

HENRICO COUNTY PLANNING DEPARTMENT

DIRECTOR'S AGENDA

FOR

SUBDIVISIONS AND PLANS OF DEVELOPMENT

September 2023

Post Action



DEVELOPMENT REVIEW AND DESIGN DIVISION

R. Joseph Emerson, Jr., AICP, Director of Planning
Jean M. Moore, Assistant Director of Planning
Leslie A. News, PLA, Assistant Director of Planning
Anthony R. Greulich, Principal Planner
Michael F. Kennedy, County Planner
Aimee B. Crady, AICP, County Planner
Christina Goggin, AICP, County Planner
Kate B. McMillion, County Planner
Spencer Norman, County Planner
Kristin Smith, County Planner
Salim Chishti, ASLA, County Planner
Lisa Blankinship, County Planner
R. Todd Rigler, County Planner
Phillip Bariteau, County Planner
Pamela Fisher, Senior Planning Technician
Mounika Reddy Sudini, GIS Specialist
Patricia Glenn, Office Assistant

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2023-00188

Innsbrook North End Public
Roadway Plans

**Approved by Director on
09/27/2023**

VHB, Inc. for Highwoods Realty, LP, River City Petroleum LLC, and Northland Innsbrook, LLC.: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct roadway improvements, streetscape, utilities, and stormwater management infrastructure to serve future development in this Urban Mixed Use (UMU) District. The 3.97-acre portion of the overall 33.774-acre site is located at the intersection of Lake Brook Drive, Nuckols Road, and Sadler Road, on parts of parcels 750-767-6154, 750-768-8514, and 750-768-4929. The zoning is M-1C Light Industrial District (Conditional), UMU-C Urban Mixed Use District (Conditional), and IR-0 Innsbrook Redevelopment Overlay District. County water and sewer. **(Three Chopt)**

The plan under consideration provides the framework for the second phase of infrastructure and utility improvements for the Urban-Mixed Use Development associated with REZ2021-00026. No building or interior land bay development is included in the current request. The plan consists of improvements to the intersection of Lake Brook Drive, Sadler Road, and Nuckols Road. Also included are streetscape elements along Lake Brook Drive, such as concrete sidewalks, pedestrian scale lighting, and street trees.

These improvements include a reconfiguration of the intersection with additional turn lanes on Nuckols Road and Lake Brook Drive to handle anticipated traffic. The applicant is coordinating work with the Capital Projects Division of the Department of Public Works to ensure any conflicts between the County led Sadler Road project and this project are resolved.

Sidewalk and other streetscape elements will be provided on the western side of the extended portion of Lake Brook Drive in accordance with proffers and the Innsbrook Urban Design Guidelines. These elements include decorative light fixtures, five-foot sidewalk. Existing trees spaced 25' feet on-center will be retained to meet the UMU street tree requirement. The plan will also provide pedestrian scale light fixtures and sidewalk on the eastern side of Lake Brook Drive on the existing "Market Café" parcel.

A photometric plan is included to demonstrate that required streetscape and pedestrian amenity lighting will be illuminated appropriately. Decorative fixtures will also be provided which are compliant with Urban Mixed standards for lighting levels and fixture heights.

Staff recommends approval subject to the annotations on the plans, 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 must be revised as annotated on the staff plan and included with the construction plans for final signature.

16. All proffers and conditions approved as part of zoning case REZ2021-00026 and provisional use permit case PUP2021-00010 must be incorporated in this approval.
17. A plat for the widening of Lake Brook Drive right-of-way, as shown on the approved plan, must be submitted to the Real Property Division prior to approval of the construction plan, and must be recorded prior to requesting occupancy permits. The developer must provide evidence of recordation to the Director of Public Works
18. 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.
19. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
20. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing, and hours of construction must be submitted for County review and prior to the approval of any final construction plans.

