

1 Minutes of the regular monthly meeting of the Planning Commission of the County of Henrico,
2 Virginia, held in the Board Room of the County Administration Building in the Government Center
3 at Parham and Hungary Springs Roads, Beginning at 9:00 a.m. Wednesday, April 23, 2003.

4

5 Members Present: Mrs. Lisa D. Ware, Vice Chairperson (Tuckahoe)
6 Mr. Ernest B. Vanarsdall, C.P.C. (Brookland)
7 Mr. C. W. Archer, C.P.C. (Fairfield)
8 Mr. Allen Taylor, P.E., C.P.C. (Three Chopt)
9 Mr. Richard W. Glover (Brookland) Board of Supervisors
10 Representative

11

12 Members Absent: Mr. E. Ray Jernigan, C.P.C., Chairperson (Varina)

13

14 Others Present: Mr. John R. Marlles, AICP, Director of Planning, Secretary
15 Mr. Randall R. Silber, Assistant Director of Planning
16 Mr. David D. O'Kelly, Jr., Principal Planner
17 Ms. Leslie A. News, CLA, County Planner
18 Mr. James P. Strauss, CLA, County Planner
19 Mr. E. J. (Ted) McGarry, III, County Planner
20 Mr. Kevin D. Wilhite, C.P.C., AICP, County Planner
21 Mr. Michael F. Kennedy, County Planner
22 Ms. Christina L. Goggin, AICP, County Planner
23 Mr. Michael P. Cooper, County Planner
24 Mr. Todd Eure, Assistant Traffic Engineer
25 Mr. Joe Rapisarda, County Attorney
26 Ms. Diana B. Carver, Recording Secretary

27

28 **Mr. Richard W. Glover, the Board of Supervisors Representative, abstains on all cases**
29 **unless otherwise noted.**

30

31 Mrs. Ware - Good morning. Welcome to the public hearing for plans of development.
32 Do we have anyone from the press with us today? Thanks. Then I will turn the meeting over to
33 our Secretary, Mr. Marlles.

34

35 Mr. Marlles - Thanks, Madam Chairman. Good morning ladies and gentlemen and
36 members of the Planning Commission. The first item on the agenda is Requests for Deferrals
37 and Withdrawals. We do have quite a few deferrals this morning and I will turn it over to Mr.
38 Wilhite, who will review those.

39

40 Mr. Wilhite - Good morning, Madam Chairman, Commission members, and ladies and
41 gentlemen. We have seven requests for deferrals that we are aware of at this time. The first
42 appears on Page 3 of your Agenda.

43

43 **TRANSFER OF APPROVAL**

44

POD-87-85

Quioccasin Station Shopping
Center –
8932 Quioccasin Road

Commonwealth Commercial Partners, Inc. for Amanakin Farms, Inc.: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from QRS Limited Partnership to Amanakin Farms, Inc. The 8.56-acre site is located approximately 200 feet west of Sterling Drive at 8932 Quioccasin Road, on parcel 752-745-3770. The zoning is B-2, Business District. County water and sewer. **(Tuckahoe)**

45

46 Mr. Wilhite - The applicant is requesting deferral to May 28, 2003.

47

48 Mrs. Ware - Is there any opposition to the deferral? All right, then I will make the
49 motion that the Transfer of Approval for POD-87-85, Quioccasin Station Shopping Center, be
50 deferred to the May 28, 2003 meeting.

51

52 Mr. Vanarsdall - Second.

53

54 Mrs. Ware - We have a motion by Mrs. Ware and a second by Mr. Vanarsdall. All in
55 favor say aye. All opposed say no. The motion passes.

56

57 At the request of the applicant, the Planning Commission deferred Transfer of Approval for
58 POD-87-85, Quioccasin Station Shopping Center, 8932 Quioccasin Road, to its meeting on May
59 28, 2003.

