

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

October 26, 2011

9:00 A.M.

ADDENDUM ATTACHED



PLANNING COMMISSION

C. W. Archer, C.P.C., Chairperson (Fairfield)
Tommy Branin, Vice-Chairperson (Three Chopt)
Ernest B. Vanarsdall, C.P.C., (Brookland)
E. Ray Jernigan, C.P.C. (Varina)
Bonnie-Leigh Jones, C.P.C. (Tuckahoe)
Patricia S. O'Bannon, 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
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, AICP, County Planner
Robert Peterman, GIS Technician
Holly Zinn, Office Assistant/Recording Secretary

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA: **None Present**

ROLL CALL: **All Present**

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL:

FOR INFORMATIONAL PURPOSES ONLY

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2010-00138 (SUB-13-10) Taylor Estates (October 2010 Plan)	25	25	0	Varina	10/24/2012

REZONING CASE (Deferred from the October 13, 2011 Meeting)

Three Chopt APPROVAL RECOMMENDED TO THE BOARD

C-9C-11 Andrew M. Conclin for Bacova, LLC: Request to conditionally rezone from A-1 Agricultural District to O-2C Office District (Conditional), parts of Parcels 739-766-2504 and 739-765-0785 containing 6.439 acres (Tract A) located at the northwest intersection of Pouncey Tract Road (State Route 271) and Bacova Drive; from A-1 Agricultural District to R-3C One-Family Residence District (Conditional), Parcel 737-766-1902 and parts of Parcels 738-765-2372, 736-766-7163, 739-766-2504, and 739-765-0785 containing 79.234 acres (Tracts B and C) located along the west line of Bacova Drive approximately 675' west of its intersection with Pouncey Tract Road; from A-1 Agricultural District to R-6C General Residence District (Conditional), Parcels 736-765-2998, 736-766-0319, 735-766-7333, 735-766-4550, 735-766-2261 and parts of Parcels 734-766-9974, 734-767-2531, 736-766-7163 and 735-767-9459 containing 30.786 acres (Tracts D and E) located at the eastern corner of the N. Gayton Road Extension and Bacova Drive intersection; and from A-1 Agricultural District to R-5AC General Residence District (Conditional), parts of Parcels 735-767-9459 and 736-768-5323 containing 19.481 acres (Tract F) located along the east line of the N. Gayton Road Extension approximately 530' southwest of its intersection with Kain Road. The applicant proposes office uses, and up to 135 single-family dwellings, 45 zero-lot-line dwellings, and 430 multi-family residential units. The uses will be controlled by zoning ordinance regulations and proffered conditions. The R-3 District allows a minimum lot size of 11,000 square feet and a maximum gross density of 3.96 units per acre. The R-5A District allows a minimum lot size of 5,625 square feet and a maximum density of six (6) units per acre. The R-6 District allows a maximum gross density of 19.8 units per acre. The 2026 Comprehensive Plan recommends Suburban Residential 1, density should not exceed 2.4 units per acre, Suburban Mixed-Use, density should not exceed 4.0 units per acre, Open Space/Recreation, Office and Environmental Protection Area. The site is partially in the West Broad Street Overlay District. **Staff – Livingston Lewis**

TRANSFER OF APPROVAL

POD-37-90
POD2011-00381
Villa Park I (Formerly
Sovran Financial Corp., Villa
Park, Phase I) – 8040 Villa
Park Drive
(POD-154-86 Rev.)

Grubb & Ellis/Harrison & Bates for Villa Park I, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from N/E Sovran Bank NA, Childress Klein Properties, Villa Park Associates, LTD, US Bank National Association Trust, and DRV, LLC to Villa Park I, LLC. The 6.72-acre site is located on the north line of Villa Park Drive, approximately 1,600 feet southwest of the intersection of Villa Park Drive and E. Parham Road, on parcel 781-755-6052. The zoning is O/SC, Office Service District (Conditional). County water and sewer. **(Fairfield)**

APPROVED/EXPEDITED

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

1. The site deficiencies, as identified in the inspection report, dated May 13, 2011, shall be corrected by December 1, 2011.

The site deficiencies include missing landscaping.

