevent traffic backup.
- 34 Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
- 35 Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
- 36 The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determine appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
- 37 Bulk storage of fuel shall be underground.

**(Staff Report by Aimee Berndt)**  
**(Applicant's Representative: Michele Carter)**

**PLAN OF DEVELOPMENT**

POD-50-08  
Merchants Tire @  
Downtown Short Pump –  
Pouncey Tract Road and I-64

**APPROVED**

**Burgess & Niple for Short Pump Mini Storage and Pavilion Development Company:** 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, 9,640 square foot retail building in an existing shopping center. The 0.753-acre site is located on the west line of Pouncey Tract Road, south of I-64 on parcels 739-763-7259 and 7089. The zoning is M-1, Light Industrial District. County water and sewer.  
**(Three Chopt)**

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

- 29 Only retail business establishments permitted in a M-1 zone may be located in this center
- 30 The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area
- 31 No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s)
- 32 All repair work shall be conducted entirely within the enclosed building
- 33 There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers
- 34 All subsequent detailed plans of development needed to implement this conceptual plan shall be submitted for staff review and Planning Commission approval, and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/ approval
- 35 The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determine appropriate by the Director of Planning or the Planning Commission at the time of plan approval
- 36 The proffers approved as a part of zoning cases C-3C-98 and C-8C-08 shall be incorporated in this approval

**(Staff Report by Mike Kennedy)**

**(Applicant's Representative: Alexander A. Grinblat)**

**(Applicable Rezoning Cases and PUPs: C-3C-98 and C-8C-08)**

## PLAN OF DEVELOPMENT

POD-52-08  
Audubon North –  
Oakleys Lane and I-64  
(POD-34-08 Rev )

**DEFERRED TO  
9/24/08**

**Resource International, Ltd. for The Tetra Companies, 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, 5,000 square foot office building. The 9.46-acre site is located on the southwest corner at the intersection of Oakleys Lane and I-64 on part of parcel 817-717-4199. The zoning is M-1C, Light Industrial District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer (**Varina**)

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

- 29 The right-of-way for widening of Oakleys Lane 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.
- 30 The entrances and drainage facilities on Interstate 64 shall be approved by the Virginia Department of Transportation and the County.
- 31 A concrete sidewalk meeting County standards shall be provided along the west side of Oakleys Lane.
- 32 A 25-foot planting strip to preclude ingress or egress along the south side of Interstate 64 shall be shown on the approved plans. The details shall be included with the required landscape plans for review and approval.
- 33 The proffers approved as a part of zoning case C-60C-04 shall be incorporated in this approval.
- 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 location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
- 36 The applicant shall incorporate into the construction plans for signature any comments generated by the County's Traffic Engineer from his review of the Traffic Impact Study for this development.
- 37 The limits and elevations of the Special Flood Hazard Area shall be conspicuously noted on the plan and labeled "Limits of Special Flood Hazard Area." In addition, the delineated Special Flood Hazard Area 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.

**(Staff Report by Christina Goggin)  
(Applicant's Representative: Matthew T. Faris)  
(Applicable Rezoning Cases and PUPs: C-60C-04)**

**SUBDIVISION**

SUB-15-08  
November Avenue Extended  
(July 2008 Plan)  
Glen Alden and Eubank Roads  
**APPROVED**

**Engineering Design Associates for Eubank Center, LLC**  
The 0.213-acre site is proposed for a road dedication, and is located at the end of November Avenue on part of parcel 814-713-1013. The zoning is M-1, Light Industrial District and ASO, Airport Safety Overlay District. **(Varina) 0 Lot**

This cul-de-sac dedication of right-of way is in conjunction with a previously approved plan of development, POD-06-08, Eubank Center. The construction plans have been approved. The staff recommends conditional approval subject to the annotations on the plans, and the standard conditions for subdivision road dedications.

**(Staff Report by Lee Pambid)**  
**(Applicant's Representative: Randy Hooker)**

**PLAN OF DEVELOPMENT & MASTER PLAN**  
**(Deferred from the June 25, 2008 Meeting)**

POD-68-07  
The Shire @ Pump and  
Church – Church Road and  
Pump Road

**DEFERRED TO**  
**9/24/08**

**Kimley Horn for Kevin McFadden and The Rebkee Company:** Request for approval of a plan of development and master plan as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct five, one-story retail buildings (Buildings 1-5) totaling 50,480 square feet and a master plan for a future one-story retail building (Building 6) totaling 12,900 square feet. The 21-acre site is located at the southwest corner of the intersection of Pump and Church Roads on parcels 739-754-7156 and 739-753-1396. The zoning is B-2C, Business District (Conditional), C-1C, Conservation District, RTHC, Residential Townhouse District (Conditional) and R-3AC, One-Family Residence District (Conditional), B-3 Business District and R-5A, General Residence District. County water and sewer **(Tuckahoe)**

A plan has been submitted which accommodates development of the property upon the construction of John Rolfe Parkway Phase 1, including the realignment of Pump Road, where it intersects Church Road. The plan contemplates a development agreement for John Rolfe Parkway. The terms of that agreement are being discussed by the developer and the County Administration.