60

61 **TRANSFER OF APPROVAL**

62

POD-91-85

The Colonnade Building
@ Innsbrook
(Formerly The Oxford
Building)

Hirschler, Fleischer for Highwoods Realty Limited Partnership: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from Chamanreal Inc., N.V. to Highwoods Realty Limited Partnership. The 6.4-acre site is located at 4050 Innslake Drive on parcel 749-760-3757. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

63

64 Mr. Wilhite - The applicant requests deferral to June 25, 2003.

65

66 Mrs. Ware - Is there any opposition to the deferral of this case?

67

68 Mr. Taylor - No opposition. Madam Chairman, I move that Transfer of Approval for
69 POD-91-85, The Colonnade Building @ Innsbrook (Formerly The Oxford Building) be deferred
70 to the meeting on June 25, 2003.

71

72 Mr. Vanarsdall - Second.

73

74 Mrs. Ware - Motion made by Mr. Taylor and seconded by Mr. Vanarsdall. All in favor
75 say aye. All opposed say no. The motion passes.

76

77 At the request of the applicant, the Planning Commission deferred Transfer of Approval for
78 POD-91-85, The Colonnade Building @ Innsbrook (Formerly The Oxford Building) to its
79 meeting on June 25, 2003.

80

81 **PLAN OF DEVELOPMENT**

82

POD-30-03

Uno's @ Short Pump Town
Center (POD-6-01 Revised)

**Carter Design for Short Pump Town Center, LLC and Short
Pump Investment Group, 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, 6,722 square
foot restaurant in a regional shopping center. The 1.49-acre site
is located 680 feet north of W. Broad Street (U. S. Route 250)
and approximately 1,500 feet west of Lauderdale Drive on parcel
736-764-3817. The zoning is B-3C, Business District
(Conditional) and WBSO (West Broad Street Overlay) District.
Private water and sewer. **(Three Chopt)**

83

84 Mr. Wilhite - The applicant requests deferral to May 28, 2003.

85

86 Mrs. Ware - Is there any opposition to this case? Mr. Taylor.

87

88 Mr. Taylor - Madam Chairman, I move that POD-30-03, Uno's at Short Pump Town
89 Center be deferred to May 28, 2003, at the applicant's request.

90

91 Mr. Vanarsdall - Second.

92

93 Mr. Ware - I have a motion by Mr. Taylor and a second by Mr. Vanarsdall. All those
94 in favor say aye. All opposed say no. The motion passes.

95

96 At the request of the applicant, the Planning Commission deferred POD-30-03, Uno's at Short
97 Pump Town Center (POD-6-01 Revised) to its meeting on May 28, 2003.

98

98 **SUBDIVISION**

99

Hanover Estates
(April 2003 Plan)

Potts, Minter & Associates, P.C. for CGDS Development Company, LLC: The 27.7-acre site is located on the east line of Hanover Road at 445 and 505 Hanover Road approximately 1,000 feet north of Graves Road on parcels 831-723-4522 and 5867. The zoning is A-1, Agricultural District and ASO (Airport Safety Overlay) District. County water and sewer. **(Varina) 21 Lots**

100

101 Mr. Wilhite - The applicant has requested deferral to May 28, 2003.

102

103 Mrs. Ware - Is anyone in opposition to the deferral of this case?

104

105 Mr. Vanarsdall - I move Hanover Estates (April 2003 Plan) be deferred to May 28 at the
106 applicant's request.

107

108 Mrs. Ware - Motion made by Mr. Vanarsdall and seconded by Mr. Taylor. All those in
109 favor say aye. All opposed say no. The motion passes.

110

111 At the request of the applicant, the Planning Commission deferred Subdivision Hanover Estates
112 (April 2003 Plan) to its meeting on May 28, 2003.

113

114 **SUBDIVISION**

115

Mankin Industrial Park (A
Dedication of Oakley's Lane
Relocated)
(April 2003 Plan)

Engineering Design Associates for Godsey Properties, Inc.:
The 60.696-acre site is located along the north line of Oakley's Lane at 4450 Oakley's Lane approximately 600 feet west of Holly Avenue on parcel 817-721-5981. The zoning is M-1C, Light Industrial District (Conditional) and ASO (Airport Safety Overlay) District. **(Varina)**

116

117 Mr. Wilhite - The applicant has requested that this be deferred to May 28, 2003.

118

119 Mrs. Ware - Is there anyone here in opposition to the deferral?

120

121 Mr. Vanarsdall - I move that Mankin Industrial Park (A Dedication of Oakley's Lane
122 Relocated) (April 2003 Plan) be deferred to the May 28, 2003 meeting at the applicant's request.

