

# PLANNING COMMISSION AGENDA

FOR

## SUBDIVISIONS AND PLANS OF DEVELOPMENT

MAY 28, 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· Christina Goggin

FOR INFORMATIONAL PURPOSES ONLY

Subdivision	Original No of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB-31-07 Grayson Hill (May 2007 Plan)	17	17	0	Tuckahoe	05/27/2009
SUB-08-05 Grey Oaks Meyer (October 2005 Plan)	34	34	0	Three Chopt	05/27/2009
Kingsland Green (May 2006 Plan)	56	56	1	Varina	05/27/2009

SEE ADDENDUM

TRANSFER OF APPROVAL

POD-50-07  
Hampton Inn at Glenside  
Commons – Glenside Drive

**APPROVED**

**Williams Mullen for Nobility Investments, LLC**· Request for transfer of approval as required by Chapter 24 Section 24-106 of the Henrico County Code from JLW Associates, LLC and Inn Keepers USA to Nobility Investments LLC The 3.02-acre site is located along the north line of Glenside Drive approximately 325 feet west of Bethlehem Road on parcel 767-747-9248 The zoning is B-2C, Business District (Conditional) County water and sewer **(Brookland)**

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

(Staff Report by Kevin Wilhite)  
(Applicant’s Representative: David DuVal)  
(Applicable Rezoning Cases and PUPs· C-11C-07)

POD-94-99  
Richmond Conference  
Center – 1000 Virginia  
Center Parkway

**APPROVED**

**McGuire Woods for Merritt Capital Investors, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Massachusetts Mutual Life Insurance Company to Merritt Capital Investors, LLC and U S REIF Merritt Virginia Crossings Fee, LLC. The 20-acre site is located at the northeast corner of the intersection of Virginia Center Parkway and Village View Parkway on parcel 788-767-4522. The zoning is O-3, Office District, B-2, Business District and A-1, Agricultural District. County water and sewer. **(Fairfield)**

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

1. The site deficiencies as identified in the inspection report dated **April 30, 2008** shall be corrected by **June 30, 2008**.

The deficiencies include missing landscaping and damaged asphalt.

**(Staff Report by Greg Garrison)**  
**(Applicant's Representative: Heather Mackey)**

**LANDSCAPE & LIGHTING PLAN**

LP/POD-56-06  
Chickahominy Professional  
Offices – Whiteside Road

**APPROVED**

**RK&K Engineers for Dr. Anup Gokli and Dr. Rich Harden:** 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 3.16-acre site is located on the west side of Whiteside Road, approximately 100 feet north of the intersection of E Williamsburg Road (U.S. Route 60) and Whiteside Road on parcels 833-714-7166, 0068 and 8648. The zoning is B-1C, Business 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 Greg Garrison)**  
**(Applicant's Representative: Malachi Mills)**  
**(Applicable Rezoning Cases and PUPs: C-63C-00)**

# PLAN OF DEVELOPMENT TRANSITIONAL BUFFER DEVIATION

POD-76-07  
Laburnum Station Shopping  
Center – Gay Avenue and  
S Laburnum Avenue

## APPROVED

**Vanasse, Hagen, Brustlin, Inc. for Retail South Development:** Request for approval for a transitional buffer deviation for a plan of development, as required by Chapter 24 Sections 24-106 and 24-106.2 of the Henrico County Code, to allow a 25-foot reduction in the width of the required 25-foot buffer adjacent to an area of A-1 zoning within the shopping center. The 10.19-acre site is located at the southern corner of the intersection of S Laburnum and Gay Avenues on parcel 813-717-7951. The zoning is B-2C, Business District (Conditional), A-1 Agricultural District and ASO, Airport Safety Overlay District. County water and sewer (**Varina**)

There is a portion of land on the site zoned A-1 within the Laburnum Station shopping center. The shopping center's plan of development was approved with a proposed retail building which met the required 25' transitional buffer from the A-1 zoning in addition to the proffered 35' buffer for a 60' buffer.