As of the preparation date of this agenda, the details for the development agreement are still being worked out. The staff recommendation will be made at the meeting. Should the Commission act on this request, the annotations on the plans, the standard conditions for developments of this type, and 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.
- 29 Only retail business establishments permitted in a B-2 zone may be located in this center.
- 30 The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
- 31 No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
- 32 All right-of-way and easements required by Phase II of the John Rolfe Parkway Project as shown on the plans for the John Rolfe Parkway Project, and any additional right-of-way and easements required by alterations to the John Rolfe Parkway Project Plans, shall be dedicated to the County prior to the approval of construction plans. All documents required for the dedication of right-of-way and easements for Phase II of the John Rolfe Parkway Project and any additional right-of-way and easements required by alterations to the John Rolfe Parkway Project plans shall be fully executed and submitted to the Real Property Department at least sixty (60) days prior to construction plan approval.

**continue**

**Continued**

- 33 The required building setback shall be measured from the proposed right-of-way line and the parking shall be located behind the proposed right-of-way line
- 34 A concrete sidewalk meeting County standards shall be provided along the south side of Church Road, the west side of Pump Road and the north side of John Rolfe Parkway
- 35 The proffers approved as a part of zoning case C-27C-06 shall be incorporated in this approval
- 36 The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code
- 37 Storm water retention shall be incorporated into the drainage plans
- 38 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
- 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 Except for junction boxes, meters, and existing overhead and/or relocated utility lines, and for technical or environmental reasons, all utility lines shall be underground
- 42 The property necessary to provide a right turn lane on Church Road into the property shall be acquired by the developer prior to the approval of final construction plans
- 43 The developer shall obtain vacation or abandonment of existing right-of-way necessary to fully develop the property in accordance with the proffered site plan including both Glen Eagles Drive and Pump Road prior to the approval of final construction plans
- 44 A construction plan for the widening of Church Road, Pump Road and John Rolfe Parkway from the future property line to the proposed centerlines of those roads where they abut the property including the SWM area and including the offsite turn lane along Church Road, shall be approved by the Department of Public Works and the Department of Planning prior to the approval of final construction plans The Developer shall coordinate construction plan design to be consistent with and not conflict with the County's design plans for those roads The plan shall include sidewalks and curb and gutter improvement along each street frontage and any necessary off-site drainage improvements required to construct the proposed improvements The construction plan shall include the relocation of Pump Road where it abuts the property unless previously constructed by the County prior to plan approval
- 45 All improvements shown on the construction plan in accordance with condition No 44 above including any required off-site drainage shall be completed prior to the issuance of any Certificates of Occupancy unless an exception is approved by the Director of Public Works
- 46 The tower element at the corner of Pump and Church Roads shall be constructed with Buildings 1 and 2 in accordance with the proffered design plans, as determined by the Director of Planning Final architectural plans, shall be submitted for review and approval by the Director of Planning prior to approval of final construction plans

**continue**



**Continued**

- 47 Building 8 shall be constructed in accordance with the proffered design plans as determined by the Director of Planning. Final architectural plans shall be submitted for review and approval by the Director of Planning prior to approval of a building permit for that building.
- 48 A traffic control plan for existing and proposed signals and turn lane improvements along Church Road, Pump Road and John Rolfe Parkway based upon the ultimate development of those roads as shown on the County's design plans shall be submitted for review and approval by the County Traffic Engineer, prior to the final approval of construction plans. The traffic control plan shall include a maintenance of traffic plan.
- 49 All improvements shown on the traffic control plan in accordance with condition No. 48 above including any required off-site improvements shall be completed prior to the issuance of any Certificates of Occupancy, unless an exception is approved by the Director of Public Works.
- 50 A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review prior to the approval of any final construction plans.
- 51 A revised pedestrian access plan in accordance with the proffered design shall be submitted for review and approval by the Director of Planning prior to approval of final construction plans.
- 52 Private streets proposed to provide access to the future residential development shall be designed in accordance with 24-30 2(a) multi-family development standards.
- 53 A tree protection plan for any future development area shall be submitted for review and approval by the Director of Planning prior to approval of final construction plans.
- 54 All underground utilities serving the property including storm sewer, sanitary sewer, water, gas, electric, telephone and cable, as well as related appurtenances shall be located to accommodate the landscaping in the buffers shown on the approved conceptual plan, in particular behind Buildings 1 and 2, unless otherwise approved by the Director of Planning.
- 55 A comprehensive signage plan must be submitted for coordinated review prior to issuance of sign permits.