(Staff Report by Greg Garrison)
(Applicant's Representative: Elliot Liffman)
(Applicable Rezoning Cases and PUPs: C-87C-86)

TRANSFER OF APPROVAL

POD-61-72 (Part)
POD2011-00160
Nelson Office Building at
Forest Office Park (Formerly
Koger Executive Center) –
1503 Santa Rosa Road

CB Richard Ellis for Martha NJ, LLC: Request for transfer of approval of a portion of a Plan of Development as required by Chapter 24, Section 24-106 of the Henrico County Code from Koger Properties, Inc. and Forest Park Association, LLC to Martha NJ, LLC. The 3.38-acre site is located at the southeast corner of the intersection of Santa Rosa Road and Franklin Farms Drive, approximately 260 feet north of Three Chopt Road, on parcel 758-743-8194. The zoning is O-2, Office District. County water and sewer. **(Three Chopt)**

APPROVED/EXPEDITED

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The site deficiencies, as identified in the inspection report, dated May 6, 2011, have been corrected. The corrected deficiencies included pavement repair, stop bars, and replacement of landscaping. The staff recommends approval of this transfer request.

(Staff Report by Matt Ward)
(Applicant's Representative: Katie McKenna)

TRANSFER OF APPROVAL

POD-98-82, 84-84, and 25-91
POD2010-00391; POD2010-00392; POD2011-00383
Springer Plaza Shopping Center (50 S. Airport Drive) and Fast Auto Loans at Springer Plaza Shopping Center (Formerly Bojangles) (1109 E. Nine Mile Road)
APPROVED/EXPEDITED

Mort Schuchman for Springer Plaza Associates, LLC:
Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Springer Plaza Associates, Robert J. Bealty, Jr., The Marsoby Company, Colonial Builders, Inc., and Retail Development Corporation to Springer Plaza Associates, LLC. The 7.2-acre site is located at the northwest quadrant of the intersection of S. Airport Drive and Nine Mile Road, on parcel 824-721-5831. The zoning is B-2C, Business District (Conditional), B-3, Business District, and ASO, Airport Safety Overlay District. County water and sewer.
(Varina)

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. Work has either been completed, or signed contracts have been received for work to be completed. Site deficiencies included cracked asphalt, missing or dead landscaping, and unscreened trash dumpsters. The staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)
(Applicant's Representative: Mort Schuchman)
(Applicable Rezoning Cases and PUPs: C-33C-82)

TRANSFER OF APPROVAL (Deferred from the September 28, 2011 Meeting)

POD-25-08 and 03-11
POD2011-00226; POD2011-00271; POD2011-00272;
POD2011-00273; POD2011-00310; POD2011-00311
The Corner at Short Pump – 11801 and 11895 W. Broad Street (U.S. Route 250)
APPROVED/EXPEDITED

The Rebkee Company for Short Pump Investors, LLC:
Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from W2005 WRL Realty, LLC to Short Pump Investors, LLC. The 41.07-acre site is located on the southwest corner of W. Broad Street (U.S. Route 250) and Lauderdale Drive, on parcels 735-762-9743, 735-761-8792, 736-762-2221 and 7338. 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)**

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 August 8, 2011, shall be corrected prior to issuance of a certificate of occupancy for the buildings currently under construction.

The site deficiencies include missing landscaping.

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

SUBDIVISION

SUB-09-11
SUB2011-00088
Westin (October 2011 Plan)
– Axe Handle Lane

DEFERRED TO 11/16/11

Youngblood, Tyler, and Associates for HHHunt Corporation: The 49.911-acre site proposed for a subdivision of 40 single family homes is located at the northern terminus of Axe Handle Lane, approximately 280 feet north of Sawdust Drive, on parcel 732-774-7514. The zoning is A-1, Agricultural District. County water and individual on-site sewage disposal system. **(Three Chopt) 40 Lots**

A well and septic subdivision plan for 34 lots on this parcel, the Westin (January 2005 Plan), received conditional approval by the Planning Commission on January 26, 2005, and is valid until July 1, 2014. This new proposal changes the street layout, proposes extension of public water from Stonehurst subdivision, and creates an additional 6 lots, bringing the total to 40 lots. The original approval already exceeded the County policy of 50 single-family lots on a single point of access, and staff does not support the new layout that creates additional lots. The applicant has held a neighborhood meeting on the new proposal, and there was much concern expressed by residents on the additional traffic through the existing neighborhood.