123

124 Mr. Taylor - Second.

125

126 Mrs. Ware - Motion made by Mr. Vanarsdall and seconded by Mr. Taylor. All those in
127 favor say aye. All opposed say no. The motion passes.

128

129 At the request of the applicant, the Planning Commission deferred Subdivision Mankin Industrial

130 Park (A Dedication of Oakley's Lane Relocated) (April 2003 Plan) to its meeting on May 28,
131 2003.

132

133 **SUBDIVISION (Deferred from the March 26, 2003, Meeting)**

134

Newstead Landing
(A Resubdivision of Newstead
Landing, Section A and a Portion
of Newstead Farms)
(September 2002 Plan)

Engineering Design Associates for Newstead Landing L.C.:
The 52.7-acre site is located on the south line of Kingsland
Road 140 feet east of Osborne Landing (private road) on parcels
808-670-1962, 3363, 4865, 6169, 1028; 808-668-9806 and 809-
668-6715. The zoning is A-1, Agricultural District. Private
central water and central sewer system. **(Varina)**
30 Lots

135

136 Mr. Wilhite - The applicant has requested a deferral to May 28, 2003.

137

138 Mrs. Ware - Is there anyone in opposition to the deferral?

139

140 Mr. Vanarsdall - I move that Newstead Landing be deferred to May 28, 2003 at the
141 applicant's request.

142

143 Mr. Archer - Second.

144

145 Mrs. Ware - Motion made by Mr. Vanarsdall and seconded by Mr. Archer. All in favor
146 say aye. All opposed say no. The motion passes.

147

148 At the request of the applicant, the Planning Commission deferred Newstead Landing (A
149 Resubdivision of Newstead Landing, Section A, and a Portion of Newstead Farms) (September
150 2002 Plan) to its meeting on May 28, 2003.

151

152 **PLAN OF DEVELOPMENT (Deferred from the March 26, 2003, Meeting)**

153

POD-22-03
Bethlehem Road Office
Building – Bethlehem Road

Engineering Design Associates for Hugh W. Owens: Request
for approval of a plan of development, as required by Chapter
24, Section 24-106 of the Henrico County Code, to construct a
two-story, 6,450 square foot office building. The 2.58-acre site is
located at 6501 Old Bethlehem Road on parcels 769-745-9774
and 770-745-1768. The zoning is O-2C, Office District
(Conditional). County water and sewer. **(Brookland)**

154

155 Mr. Wilhite - The last request we are aware of is POD-22-03. The applicant requests a
156 deferral to May 28, 2003.

157

158 Mrs. Ware - Is there anyone in opposition to the deferral?

159

160 Mr. Vanarsdall - I move that POD-22-03, Bethlehem Road Office Building – Bethlehem

161 Road, be deferred to May 28, 2003 at the applicant's request.

162

163 Mr. Archer - Second.

164

165 Mrs. Ware - Motion made by Mr. Vanarsdall and seconded by Mr. Archer. All in favor
166 say aye. All opposed say no. The motion passes.

167

168 At the applicant's request, the Planning Commission deferred POD-22-03, Bethlehem Road
169 Office Building – Bethlehem Road, to its meeting on May 28, 2003.

170

171 Mr. Marles - Madam Chairman, the next item on the agenda is the Expedited Agenda.
172 For the benefit of the ladies and gentlemen in the audience, items on the Expedited Agenda are
173 items for which staff is recommending approval. The Planning Commission member from the
174 District has no issues and there is no known citizen opposition. If there is citizen opposition, this
175 item can be taken off the agenda and put on the regular rotation. The agenda items again will be
176 presented by Mr. Kevin Wilhite.