**(Staff Report by Mike Kennedy)**

**(Applicant's Representative: Philip Chang)**

**(Applicable Rezoning Cases and PUPs: C-27C-06)**

## PLAN OF DEVELOPMENT RECONSIDERATION

POD-58-06  
The Shops @ White Oak  
Village including PODs-82-  
07, 83-07, 84-07, 2-08, 11-  
08, 12-08, 27-08 and 35-08

**APPROVED**

**Ralph L. "Bill" Axselle, Jr. for Forest City/Pruitt Associates, Laburnum Investments and Laburnum Associates:** Request for approval of a reconsideration of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to revise the plans of development to eliminate portions of sidewalk along the outparcels. The 136.5-acre site is located at the intersection of I-64 and Laburnum Avenue, north of the intersection of Audubon Drive on parcels 814-718-0855 and 5710. The zoning is B-3C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer  
**(Varina)**

This project is a shopping center with outparcels. The issue requiring reconsideration regards the extent of sidewalks throughout the development.

The proffers of the original rezoning case required that "Pedestrian walkways and trails shall be dispersed throughout the property to facilitate pedestrian circulation between and within the lifestyle center, major anchors, and junior anchors."

Sidewalks were provided on the original plan of development, on the north side of the internal road along the rear of the outparcels. The individual outparcels were each the subject of a separate review and Commission approval. During that review, staff recommended sidewalks connecting the individual outparcels on the southern side of the arterial road. This request is to eliminate portions of the sidewalk along the outparcels.

The staff recommendation will be made at the meeting.

**(Staff Report by Jim Strauss)**



**(Applicant's Representative: Ralph L. "Bill" Axselle, Jr.)**

**(Applicable Rezoning Cases and PUPs: C-29C-06)**

**APPROVAL OF MINUTES: June 25, 2008 Minutes/APPROVED AS CORRECTED**

**APPROVAL OF 2009 PLANNING COMMISSION CALENDAR/APPROVED**

**ADJOURN @ 11:13 A.M.**

 **PLANNING COMMISSION AGENDA**   
**FOR**  
**SUBDIVISIONS AND PLANS OF DEVELOPMENT**  
**JULY 23, 2008**

**ADDENDUM**

**PAGE 4 – REVISED PLAN**

**LANDSCAPE PLAN (Deferred from the June 25, 2008 Meeting)**

LP/POD-03-06 Gayton Terrace Addition – 12401 Gayton Road	<b>E. D. Lewis &amp; Associates, P.C. for Aspen Gayton Terrace:</b> Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106 2 of the Henrico County Code. The 9.874-acre site is located along the east line of Gayton Road, approximately 600 feet south of the intersection of Ridgely Parkway and Gayton Road on parcel 732-750-7894. The zoning is R-6C General Residence District (Conditional) <b>(Tuckahoe)</b>
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*A revised plan has been submitted that includes additional landscaping*

**(Staff Report by Greg Garrison)**  
**(Applicant’s Representative: Gary Scottow)**

**PAGE 5 – REVISED PLAN**

**LANDSCAPE & LIGHTING PLAN (Deferred from the June 23, 2008 Plan)**

LP/POD-57-07 Candlewood Suites – 5400 Audubon Drive	<b>Akhil Jain for Audubon Hospitality LLC:</b> 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 3.07-acre site is located on the north line of Audubon Drive approximately 1,120 feet east of the intersection with Oakley’s Lane on parcel 819-717-6812. The zoning is M-1C, Light Industrial District (Conditional), and ASO (Airport Safety Overlay) District <b>(Varina)</b>
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**(Staff Report by Lee Pambid)**  
**(Applicant’s Representative: Akhil Jain)**

PLAN OF DEVELOPMENT

POD-41-08  
Mountain of Blessings  
Christian Center – Audubon  
Drive and Oakleys Lane

**Hulcher & Associates, Inc. for Trustees of Mount Gerizim World Outreach Ministries:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story 17,150 square foot, **600-seat** sanctuary building addition and parking. The 5.697-acre site is located at the northeast corner of Oakleys Lane and Finlay Street on parcel 818-716-4343. The zoning is A-1 Agricultural District and ASO, Airport Safety Overlay District. County water and sewer (**Varina**)