(Staff Report by: Spencer Norman)

(Applicant's Representative: Edward Glass)

(Applicable Rezoning Cases and PUPS: REZ2021-00026 / PUP2021-00010 / C-44C-87)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

[POD2023-00255](#)

Sauer Industrial Center Phase
3 Building A
– 6380 Miller Road

E.D. Lewis & Associates, P.C. for Sauer Properties, Inc.: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct a single-story 208,320 square foot warehouse and associated infrastructure. The 15.71-acre portion of the overall 53.366-acre site is located on the southwest corner of the intersection of Seven Hills Boulevard and Miller Road, on parcel 816-704-5428(part). The zoning is M-1C Light Industrial District (Conditional) and AS-O Airport Safety Overlay District. County water and sewer. **(Varina)**

Applicant has requested deferral to the October Agenda

(Staff Report by: Spencer Norman)

(Applicant's Representative: Monte Lewis)

(Applicable Rezoning Cases and PUPS: REZ2021-00032 and REZ2021-00033)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2023-00349

Gayton Village
– Old Three Chopt Road
(private)

**Approved by Director on
09/27/2023**

Bay Companies, Inc. for SKM, LLC and Stanley Martin Homes, LLC: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct nine four-story residential condominium buildings containing a total of 100 units. The 4.333-acre site is located on the southwestern line of Old Three Chopt Road (private), approximately 150 feet west of N. Gayton Road, on parcel 733-765-5923. The zoning is R-6C General Residence District (Conditional) and WBS-O, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The subject parcel is located among several active construction sites approved with previous plans of development at the northwestern quadrant of W. Broad Street (U.S. Route 250) and North Gayton Road. Proffer amendment and provisional use permit amendment cases for the subject site were recently approved by the Board of Supervisors on September 12, 2023. Amendments addressed updates to minimum unit square footages, building elevations, finished materials, and modifications to the conceptual layout plan for the master planned community previously approved with zoning cases REZ2022-00003 and PUP2021-00025.

The plan and architectural elevations provided are consistent with the recent approvals by the Board of Supervisors and include details for streetscape, courtyard lighting, landscaping, extensive pedestrian connectivity, and amenities. Adjacent development approvals have included improvements that modify the limits of special flood hazard area along the westernmost access road from W. Broad Street (U.S. Route 250). The Letter of Map Revision (LOMR) related to these improvements is pending approval from FEMA, but all necessary construction, including a retaining wall, has been installed in accordance with the approved plans for the SKM Access Road project corresponding to the map revision for areas adjacent to this plan. As the current floodplain map indicates special flood hazard area impacting Building 2 on the staff plan, condition number 22 is recommended to address sequence of approvals, which would prevent issuance of a building permit for Building 2 until the LOMR is approved by FEMA and the floodplain map revision finalized. With this condition, all agencies can recommend the Director's approval of the plan.

Staff recommends approval subject to the annotations on the plans, 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 must be revised as annotated on the staff plan and included with the construction plans for final signature.
16. The unit house numbers must be visible from the parking areas and drives.
17. The names of streets, drives, courts, and parking areas must be approved by the Richmond Regional Planning District Commission and such names must be included on the construction plans prior to their approval. The standard street name signs must be installed prior to any occupancy permit approval.

18. All proffers and conditions approved as part of zoning case REZ2023-00022 and provisional use permit case PUP2023-00009 must be incorporated in this approval.
19. 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.
20. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines must be underground.
21. The pavement must be designed and constructed in accordance with the pavement design standards and specifications of the Department of Public Works. The developer must post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation will be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The defect bond must remain in effect for a period of three years from the date of the issuance of the final occupancy permit. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with the approved plans and specifications.
22. Prior to issuance of any building permits for Building 2 as shown on the staff plan, evidence of approval of a Letter of Map Revision (LOMR) is approved by FEMA must be provided, modifying the special flood hazard area mapping to eliminate conflict with the building and associated setback requirements.

(Staff Report by: Aimee Crady)

(Applicant's Representative: Joe Faudale)

(Applicable Rezoning Cases and PUPS: REZ2023-00022 , and PUP2023-00009)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2023-00353

Telegraph Road Apartments
– Reconsideration
-10551 Telegraph Road

Timmons Group for Mohawk Investment Partners I, LLC, National Financial Realty – Richmond, LLC, and Bristol Development Group: Request for approval of reconsideration of a plan of development and lighting plan, as required by Chapter 24, Section 24-2314 of the Henrico County Code, to construct a **five-story 279-unit** apartment building. The 7.2-acre site is located on the southeastern line of Telegraph Road, approximately 190 feet northeast of JEB Stuart Parkway, within the Virginia Center Commons Form-Based Alternative Overlay Subdistrict, on parcels 786-770-4008 and 786-770-7915 (part). The zoning is B-3C Business District (Conditional), O-3C Office District (Conditional), and FBA-O Form-Based Alternative Overlay District. County water and sewer. **(Fairfield)**