177

178 **TRANSFER OF APPROVAL**

179

POD-69-91
American Bearing

Frank H. Seldes: Request for approval of a transfer of approval,
as required by Chapter 24, Section 24-106 of the Henrico County
Code from B. K. Katherman to Frank H. Seldes. The .784-acre
site is located at 2419 Westwood Avenue parcels 777-734-9111
and 9611. The zoning is M-1, Light Industrial District. County
water and sewer. **(Brookland)**

180

181 Mrs. Ware - Is there any opposition to hearing this case on the Expedited Agenda?

182

183 Mr. Vanarsdall - I move that POD-69-91, American Bearing, be approved on the Expedited
184 Agenda as recommended by staff with Condition No. 1.

185

186 Mr. Archer - Second.

187

188 Mrs. Ware - Motion made by Mr. Vanarsdall and seconded by Mr. Archer. All in favor
189 say aye. All opposed say no. The motion passes.

190

191 The Planning Commission approved Transfer of Approval for POD-69-91, American Bearing,
192 subject to the owner accepting and agreeing to be responsible for continued compliance with the
193 conditions of the original approval and the following additional condition:

194

195 1. The site deficiencies, as identified in the inspection report, dated **February 24, 2003**,
196 shall be corrected by **July 23, 2003**.

197

197 **TRANSFER OF APPROVAL (Deferred from the March 26, 2003, Meeting)**

198

POD-10-86
Triangle Park Retail Shops -
7110 Patterson Avenue
(State Route 6)

Grubb & Ellis for Moudilos Family, LLC: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from 7110 Patterson LLC & Russell Malone III to Moudilos Family, LLC. The 1.15-acre site is located on the north side of Patterson Avenue (U.S. Route 6) approximately 400 feet west of Three Chopt Road on parcels 763-740-1061 and 1271. The zoning is B-1, Business District and B-2C, Business District (Conditional). County water and sewer. (**Tuckahoe**)

199

200 Mrs. Ware - Is there any opposition to hearing this case on the Expedited Agenda? All
201 right. I move that POD-10-86, Triangle Park Retail Shops – 7110 Patterson Avenue (State Route
202 6), be approved based on the conditions stated and the additional condition No. 1.

203

204 Mr. Vanarsdall - Second.

205

206 Mrs. Ware - Motion made by Mrs. Ware and second by Mr. Vanarsdall. All in favor
207 say aye. All opposed say no. The motion passes.

208

209 The Planning Commission approved Transfer of Approval for POD-10-86, Triangle Park Retail
210 Shops – 7110 Patterson Avenue (State Route 6), subject to the applicant accepting and agreeing
211 to be responsible for continued compliance with the conditions of original approval and the
212 following additional condition:

213

214 1. The site deficiencies, as identified in the inspection report dated **March 11, 2003** shall be
215 corrected by **May 2, 2003**.

216

217 **PLAN OF DEVELOPMENT**

218

POD-28-03
The Shoppes @ Westgate
@ Wellesley
(POD-22-02 Revised)

Balzer & Associates, Inc. for Wellesley Centre, L.C. and TGM Realty Investors, Inc.: Request for approval of a revised plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 36,862 square foot shopping center. The 6.633-acre site is located at the intersection of W. Broad Street (U.S. Route 250) and Lauderdale Drive on parcel 737-762-4724. The zoning is B-2C, Business District (Conditional) and WBSO (West Broad Street Overlay) District. County water and sewer. (**Three Chopt**)

219

220 Mrs. Ware - Is there any opposition to hearing this case on the Expedited Agenda? Mr.
221 Taylor.

222

223 Mr. Taylor - I move that POD-28-03, The Shoppes @ Westgate @ Wellesley, be

224 approved on the Expedited Agenda subject to standard conditions for developments of this type
225 and the additional conditions Nos. 9 and 11 Amended and 23 through 40.

226

227 Mr. Vanarsdall - Second.

228

229 Mrs. Ware - We have a motion by Mr. Taylor and a second by Mr. Vanarsdall. All in
230 favor say aye. All opposed say no. The motion passes.

231

232 **9. AMENDED** - A detailed landscaping plan shall be submitted to the Planning Office for
233 review and Planning Commission approval prior to the issuance of any occupancy
234 permits.

235 **11. AMENDED** - Prior to the installation of the site lighting equipment, a plan including
236 depictions of light spread and intensity diagrams, and fixture and specifications and
237 mounting height details shall be submitted for Planning Office review and Planning
238 Commission approval.