The developer has requested a 25' transitional buffer deviation to expand the retail building adjacent to the A-1 zoning. Should this deviation be granted, the proffered 35' buffer will be maintained. The adjacent property is zoned O-2.

Should the Commission approve the revised plan to incorporate the transitional buffer deviation, staff recommends approval subject to the annotations on the plan and the conditions previously approved for this plan of development by the Planning Commission at their December 12, 2007 meeting.

**(Staff Report by Christina Goggin)**  
**(Applicant's Representative: John Carty)**  
**(Applicable Rezoning Cases and PUPs: C-51C-06)**



POD-17-08  
 Sosan Mart @ Fairfield  
 Shoppes World (POD-21-78  
 Revised) – Nine Mile Road  
 and E Cedar Fork Road

**Engineering Design Associates for Mohammed Talib**  
 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 2,477, square foot convenience store with  
 fuel pumps and a car wash on an outparcel in Fairfield Shoppers  
 World Shopping Center The 70-acre site is located at the  
 corner of Nine Mile Road (State Route 33) and Cedar Fork Road  
 on parcel 813-725-7628 The zoning is B-2, Business District  
 and ASO (Airport Safety Overlay District) County water and  
 sewer **(Fairfield)**

**APPROVED**

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan Staff is reviewing the plan further to ensure this development meets the standard shopping center calculations for outparcels 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 ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area
- 30 No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s)
- 31 Bulk storage of fuel shall be underground
- 32 Lighting fixtures shall not exceed a height greater than twenty (20) feet
- 33 No temporary storage of wrecked or inoperative vehicles or rental of vehicles, trailer campers vans or similar equipment shall be permitted
- 34 Not more than two (2) electronic amusement games shall be permitted
- 35 Refuse containers or refuse storage facilities shall be serviced during business hours only
- 36 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
- 37 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
- 38 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
- 39 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 Matt Ward)**  
**(Applicant's Representative: Randy Hooker)**



POD-32-08  
Wallace Gymnasium –  
2206 Westwood Avenue

**DEFERRED BY  
APPLICANT TO  
JUNE 25, 2008**

**Engineering Design Associates for BCW 45<sup>th</sup>, LLC and Gordon Construction, Inc.:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story 22,220 square foot **private** basketball gymnasium. The 3.24-acre site is located on the north line of Westwood Avenue at the intersection with Westwood Trail on parcel 779-735-7361. The zoning is M-2 General Industrial District. County water and City sewer (**Brookland**)

As of the preparation date of the agenda, the staff has requested a revised plan that addresses the required amount of parking and is awaiting comments from VDOT regarding the appropriateness of the fire lane's and BMP's placement underneath the I-195 overpass. The Department of Public Works cannot recommend approval at this time pending VDOT's comments.

The building is located on Westwood Avenue (State Route 197) which is a VDOT maintained right-of-way and the building will be served by City sewer.

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 There shall be no outdoor storage, or outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
- 30 Prior to construction plan approval, the developer must furnish a letter from Virginia Department of Transportation (VDOT) stating that this proposed development does not conflict with their facilities.
- 31 The entrances and drainage facilities on Westwood Avenue (State Route 197) shall be approved by the Virginia Department of Transportation and the County.
- 32 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.
- 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, 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.

**continue**

- 36 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
- 37 The gymnasium shall be operated for private use and shall not be open to the general public nor shall memberships be offered to the general public

**(Staff Report by Lee Pambid)**

**(Applicant's Representative: Randy Hooker)**

**SUBDIVISION RECONSIDERATION (Deferred from the February 27, 2008, Meeting)**

SUB-28-06  
Selph Ridge  
(May 2006 Plan)  
White Oak and Elko Roads

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

**APPROVED**

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

12. Each lot shall contain at least 43,560 square feet.
13. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
14. Any future building lot containing a BMP sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