**Approved by Director on
09/27/2023**

The applicant received plan of development approval previously for a four-story, 275-unit apartment building in June of this year. This reconsideration would revise the plan for approval of a 279-unit five-story building with a smaller building footprint, resulting in an increase of civic open space in this area of the Virginia Center Commons Form-Based Alternative Overlay District. All requirements of form-based overlay development continue to be met, with streetscape design, building transparency (fenestration), and other design elements adhering to the standards of Chapter 24, Article 3, Division 8. Site improvements. The building design and finishes are consistent with the previously approved building. The site layout plan is otherwise generally consistent with the previously approved plan of development, with the exception of increased open space area generally where the extent of the building footprint was previously approved to encompass.

Staff recommends approval subject to the annotations on the plan, 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 must be revised as annotated on the staff plan and included with the construction plans for final signature.
16. The unit house numbers must be visible from the parking areas and drives.
17. The names of streets, drives, courts, and parking areas must be approved by the Richmond Regional Planning District Commission and such names must be included on the construction plans prior to their approval. The standard street name signs must be installed prior to any occupancy permit approval.
18. A plat for the widening of Telegraph Road right-of-way, as shown on the approved plan, must be submitted to the Real Property Division prior to approval of the construction plan, and must be recorded prior to requesting occupancy permits. The developer must provide evidence of recordation to the Director of Public Works.
19. 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.

20. A shared use path meeting County standards as determined by the Director of Public Works must be provided along the southeastern side of Telegraph Road.
21. 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.

(Staff Report by: Aimee Crady)

(Applicant's Representative: Amelia Wehunt)

(Applicable Rezoning Cases and PUPS: C-113C-88, C-114C-88, and C-116C-88)

PLAN OF DEVELOPMENT

SITE PLAN AND LIGHTING PLAN

POD2022-00633

Highland Woods Expansion
– 125 S. Kalmia Ave.

Gradient Environment for Oliver Investment Fund, LLC., Highland Woods, L.C., and Oliver Properties: Request for approval of a site plan and lighting plan, as required by Chapter 24, Section 24-2315 of the Henrico County Code, to construct 34 three-story townhouse-style apartments with associated parking, infrastructure, and amenities, as an expansion of the existing Highland Woods Apartments. The 2.49-acre site is located on the southeastern corner of the intersection of East Beal Street and South Kalmia Avenue, on parcels 822-722-2780, 822-722-1872, 822-722-4258, 822-722-1753, and 822-722-3727(part). The zoning is R-5C General Residential District (Conditional) and AS-O Airport Safety Overlay District. County water and sewer. **(Varina)**

Applicant has requested deferral to the December Agenda

(Staff Report by: Spencer Norman)

(Applicant’s Representative: Claire Shirley)

(Applicable Rezoning Cases and PUPS: REZ2021-00057)

SITE PLAN, LIGHTING PLAN, AND ALTERNATIVE LANDSCAPE PLAN

POD2023-00124

Royal Farms at 301 South
Airport Drive

**Approved by Director on
09/27/2023**

Bowman Consulting Group for Parham Dev Co, Marsoby Company, and Hull St Properties LLC: Request for approval of a site plan, lighting plan, and alternative landscape plan, as required by Chapter 24, Section 24-2315 of the Henrico County Code, to construct a single story 4,765 square foot convenience store, 3,810 square foot vehicle fueling station canopy, 1,250 square foot detached carwash facility and all associated infrastructure improvements to support these buildings and their uses, including adjacent road improvements. The 4.68-acre site is located on the south line of S. Airport Drive, approximately 1,600 feet west of Nine Mile Road, on parcel 823-720-9629 and 823-720-5811(part). The zoning is B-2 Business District, R-4 One Family Residence District, and AS-O Airport Safety Overlay District. County water and sewer. **(Varina)**

The applicant's request for a Provisional Use Permit (PUP) in order to have a 24-hour operation was approved by the Board of Supervisors on August 15, 2023. The provided plan satisfies the conditions of that approval under PUP2023-00011, which will be incorporated into any plan approval.

As this site is adjacent to residentially zoned land, Neighborhood Compatibility standards as outlined in the Zoning Ordinance must be met. The provided plan meets these standards with the exception of parking. The standards limit the number of parking spaces provided to 1.2 times the minimum parking spaces required, unless the Director of Planning, based on review of a parking study, approves otherwise. Per the current Zoning Ordinance, the minimum parking required is 19 spaces which would only allow a maximum of 23 parking spaces. However, the developer has provided a parking demand study in which they are requesting an exception to allow 39 parking spaces. Based on the provided analysis staff has no objection to the request.