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

240 **24.** The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of
241 the total site area.

242 **25.** No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

243 **26.** The easements for drainage and utilities as shown on approved plans shall be granted to
244 the County in a form acceptable to the County Attorney prior to any occupancy permits
245 being issued. The easement plats and any other required information shall be submitted
246 to the County Real Property Agent at least sixty (60) days prior to requesting occupancy
247 permits.

248 **27.** The developer shall provide fire hydrants as required by the Department of Public
249 Utilities and Division of Fire.

250 **28.** A standard concrete sidewalk shall be provided along the east side of Lauderdale Drive.

251 **29.** All repair work shall be conducted entirely within the enclosed building.

252 **30.** Outside storage shall not be permitted.

253 **31.** The proffers approved as a part of zoning case C-75C-02 shall be incorporated in this
254 approval.

255 **32.** The developer shall install an adequate restaurant ventilating and exhaust system to
256 minimize smoke, odors, and grease vapors. The plans and specifications shall be
257 included with the building permit application for review and approval. If, in the opinion
258 of the County, the type system provided is not effective, the Commission retains the
259 rights to review and direct the type of system to be used.

260 **33.** Any necessary off-site drainage and/or water and sewer easements must be obtained in a
261 form acceptable to the County Attorney prior to final approval of the construction plans.

262 **34.** Deviations from County standards for pavement, curb or curb and gutter design shall be
263 approved by the County Engineer prior to final approval of the construction plans by the
264 Department of Public Works.

265 **35.** The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of
266 the Henrico County Code.

267 **36.** Insurance Services Office (ISO) calculations must be included with the plans and
268 contracts and must be approved by the Department of Public Utilities prior to the issuance

269 of a building permit.
270 37. Approval of the construction plans by the Department of Public Works does not establish
271 the curb and gutter elevations along the Henrico County maintained right-of-way. The
272 elevations will be set by Henrico County.
273 38. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the
274 Planning Office and approved prior to issuance of a certificate of occupancy for this
275 development.
276 39. The conceptual master plan, as submitted with this application, is for planning and
277 information purposes only.
278 40. The location of all existing and proposed utility and mechanical equipment (including
279 HVAC units, electric meters, junction and accessory boxes, transformers, and generators)
280 shall be identified on the landscape plans. All equipment shall be screened by such
281 measures as determined appropriate by the Director of Planning or the Planning
282 Commission at the time of plan approval.
283

284 **LANDSCAPE & LIGHTING PLAN**

285

LP/POD-39-02

Cost Plus @ Brookhollow

Timmons Group for Glenbrook Properties: 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 9.593-acre site is located on the northwest intersection of W. Broad Street (U.S. Route 250) and Brookriver Drive on parcel 743-761-2163. The zoning is M-1C, Light Industrial District and WBSO (West Broad Street Overlay) District. County water and sewer. **(Three Chopt)**

286

287 Mr. Wilhite - On Page 2 of your Addendum there is a revised caption that corrects the
288 project name.

289

290 Mrs. Ware - Is there anyone in opposition to hearing this case on the Expedited
291 Agenda? Mr. Taylor.

292

293 Mr. Taylor - Madam Chairman, I move approval of LP/POD-39-02, Cost Plus @
294 Brookhollow, subject to the annotations on the plan and standard conditions for landscape and
295 lighting plans.

296

297 Mr. Vanarsdall - Second.

298

299 Mrs. Ware - Motion made by Mr. Taylor, seconded by Mr. Vanarsdall. All in favor say
300 aye. All opposed say no. The motion passes.

301

302 The Planning Commission approved LP/POD-39-02, Cost Plus @ Brookland, subject to the
303 annotations on the plans and the standard conditions for landscape and lighting plans.

304

305 **SUBDIVISION**

306

Sterling Forest Parkway
(April 2003 Plan)

Bay Design Group for County of Henrico: The .4364-acre site is located between Wilkinson Road and Diane Lane on parcel 793-753-4548. The zoning is R-2, One-Family Residence District and R-2AC, One-Family Residence District (Conditional). County water and sewer. **(Fairfield) 0 Lots**

307

308 Mrs. Ware - Is there any opposition to hearing this case on the Expedited Agenda? Mr.
309 Archer.

310

311 Mr. Archer - Madam Chairman, I move conditional approval subject to the annotations
312 on the plans and the standard conditions for subdivisions served by public utilities.