The applicant has been exploring options regarding a second point of access to serve this development. These options include the extension of Sawdust Drive to connect to Heather Grove Road south of this parcel, or the extension of Road A in this subdivision through the adjacent parcel to the east and an undeveloped lot in Shady Grove Estates subdivision to connect to Heather Grove Road.

As of the preparation date of the agenda, staff has not received a revised plan providing a second point of access as well as additional information on wetland impacts, 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 subdivisions served by public water and individual on-site sewage disposal, the following additional conditions are recommended:

- 6A. A detailed soil analysis shall be performed and other requirements of the Health Department met before final plats are recorded. The developer shall have the center lines of all streets and lot corners staked to facilitate the examination of lots by the Health Department Sanitarians prior to filing for final approval and shall notify the Department of Planning and Health Department in writing when the staking has been done.
13. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public Works, which addresses the possible future extension of the stub street.
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.

15. The status of the existing “old roads” shown on the subdivision plat shall be resolved to the satisfaction of the County Attorney and Director of Planning prior to the recordation of a plat containing any impacted lots.

(Staff Report by Kevin Wilhite)

(Applicant’s Representative: William Browning)

SUBDIVISION AND EXCEPTION

SUB-11-11
SUB2011-00101
Riverlake Colony
(October 2011 Plan) –
Eildonway Place and Colony
Bluff Place

APPROVED
SEE ADDENDUM PG. 1

E.D. Lewis and Associates for Riverlake Property, LLC: The 1.2-acre site proposed for a subdivision of 2 single family homes, is located along the north line of Eildonway Place, at its intersection with Colony Bluff Place, on parcels 741-741-3612 and 5809. The zoning is R-1, One-Family Residential District (Controlled Density). County water and sewer. **(Tuckahoe) 2 Lots**

This proposal involves the resubdivision of 2 lots in an existing controlled-density subdivision. This is necessary due to the previous vacation of Pump Road through this subdivision by the Board of Supervisors. The result of the vacation left one of the existing lots without any public road frontage. The proposed resubdivision provides public road frontage but necessitates the creation of a stem lot, which requires the approval of an exception under Section 19-4 of the Subdivision Ordinance. A stem lot is permitted on Eildonway Place which is a cul-de-sac street

As of the preparation date of the agenda, the applicant has not provided a revised plan showing buildable areas and the placement and orientation of a dwelling on Lot 47F to ensure all ordinance requirements for stem lots are being met. The applicant is also considering including Lot 1F within the bounds of the resubdivision in order to adjust property lines if necessary. The staff recommendation will be made at the meeting.

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

13. The plat shall contain a statement that the common area is dedicated to the common use and enjoyment of the homeowners of Riverlake Colony 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.

(Staff Report by Kevin Wilhite)
(Applicant's Representative: Keith Rich)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD-32-11
POD2011-00353
McDonald's at Westpark
Shopping Center - 9751 W.
Broad Street (U.S. Route
250)
(POD-94-87, 45-88, and 55-
91 Rev.)

APPROVED/EXPEDITED

Carter Design for McDonald's Corporation: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish a one-story, 4,786 square-foot existing restaurant with drive-through facilities and playground and to construct a one-story 4,259 square-foot restaurant with drive-through facilities in an existing shopping center. The 1.98-acre site is located at the southeastern corner of the intersection of W. Broad Street (U.S. Route 250) and Stillman Parkway, on parcels 753-758-7760 and 9649. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

This request includes demolition of the existing building, parking lot, and playground to make way for a new one-story, 4,259 square-foot restaurant with drive-through facilities. Currently, the rear building wall faces West Broad Street (U.S. Route 250); however, the new building will be reconstructed, and the rear building wall will face the shopping center.

The main building material is red brick. The west and south elevations are accented with metal yellow awnings and split-faced beige CMU while the east and north elevations are accented with silver trellis.

Also, the applicant proposes 2 menu order boards, which are angled towards the shopping center entrance drive and would measure approximately 44 square feet, not to exceed 8 feet in height. Staff has requested additional landscaping to be added to screen the menu boards from the shopping center entrances.

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

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. Only retail business establishments permitted in a B-2C district may be located in this center.
30. As provided by Proffer #10 from Rezoning Case C-76C-89, the ground area covered by all the buildings shall not exceed in the aggregate 23 percent of the total site area.
31. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
32. Outside storage shall not be permitted.
33. The proffers approved as a part of zoning case C-76C-89 shall be incorporated in this approval.
34. 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.
35. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up facilities, the owner/occupant shall close the drive-up facilities until a solution can be designed to prevent traffic backup.

36. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
37. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, 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 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: Michele Carter)

(Applicable Rezoning Cases and PUPs: C-76C-89; PUP-9-91)

PLAN OF DEVELOPMENT

POD-31-11
POD2011-00340
Titlemax – 7807 W. Broad
Street (U.S. Route 250)

**DEFERRED BY PC TO
11/16/11**

Balzer and Associates, Inc. for Aram G. Topjian and Nvard Topjian and TMX Finance: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to change the use of an existing fuel station to a one-story, 2,309 square-foot small loan financial institution and to construct parking lot upgrades. The 1.0-acre site is located on the south line of W. Broad Street (U.S. Route 250) at the south quadrant of its intersection with Hungary Spring Road, on parcel 764-751-7937. The zoning is B-3, Business District. County water and sewer. **(Tuckahoe)**

The proposal calls for the redevelopment of an existing 2,309 square-foot building into a small loans office that most recently served as a used car lot and was originally constructed as a gas and auto service station.

The site currently has 4 entrances, and two will be removed. Sidewalk is proposed along W. Broad Street as well as Hungary Spring Road.

No building additions are proposed, and all of the canopies will be removed. The underground storage tanks have previously been removed, and the maintenance bay doors will be replaced with storefront glass and doors with the exception of the far left bay, which will be closed off with masonry block to match the existing material. The building will be painted white and the fascia will be dark blue.

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

29. Outside storage shall not be permitted.
30. Concrete sidewalks meeting County or VDOT standards shall be provided along the east side of Hungary Spring Road and the south side of West Broad Street (U.S. Route 250), respectively.
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: Christopher Shust)**

PLAN OF DEVELOPMENT – CHESAPEAKE BAY RESOURCE PROTECTION AREA EXCEPTION

B-313
POD2011-00264
Meredith Branch Sewage
Pumping Station – 5020 and
5028 Fairlake Lane

APPROVED

Greeley and Hansen, LLC for the County of Henrico Department of Public Utilities: Request for approval of a Chesapeake Bay Resource Protection Area Exception as required by Chapter 24, Sections 106.3(f) and 106.3(l) of the Henrico County Code. The exception would allow a proposed public utility building to encroach within the seaward 50-feet of the required 100-foot wide Resource Protection Area (RPA), adjacent to an un-named tributary of the Chickahominy River in the Meredith's Branch Watershed. The exception would allow an encroachment to construct the Meredith Branch Sewage Pumping Station, which includes a new 3,110 square-foot, one-story sewage pump station building and the demolition of an existing 896 square-foot, one-story sewage pump station, as well as related site improvements. The 1.258-acre parcel is located along the western line of Fairlake Lane, approximately 750 feet north of Classic Road at 5020 and 5028 Fairlake Lane, on parcels 757-764-5775 and 757-764-3965. The zoning is R-3, One-Family Residential District, and C-1, Conservation District. County water and sewer. **(Brookland)**

The Henrico County Code provides for the establishment of Resource Protection Areas (RPAs) adjacent to perennial streams and related water resources to provide for the removal, and/or reduction of sediments, nutrients, and other unnatural substances in runoff entering the Chesapeake Bay or its tributaries. An RPA is a vegetated buffer 100 feet in width located adjacent to and landward of a designated tributary. The Code permits the Director of Public Works to review and approve exceptions within the landward 50 feet of a required RPA buffer, subject to several specific conditions. Where a proposed encroachment into the RPA would exceed 50 feet, the Code provides that an exception may be granted by the Planning Commission if they find: a) The exception would not confer a special privilege denied to a similarly situated property owner; b) The exception is not based on conditions that are self created; c) The exception is the minimum necessary to afford relief; d) The exception is in keeping with the intent of the code and is not of substantial detriment to water quality; and e) That the Planning Commission has imposed reasonable conditions to the exception which will prevent degradation of water quality.