The provided lighting plan satisfies code requirements for 24-hour use and will also be reviewed as part of the CPTED plan. Light pole heights and photometric counts are acceptable. The developer has agreed to enhanced landscaping in addition to retaining a large portion of the site's existing natural vegetation between the proposed uses and the residentially zoned property to the south.

For BMPs that are not developed as amenities, code requires screening by opaque walls/fences or as part of an Alternative Landscaping Plan. The applicant has requested approval of an Alternative Landscape Plan to screen the BMP with evergreen shrubs. Staff has no objection to this request considering the location of the BMP in the rear of the site, the chain link fencing, and the proposed landscaping materials. Exact planting details will be worked out during the landscape plan submittal.

The Division of Police has reviewed the plan and recommends approval to the Director of Planning. A key component of their plan approval is that an eight-foot-high security fence, made of black vinyl coated 5/8" chain link is proposed at the limits of clearing.

Staff recommends approval subject to the annotations on the plans, 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 must be revised as annotated on the staff plan and included with the construction plans for final signature.
16. The conditions approved as part of provisional use permit case PUP2023-00011 must be incorporated in this approval.
17. A plat for the widening of South Airport Road (State Route 156) right of way as shown on the approved plan must be submitted to the Real Property Division prior to approval of construction plans. The plat must be submitted to VDOT following approval of the construction plans and recorded with appropriate conveyance instruments prior to requesting occupancy permits. The developer must provide evidence of recordation to the Director of Public Works.
18. The entrances and drainage facilities on South Airport Road (State Route 156) must be approved by the Virginia Department of Transportation and the County.
19. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, must be submitted to the Director of Public Works prior to any occupancy permits being issued.
20. 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.
21. A concrete sidewalk meeting VDOT standards must be provided along the south side of South Airport Road (State Route 156).
22. The owner or manager on duty will 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 must arrange with the Traffic Engineer to provide standard traffic control signs to notify customers that stopping or standing on the public right-of-way will not be permitted near the entrances to the car wash facility.
23. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing, and hours of construction must be submitted for County review and prior to the approval of any final construction plans.
24. The owners must not begin clearing of the site until the following conditions have been met:
 - The site engineer must conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements must be shown.
 - After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner must have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.
 - The site engineer must certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter must be sent to the Department of Planning and the Department of Public Works.
 - The owner will be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details must be included on the landscape plans for approval.

25. The applicant, owner, or operator must meet with the Henrico County Police Division prior to issuance of the Final Certificate of Occupancy to ensure compliance with the approved CPTED Plan. The CPTED plan review must be completed by the Henrico County Police Division prior to construction plan approval.

(Staff Report by: Kristin Smith)

(Applicant's Representative: Michael Latham)

(Applicable Rezoning Cases and PUPS: PUP2023-00011)

PRELIMINARY PLAT

SUB2023-00120

Crossings at Mulberry, The
(September 2023 Plan)
– 5251 Chamberlayne Road
(U.S. Route 301)

**Approved by Director on
09/27/2023**

Balzer & Associates, Inc. for LCJ Jr. Limited Partnership, Julia F Robins Family Limited Partnership, Brasfield-Johnson Properties, LLC., and RDK Land Holdings, LLC.: The 17.058-acre site proposed for the construction of 160 townhouse lots for sale is located on the east line of Chamberlayne Road (U.S. Route 301), approximately 250 feet south of Wilmer Avenue, and on the south line of Wilmer Avenue approximately 500 feet east of Chamberlayne Road (U.S. Route 301) on parcels 787-744-3995 and 787-745-5839. The zoning is R-6C General Residence District (Conditional). County water and sewer. **(Fairfield) 160 Lots**

This preliminary subdivision request for The Crossings at Mulberry consists of 160 townhouse lots for sale. The 17.06 acres that comprises this proposed development was rezoned by the Board of Supervisors June 14, 2022, with case REZ2022-00013.

The layout is in substantial conformance with the proffered conceptual layout. The layout also shows the proffered active/passive amenity areas such as fenced green space for a dog park, pavilion and a wet BMP with aeration that will be designed as an amenity. Sidewalks are provided as necessary to provide pedestrian paths from the parking areas outside of the access drive and walking paths throughout the development for resident access to the amenities. The layout also provides the proffered 35' transitional buffer along Chamberlayne Road.