313

314 Mr. Vanarsdall - Second.

315

316 Mrs. Ware - Motion made by Mr. Archer, seconded by Mr. Vanarsdall. All in favor say
317 aye. All opposed say no. The motion is passed.

318

319 The Planning Commission granted conditional approval to Subdivision Sterling Forest Parkway
320 (April 2003 Plan), subject to the annotations on the plans and the standard conditions for
321 subdivisions served by public utilities.

322

323 **PLAN OF DEVELOPMENT & LIGHTING PLAN**

324

POD-29-03

Jared @ Short Pump Town
Center (POD-6-01 Revised)

McKinney & Company for Short Pump Town Center, LLC and West Broad Street & Hagen Drive Development: 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 construct a one-story, 6,075 square foot retail building in a regional shopping center. The 0.82-acre site is located on the north line of W. Broad Street (U.S. Route 250), northeast of its intersection with Spring Oak Drive on part of parcel 739-762-1061. The zoning is B-3C, Business District (Conditional) and WBSO (West Broad Street Overlay) District. Private water and sewer. **(Three Chopt)**

325

326 Mr. Wilhite - At this time you are being handed out a copy of the architectural plans.
327 There is no change to the architectural plans. They just replace the rendering that was in your
328 packet that didn't reproduce very well. However, there is one annotation change. The annotation
329 regarding the entrance onto the eastern access road has been revised. Staff is recommending that
330 an entrance be provided which would be shifted northward approximately 50 feet and a 100-ft.
331 turn lane with a 75-ft. taper will be provided. With that annotation change, staff would
332 recommend approval.

333

334 Mr. Vanarsdall - Madam Chairman, I have a question. He may have covered it. What is

335 the date of this?

336

337 Mr. Wilhite - We received that Thursday of last week, but that is not a revised plan.
338 That just replaces the rendering in the packet.

339

340 Mr. Taylor - We don't have to waive the time limits on it, do we?

341

342 Mr. Wilhite - No, sir.

343

344 Mr. Vanarsdall - Thank you.

345

346 Mrs. Ware - Is there anyone opposed to hearing this case on the Expedited Agenda?

347 Mr. Taylor.

348

349 Mr. Taylor - Madam Chairman, I move approval of POD-29-03, Jared @ Short Pump
350 Town Center (POD-6-01 Revised), subject to the standard conditions for developments of this
351 type and additional conditions Nos. 11B and 23, 24,25, 26, 27 and 28, and the annotations on the
352 plans.

353

354 Mr. Vanarsdall - Motion was made by Mr. Taylor and seconded by Mr. Vanarsdall. All in
355 favor say aye. All opposed say no. The motion passes.

356

357 The Planning Commission approved Plan of Development and Lighting Plan for POD-29-03,
358 Jared @ Short Pump Town Center (POD-6-01 Revised), subject to the annotations on the plans,
359 the standard conditions for developments of this type, and the following additional conditions:

360

361 11B. Prior to the approval of an electrical permit application and installation of the site lighting
362 equipment, a plan including light spread and intensity diagrams, and fixture specifications
363 and mounting heights details shall be revised as annotated on the staff plan and included
364 with the construction plans for final signature.

365 23. The developer shall provide fire hydrants as required by the Department of Public
366 Utilities and Division of Fire.

367 24. Outside storage shall not be permitted.

368 25. The proffers approved as a part of zoning case C-29C-98 shall be incorporated in this
369 approval.

370 26. Deviations from County standards for pavement, curb or curb and gutter design shall be
371 approved by the County Engineer prior to final approval of the construction plans by the
372 Department of Public Works.

373 27. Insurance Services Office (ISO) calculations must be included with the plans and
374 contracts and must be approved by the Department of Public Utilities prior to the issuance
375 of a building permit.