**(Staff Report by Greg Garrison)**  
**(Applicant's Representative: Randy Hooker)**

**PLAN OF DEVELOPMENT ARCHITECTURALS**  
**(Deferred from the April 23, 2008 Meeting)**

POD-21-08  
Towne Center West –  
Apartments over Retail –  
W Broad Street

**Timmons Group for Towne Center West, 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 five-story, mixed-use building with 25,400 square feet of retail/restaurant space and 72 apartment units with a 3,115 square foot clubhouse. The 4.85-acre site is located at the northwest intersection of W Broad Street (U.S. Route 250) and Towne Center West Boulevard (private) on part of parcel 734-764-9340. The zoning is R-6C General Residence District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

**DEFERRED BY**  
**APPLICANT TO**  
**JUNE 25, 2008**

The site plan for this project was approved by the Planning Commission on April 23, 2009. At that time the applicant requested a deferral of the architectural plans submitted for approval in order to make changes to the final design. Staff has been informed that those changes are still being reviewed by the applicant.

The applicant has requested a deferral to June 25, 2008 meeting.  
**(Staff Report by Kevin Wilhite)**  
**(Applicant's Representative: Roger R. Rodriguez)**  
**(Applicable Rezoning Cases and PUPs: C-59C-06 and P-19-06)**



**PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION**  
(Deferred from the April 23, 2008 Meeting)

POD-25-08  
The Corner @ Short Pump –  
W Broad Street and  
Lauderdale Drive

**APPROVED**  
**SEE ADDENDUM PAGE 2**

**Timmons Group for W2005 WRL Realty, L.L.C.:** Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code to construct a shopping center consisting of 8, one-story retail buildings totaling 234,000 square feet and 1 one-story, 4,000 square foot bank building with 2 drive-thru lanes. The transitional buffer deviation is for a 10-foot reduction in the width of the required 35-foot transitional buffer north of Three Chopt extended. The 41.07-acre site is located on the southwest corner of W Broad Street (U.S. Route 250) and Lauderdale Drive on parcel 746-762-2022. The zoning is B-2C, Business District (Conditional), RTHC Residential Townhouse District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer (**Three Chopt**)

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. A revised plan has been requested to address the loading area and building elevations adjacent to Lauderdale Drive. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

- 9 **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
- 11 **AMENDED** - Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams and fixture specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
- 29 The right-of-way for widening of Lauderdale Drive as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
- 30 The entrances and drainage facilities on W Broad Street (U.S. Route 250) shall be approved by the Virginia Department of Transportation and the County.
- 31 A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
- 32 A concrete sidewalk meeting County standards shall be provided along the west side of Lauderdale Drive and the north side of Three Chopt Road.
- 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 The proffers approved as a part of zoning case C-65C-07 shall be incorporated in this approval.
- 35 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.

**continue**

- 36 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.
- 37 The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
- 38 Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
- 39 Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
- 40 The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, 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.
- 41 Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
- 42 The subdivision plat for Three Chopt Road Extended shall be recorded before any occupancy permits are issued.
- 43 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.
- 44 Only retail business establishments permitted in a B-2 zone may be located in this center.
- 45 The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
- 46 No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
- 47 Landscape screening, which may include wall sections, shall be provided along the service road behind Building F and the service court behind Building E in order to mitigate visual impacts from Three Chopt Road as determined by the Planning Commission at the time of Landscape Plan review and approval. **(This condition was added at the meeting)**

**(Staff Report by Greg Garrison)**  
**(Applicant's Representative: John J. Bennett)**  
**(Applicable Rezoning Cases and PUPs: C-65C-07)**

SUBDIVISION

SUB-11-08  
Three Chopt Road Extended  
(May 2008 Plan)