The existing Meredith Branch Sewage Pumping Station (Meredith Branch SPS) was constructed in 1976, prior to the adoption of the provisions of the Henrico County Code regarding Chesapeake Bay Protection Areas. The pump station is located in the lowest point within the sewer shed in order to have the greatest service area. The current pump station is below the 100-year flood plain and cannot be upgraded in its current location. The Department of Public Utilities (DPU) Master Plan for the wastewater system anticipates the needed improvements within the wastewater system to provide capacity to meet the sewer demands of the 2026 Land Use Plan and to handle wet weather flows for a 10-year storm event by 2036. The proposed pump station will be built above the 100-year flood plain and will be sized to handle increased sewer flows expected due to increased density as well as wet weather flows. The larger building is required to provide odor control and emergency power improvements. Emergency power would keep the station operating during power outages and reduce the potential for overflows. These improvements to the Meredith Branch SPS are included in the DPU's Master Plan for

complying with regulatory requirements of the Commonwealth of Virginia Department of Environmental Quality (DEQ) and the United States Environmental Protection Agency (EPA) as conditions of DPU's operating permits for the County's sanitary sewer system.

DPU indicates there are no other logical or suitable locations for these facilities and these facilities would be designed to meet current DEQ and EPA standards. The increased capacity would reduce and, hopefully, eliminate the discharge of untreated sewage into the adjoining creek. Therefore, the construction would improve rather than degrade downstream water quality. The existing station, driveway, and other impervious areas totaling approximately 3,200 square feet are currently located entirely within the RPA. The proposed replacement Meredith Branch SPS would have a total impervious area of approximately 4,300 square feet. However, only approximately 3,000 square feet of the proposed Meredith Branch SPS and other impervious areas would occupy land area within the RPA. The existing impervious areas will be demolished, and the property will be restored as RPA. Pavers are proposed for the driveway around the west side of the building to minimize impervious areas on the new site. As a result, the natural RPA area within the site would increase from 0.30 acres to 0.33 acres after construction has been completed.

Upon review of the proposal and provisions of Sections 24-106.3(f) and (l) of the Zoning Ordinance, the Department of Public Works recommends the Planning Commission approve the proposed encroachments into the RPA, provided that all non-forested areas on the site be reforested as part of the pump station improvements. These areas will be identified during the administrative Plan of Development review process.

Planning staff indicates the conditions necessary for the Planning Commission to grant an exception appear to be satisfied.

Should the Commission act on this request, staff recommends approval of this exception subject to the following condition:

1. The applicant shall include a reforestation plan as a component of the Plan of Development for administrative approval.

(Staff Report by Jeff Perry/Mike Kennedy)
(Applicant's Representative: Roger Cronin)

APPROVAL OF MINUTES: September 28, 2011 Minutes/APPROVED AS CORRECTED

ADJOURN @ 9:57

**PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
October 26, 2011**

ADDENDUM

PAGE 10 – REVISED CAPTION, REVISED PLAN, REVISED CASE MAP, AND REVISED RECOMMENDATION

SUBDIVISION AND EXCEPTION

SUB-11-11 SUB2011-00101 Riverlake Colony (October 2011 Plan) – Eildonway Place and Colony Bluff Place APPROVED	E.D. Lewis and Associates for Riverlake Property, LLC: The 1.2-acre site proposed for a subdivision of 2 3 single family homes, is located along the north line of Eildonway Place, at its intersection with Colony Bluff Place, on parcels 741-741-3612, and 5809, and 741-740-5597 . The zoning is R-1, One-Family Residential District (Controlled Density). County water and sewer. (Tuckahoe) 2 3 Lots
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As requested by staff, the applicant has provided a revised plan showing buildable areas and the placement and orientation of a dwelling on Lot 47F to ensure all ordinance requirements for stem lots are being met. Lot 1F has been added within the bounds to allow for adjustment of the property line in common with Lot 47F. The staff recommends approval of this proposed subdivision subject to the standard conditions for subdivisions served by public utilities and the additional condition listed in the agenda.

PAGE 13 – REVISED PLAN

PLAN OF DEVELOPMENT

POD-31-11 POD2011-00340 Titlemax – 7807 W. Broad Street (U.S. Route 250) DEFERRED BY PC TO 11/16/11	Balzer and Associates, Inc. for Aram G. Topjian and Nvard Topjian and TMX Finance: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to change the use of an existing fuel station to a one-story, 2,309 square-foot small loan financial institution and to construct parking lot upgrades. The 1.0-acre site is located on the south line of W. Broad Street (U.S. Route 250) at the south quadrant of its intersection with Hungary Spring Road, on parcel 764-751-7937. The zoning is B-3, Business District. County water and sewer. (Tuckahoe)
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