376 28. The location of all existing and proposed utility and mechanical equipment (including
377 HVAC units, electric meters, junction and accessory boxes, transformers, and generators)
378 shall be identified on the landscape plans. All equipment shall be screened by such
379 measures as determined appropriate by the Director of Planning or the Planning

380 Commission at the time of plan approval.

381

382 **SUBDIVISION**

383

Old Hanover
(April 2003 Plan)

Goodfellow, Jalbert, Beard & Associates, Inc. for Hopper Homes, Inc.: The 12.19-acre site is located on the north line of Old Hanover Road between I-295 and Young Drive on parcels 833-725-2005 and 3607. The zoning is A-1, Agricultural District and ASO (Airport Safety Overlay) District. County water and septic tank/drainfield. **(Varina) 8 Lots**

384

385 Mrs. Ware - Is there any opposition to hearing this case on the Expedited Agenda?

386

387 Mr. Vanarsdall - Madam Chairman, I move Old Hanover (April 2003 Plan) be approved on
388 the Expedited Agenda with the standard conditions for subdivisions served by public water and
389 septic tank/drainfield and additional conditions Nos. 12 and 13.

390

391 Mr. Taylor - Second.

392

393 Mrs. Ware - Motion made by Mr. Vanarsdall and seconded by Mr. Taylor. All in favor
394 say aye. All opposed say no. The motion passes.

395

396 The Planning Commission granted conditional approval to Subdivision Old Hanover (April 2003
397 Plan), subject to the standard conditions for subdivisions served by public water and septic
398 tank/drainfield and the following additional conditions:

399

400 12. The detailed plant list and specifications for the landscaping to be provided within the 25-
401 foot-wide planting strip easement along I-295 shall be submitted to the Planning Office for
402 review and approval prior to recordation of the plat.

403 13. Each lot shall contain at least one acre.

404

405 **SUBDIVISION**

406

Fortune Heights
(April 2003 Plan)

Edwards, Kretz, Lohr & Associates for Virginia A. Johnson: The 0.998-acre site is located at the northeast intersection of Fortune Road and Ardmore Drive, approximately 300 feet south of Parham Road, on parcel 759-753-9152. The zoning is R-3, One-Family Residence District. County water and sewer. **(Three Chopt) 3 Lots**

407 Mrs. Ware - Is there any opposition to hearing this case on the Expedited Agenda? Mr.
408 Taylor.

409

410 Mr. Taylor - Madam Chairman, I move that Subdivision Plan for Fortune Heights
411 (April 2003 Plan) be approved on the Expedited Agenda, subject to the annotations on the plan,
412 standard conditions for subdivisions served by public utilities and additional conditions Nos. 12

413 and 13.

414

415 Mr. Vanarsdall - Second.

416

417 Mrs. Ware - Motion made by Mr. Taylor, seconded by Mr. Vanarsdall. All in favor say
418 aye. All opposed say no. The motion passes.

419

420 The Planning Commission granted conditional approval to Subdivision Fortune Heights (April
421 2003 Plan), subject to the standard conditions for subdivisions served by public utilities, the
422 annotations on the plan and the following additional conditions:

423

424 12. Each lot shall contain at least 11,000 square feet.

425 13. Any necessary offsite drainage easements must be obtained prior to approval of the
426 construction plan by the Department of Public Works.

427

428 Mrs. Ware - That is it for Expedited. We are going to switch our schedule and hear Mr.
429 Archer's case first. Do you need to go over Subdivisions Extensions?

430

431

432 **FOR INFORMATIONAL PURPOSE ONLY**

433

Subdivision	Magisterial District	Original No. of Lots	Remaining Lots	Previous Extensions	Year(s) Extended
Sadler Grove (April 2001 Plan)	Three Chopt	56	1	1	3 Years 04/26/06
White Oak Forest (April 1999 Plan)	Varina	60	9	2	1 Year 04/28/04

434

435 Mr. Wilhite - We have two subdivision extensions for conditional approval, both being
436 extended administratively by the Director of Planning. The first is Sadler Grove (April 2001
437 Plan) located in the Three Chopt District. The other is White Oak Forest (April 1999 Plan) in the
438 Varina District. If you have any questions, I will be happy to answer them.