**APPROVED**

**Timmons Group for W2005 WRL Realty, LLC:** The 2.935-acre site proposed for a public road extension is located on the southwest corner of W Broad Street (U.S. Routes 250) and Lauderdale Drive on part of parcel 736-762-2022. The zoning is B-2C, Business District (Conditional) and RTHC Residential Townhouse District (Conditional) and WBSO West Broad Street Overlay District. County water and sewer. **(Three Chopt) 0 Lot**

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

11. The proffers approved as part of zoning case C-65C-07 shall be incorporated in this approval.

**(Staff Report by Greg Garrison)**  
**(Applicant's Representative: John Bennett)**  
**(Applicable Rezoning Cases and PUPs: C-65C-07)**

POD-31-08  
Coastal Towing @ Klockner  
– Charles City Road and  
Klockner Drive

**APPROVED**  
**SEE ADDENDUM**  
**PAGE 1**

**Balzer & Associates, Inc. for D&R Associates, 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, 6,000 square foot building for a towing service, with three bays for automotive servicing and including a storage yard for inoperative vehicles waiting for repairs. The 3.0-acre site is located at the northwest corner of the intersection of Charles City Road and Klockner Drive on parcel 812-711-3575. The zoning is M-1 Light Industrial District and (ASO) Airport Safety Overlay District. County water and sewer. **(Varina)**

As of the preparation date of this agenda, staff has not received a revised plan addressing the relocation of the vehicle storage areas to meet building setbacks 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 All repair work shall be conducted entirely within the enclosed building
- 30 Outside storage shall not be permitted
- 31 There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers, truck trailers, and portable on demand storage containers
- 32 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.
- 33 The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
- 34 Storage of damaged and inoperable vehicles is limited to a maximum of 30 days provided they are located within an enclosed area and screened by an opaque fence from public view.
- 35 Dismantling of vehicles shall not be permitted on site.

**(Staff Report by Aimee Berndt)**  
**(Applicant’s Representative, Andrew Bowman)**

POD-29-08  
Mt Olive Baptist Church –  
8775 Mount Olive Avenue  
(POD-21-01 Revised)

**APPROVED**

**Carter Design for Mt Olive Baptist Church:** Request for approval of a plan of development as required by Chapter 24 Section 24-106 of the Henrico County Code, to construct a one-story, 15,883 square foot fellowship hall for an existing church. The 8.64-acre site is located at the terminus of Mt Olive Avenue, approximately 740 feet from the intersection with Mountain Road on parcel 781-760-9426. The zoning is R-3 One-Family Residence District. County water and sewer (**Fairfield**)

The proposed fellowship hall will be in addition to an existing 800 seat sanctuary which was approved by the Planning Commission with POD 21-01 on March 28, 2001. The proposed building will be similar in style, colors and materials to the existing sanctuary.

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 Outside storage shall not be permitted.
- 30 The existing utility easement in conflict with the proposed fellowship hall building footprint shall be vacated prior to approval of the building permit for the said building.
- 31 The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Lee Pambid)**  
**(Applicant's Representative: Michele A. Carter)**



POD-30-08  
CVS Pharmacy # 1991 @  
Patterson Avenue and  
Lauderdale Drive

**Kimley-Horn & Associates, Inc. for Ridgeview Incorporated and The Rebkee 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 13,540 square foot pharmacy with drive-thru facilities. The 2.59-acre site is located on the northeast corner of Patterson Avenue (State Route 6) and Lauderdale Drive on parcels 738-742-5943, 6844 and 9542. The zoning is B-2C Business District (Conditional) County water and sewer (**Tuckahoe**)

**DEFERRED BY  
APPLICANT TO  
JUNE 25, 2008**

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

- 9 **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
- 11 **AMENDED** - Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
- 29 The right-of-way for widening of Lauderdale Drive as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
- 30 The entrances and drainage facilities on Patterson Avenue (State Route 6) shall be approved by the Virginia Department of Transportation and the County.
- 31 A notice of completion form certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
- 32 A concrete sidewalk meeting County and VDOT standards shall be provided along the east side of Lauderdale Drive, the north side of Patterson Avenue and the west side of Careybrook Drive.
- 33 Outside storage shall not be permitted.
- 34 The proffers approved as a part of zoning case C-21C-07 shall be incorporated in this approval.
- 35 Prior to issuance of a building permit, the developer must furnish a letter from Plantation Pipeline stating that this proposed development does not conflict with their facilities.
- 36 The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
- 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.