The plan has been annotated to require an adjustment to the entrance location on Finlay Street

**(Staff Report by Greg Garrison)**  
**(Applicant’s Representative: Charles Hankins)**

PAGE 16 – CAPTION REVISION & REVISED PLAN

SUBDIVISION

SUB-18-08  
Hill Valley (July 2008 Plan)  
Nine Mile Road and Orams  
Lane

**Balzer & Associates, Inc. for TBA Development, LLC:** The 8.033-acre site proposed for a subdivision of 9 single-family home is located 500 feet east of Orams Lane on Nine Mile Road (State Route 33) on parcels 815-726-4110 and ~~part of~~ 815-726-6925. The zoning is R-3, One-Family Residence District. County water and sewer (**Varina**) ~~8~~**9** Lots

A revised plan has been submitted to incorporate the area shown for future development into lot #7 and to include the original owner’s property (all of parcel 815-726-6925) in the subdivision. The subdivision will now contain 9 lots. The staff recommends approval subject to the annotations on the plan, the standard conditions for subdivisions served by public utilities and the following additional conditions:

- 12 The detailed plant list and specifications for landscaping to be provided within the 25-foot-wide planting strip easement along Nine Mile Road on Lot #12 shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
- 13 The existing house on Lot #13 shall be connected to public water and sewer prior to recordation of the plat.

**(Staff Report by Greg Garrison)**  
**(Applicant’s Representative: Brandon Sovick)**

PLAN OF DEVELOPMENT (Deferred from the June 25, 2008 Meeting)

POD-23-08  
Gaskins Professional  
Offices – Phase II

**Balzer & Associates, Inc. for Katherman Investments, Inc.:**  
Request for approval of a plan of development, as required by Chapter 24. Section 24-106 of the Henrico County Code, to construct four, one-story buildings, and one, two-story building for office use totaling 30,809 square feet. The 2.17-acre site is located at the southwest corner of Gaskins and Three Chopt Roads on parcels 749-754-5736, 7268 and 7958. The zoning is O-2C, Office District (Conditional). County water and sewer  
**(Tuckahoe)**

~~29 A construction, utility and right of way easement for the future widening of Gaskins and Three Chopt Roads as shown on the approved plans shall be recorded prior to the approval of final construction plans. The easement plat and any other required information shall be submitted to the County Real Property agent at least sixty days prior to requesting approval of the final construction plans. A covenant shall be recorded prior to approval of the final construction plans providing that the right of way for the future widening of Gaskins and Three Chopt Roads, as shown on the approved plans, shall be dedicated at no cost to the County of Henrico prior to February 28, 2014. A plat for the dedication of the future widening of Gaskins and Three Chopt Roads, as shown on the approved plans, and any other required information shall be submitted to the County Real Property agent by the developer prior to February 28, 2014.~~

29 **REVISED** - The owner will record a construction, utility and right of way easement in a form approved by the County Attorney for the County's future widening of Gaskins and Three Chopt Roads as shown on the approved plans prior to the approval of final construction plans. The owner shall submit the easement deed and plat and any other required information to the County Real Property agent at least sixty days prior to requesting approval of the final construction plans. The owner of the property shall also enter into an agreement with the County in a form approved by the County Attorney and record a restrictive covenant in a form approved by the County Attorney prior to approval of the final construction plans that require the owner of the right of way for the future widening of Gaskins and Three Chopt Roads as shown on the approved plans to dedicate such right of way at no cost to the County prior to **February 28, 2014**. The owner shall provide a plat for the dedication of such right of way and any other required documents and information to the County Real Property agent prior to **November 30, 2013**.

**(Staff Report by Mike Kennedy)**  
**(Applicant's Representative: Brian C. Mitchell)**

PLAN OF DEVELOPMENT

POD-49-08  
Richmond Petroleum –  
2301 Mechanicsville  
Turnpike

**Carter Design for Richmond Petroleum Marketing, Inc :**  
Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to renovate an existing gas station and convenience store and construct a one-story, 2,877 square foot convenience store with drive thru restaurant and carwash. The 0.90-acre site is located on the southeast corner at the intersection of Mechanicsville Turnpike (U S Route 360) and Bloom Lane on parcel 799-728-4562. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

Staff has received revised architectural renderings with updated colors and materials information. The applicant has agreed to a predominantly brick building with split faced block and EIFS accents. Staff recommends approval subject to the annotations on the plan, the standard conditions for developments of this type, and the additional conditions listed in the agenda.

**(Staff Report by Aimee Berndt)**  
**(Applicant’s Representative: Michele Carter)**