After preliminary plan approval, a plan of development (POD) is required to be submitted for approval by the Director of Planning. The POD will provide the information and details necessary to build the neighborhood and amenities.

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

13. The plat must contain a statement that the common area is dedicated to the common use and enjoyment of the homeowners of The Crossings at Mulberry and is not dedicated for use by the general public. This statement must refer to the applicable article in the covenants recorded with the plat.
14. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association must be submitted to the Department of Planning for review. Such covenants and restrictions must be in a form and substance satisfactory to the County Attorney and must be recorded prior to recordation of the subdivision plat.
15. The details for the landscaping to be provided within the 35-foot wide planting strip easement along Chamberlayne Road (U.S. Route 301) must be submitted to the Department of Planning for review and approval prior to recordation of the plat.
16. A VDOT Standard sidewalk must be constructed along the east side of Chamberlayne Road (U.S. Route 301).
17. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.

18. The proffers approved as part of zoning case REZ2022-00013 must be incorporated in this approval.
19. The final plat for recordation must contain information showing The Chesapeake Bay Preservation areas, if any, in accordance with Division 8 of Article 5 of Chapter 24 of the Henrico County Code, as determined by the Director of Public Works.
20. 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 must 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 must 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 must be furnished to the Directors of Planning and Public Works.
21. The right-of-way for widening of Chamberlayne Road (U.S. Route 301) as shown on approved plans must be dedicated to VDOT prior to recordation of the subdivision plat for The Crossings at Mulberry, Section 1. The right-of-way dedication plat and any other required information must be submitted to the County Real Property Agent prior to approval of construction plans.

(Staff Report by: Christina Goggin)

(Applicant's Representative: Brad Schurman)

(Applicable Rezoning Cases and PUPS: _____ REZ2022-00013 _____)

LANDSCAPE AND LIGHTING PLAN

POD2023-00326 &
POD2023-00327

Brook Villas
– 8000 Brook Road
(U.S. Route 1)

**Approved by Director on
09/27/2023**

VHB, Inc. for Brook Villas, LLC.: Request for approval of a landscape and lighting plan, as required by Chapter 24, Article 5 of the Henrico County Code. The 6.036-acre site is located on the south line of Villa Park Drive at the intersection with Brook Road (U.S. Route 1), on parcel 783-753-8074. The zoning is R-5 General Residence District and B-3C Business District (Conditional). County water and sewer. **(Fairfield)**

The provided landscape and lighting plans are being submitted as required by conditions 9 and 11 under the November 14, 2019 approval of POD2019-00390. The original case was approved under the previous zoning code and therefore the submitted landscape and lighting plans were also reviewed under that code.

At this time, comments have not been received from all reviewing agencies, however, the Planning Department and the Department of Police cannot approve the plans due to the light levels at some points in the plan. Staff is expecting a revised plan to address these issues.

Should the Director approve these plans, staff recommends they be subject to the annotations on the plan and the standard conditions for plans of this type.

1. The plans must be revised as shown in red on Staff plan dated **September 20, 2023**, which will be as much a part of this approval as if all details were fully described herein. Four (4) sets of prints of the revised plan must be submitted to the Department of Planning for approval stamps and distribution.
2. The property must be developed as shown on the plan filed with the case and no changes or additions to the layout will be made without the approval of the Choose an Planning Commission.
3. The owner must have a set of approved plans available at the site at all times when work is being performed. A designated responsible employee must be available for contact by County Inspectors.
4. All groundcover and landscaping must be properly maintained in a healthy condition at all times. All diseased and dead plant materials, except leaves and other normal forest litter, must be promptly removed and replaced during the normal planting season and in all cases within a year.
5. All required trees must be allowed to reach their mature size and must be maintained at their mature size. Except for trimming and pruning within a utility easement in accordance with applicable policies of the affected utility, required plants must not be cut or severely pruned or otherwise damaged so that their natural form is impaired.
6. All exterior luminaires, including security lighting must be full cutoff fixtures, and in compliance with this approval. Separate electrical permits are required prior to installation.

(Staff Report by: Salim Chishti)

(Applicant's Representative: Willie Lee Jones)

(Applicable Rezoning Cases and PUPS: C-87C-86)