continue

- 38 Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
- 39 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.
- 40 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: Phil Chang)**

**(Applicable Rezoning Cases and PUPs: C-21C-07)**



POD-33-08  
Techpark Warehouse III –  
Tech Park Drive

**Koontz-Bryant, P.C. for David R. Milligan and Billy Sowers:**  
Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct two, one-story, 45,000 square foot warehouses. The 8.05-acre site is located along the east line of Tech Park Place, approximately 1,500 feet south of Technology Boulevard on part of parcel 844-704-9230. The zoning is M-2C, General Industrial District (Conditional). County water and sewer. **(Varina)**

**APPROVED**

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 All repair work shall be conducted entirely within the enclosed building.
- 30 Outside storage shall not be permitted.
- 31 The proffers approved as a part of zoning case C-60C-97 shall be incorporated in this approval.
- 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 The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
- 34 The conceptual master plan, as submitted with this application, is for planning and information purposes only.
- 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.

**(Staff Report by Matt Ward)**  
**(Applicant's Representative: Paul Hinson)**  
**(Applicable Rezoning Cases and PUPs: C-60C-97)**

**APPROVAL OF MINUTES: April 23, 2008 Minutes/ APPROVED**

**ADJOURN at 9:58 a.m.**



**PLANNING COMMISSION AGENDA  
FOR  
SUBDIVISIONS AND PLANS OF DEVELOPMENT  
MAY 28, 2008  
ADDENDUM**

**PAGE 2 – ADDED ITEM**

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

**FOR INFORMATIONAL PURPOSES ONLY**

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
The Ridings @ Warner Farm (April 2006 Plan)	656	656	1	Varina	05/27/2009

**PAGE 15 – REVISED RECOMMENDATION & REVISED PLAN**

**PLAN OF DEVELOPMENT**

POD-31-08  
Coastal Towing @ Klockner  
– Charles City Road and  
Klockner Drive

**APPROVED**

**Balzer & Associates, Inc. for D&R Associates, 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, 6,000 square foot building for a towing service with three bays for automotive servicing, and including a storage yard for inoperative vehicles waiting for repairs. The 3.0-acre site is located at the northwest corner of the intersection of Charles City Road and Klockner Drive on parcel 812-711-3575. The zoning is M-1 Light Industrial District and (ASO) Airport Safety Overlay District. County water and sewer **(Varina)**

Staff has received a revised plan showing all vehicle storage areas outside of required setbacks and buffers, as requested. The staff can now recommend approval subject to the annotations on the plans, the standard conditions for developments of this type and the additional conditions listed in the agenda.

**(Staff Report by Aimee Berndt)**



**PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION  
(Deferred from the April 23, 2008 Meeting)**

POD-25-08  
The Corner @ Short Pump –  
W Broad Street and  
Lauderdale Drive

**APPROVED**

**Timmons Group for W2005 WRL Realty, L.L.C.** Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24 Sections 24-106 and 24-106.2 of the Henrico County Code, to construct a shopping center consisting of 8, one-story retail buildings totaling 234,000 square feet and 1 one-story, 4,000 square foot bank building with 2 drive-thru lanes. The transitional buffer deviation is for a 10-foot reduction in the width of the required 35-foot transitional buffer north of Three Chopt extended. The 41.07-acre site is located on the southwest corner of W Broad Street (U.S. Route 250) and Lauderdale Drive on parcel 746-762-2022. The zoning is B-2C, Business District (Conditional), RTHC, Residential Townhouse District (Conditional) and WBSO West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

**(Staff Report by Greg Garrison)**