439

440 Mrs. Ware - Any questions from the Commission? Thank you.

441

442 Mr. Marles - Ladies and gentlemen, the next case is on Page 10 of the Agenda. Staff
443 report will be given by Mrs. Christina Goggin.

444 **PLAN OF DEVELOPMENT, TRANSITIONAL BUFFER DEVIATION & BUFFER**

445 **SCREEN MATERIAL ALTERNATIVE**

446

POD-21-03
Brook Run Animal Clinic – 7412 Brook Road
Timmons Group for Dr. Michael Zuccaro: Request for approval of a plan of development, transitional buffer deviation with buffer screen material alternative, as required by Chapter

(U.S. Route 1)

24, Sections 24-106 and 24-106.2(3)a of the Henrico County Code, to construct a one-story, 4,641 square foot animal clinic and related improvements. The 0.585-acre site is located on the west side of Brook Road (U. S. Route 1) approximately 400 feet north of Lakeside Avenue on parcels 784-752-5837 and 5844. The zoning is B-2, Business District. County water and sewer. **(Fairfield)**

447

448 Mrs. Ware - Is there any opposition to this case?

449

450 Ms. Goggin - Good morning. The plan handed out to you this morning in your Handout
451 Addendum provides the necessary information for Public Works Design to recommend approval
452 to the Planning Commission. But Public Works has not granted a 50/10 waiver for water
453 detention, and the applicant still may have to address this issue prior to construction plan
454 signature. And I just wanted to put that in the record so you all would know. The applicant has
455 provided color elevations of the proposed building to accompany the black and white renderings
456 in your Agenda. Leslie is working on that for me, so while we do that, this site was one of the
457 first to be rehabilitated within the Brook Road Redevelopment Corridor District. Staff has
458 worked with the Brook Road homeowners to develop minimum standards and guidelines for the
459 corridor as it redevelops, especially concerning transitional buffers between the businesses and
460 residences. Dr. Zuccaro, the applicant, currently has a 1,736 sq. ft. veterinary clinic at 7412
461 Brook Road and a 1,500 sq. ft. office building in a converted single-family dwelling at 7416
462 Brook Road. What Dr. Zuccaro would like to do is demolish the existing office building, which
463 is in an older home, which has been converted, and build a 4,641 sq. ft. veterinary clinic and
464 convert the existing veterinary hospital into office space. The site, as previously mentioned, is in
465 an older business area, primarily developed in the 1960s and 1970s, and the property is
466 contiguous on the western property line to R-4 Residential Zoning. Under today's code that
467 requires a 25-foot transitional buffer. The applicant is requesting a transitional buffer with width
468 and screen material deviation from the County Code, and the Code does permit the Planning
469 Commission to hear and grant this request if they feel it is appropriate and is providing to meet
470 the spirit and intent of the Ordinance. Code allows the applicant a 6-ft. brick or otherwise
471 architecturally approved masonry fence, and that is what is in front of you today. He is asking
472 for a 6-ft. brick crete fence and I have an example of that. It is the brick crete that we are starting
473 to see at a lot of the newer sites, CrossRidge is one I can really think of that you can see from the
474 public road, and this material would allow each individual developer to come by and as they
475 develop put in the same material to provide cohesiveness for the residents and the business. Just
476 to let you know, at first the applicant was requesting a 6-ft. wooden fence, but staff believes that
477 this kind of material would provide a cohesive standard through the redevelopment area.
478 In conjunction with the fence, the applicant would need a deviation on the planting area.
479 Currently he has six feet. By Code he is required to have 13 and so he is requesting a deviation
480 of 7 feet. This case will require two motions, one for the alternative material versus brick, and
481 the landscape buffer with an additional motion for the plan of development.

482

483 Staff recommends approval subject to the annotated plan in your packet this morning, the
484 standard conditions for developments of this type, the additional conditions in your agenda, and

485 staff would be happy to answer any questions the Commission may have, and we have the
486 engineer and the architect here if you all have any questions of them.

487

488 Mrs. Ware - Are there any questions of Ms. Goggin?

489

490 Mr. Archer - Ms. Goggin, earlier in your presentation you mentioned that there was
491 something that the applicant has to do prior to something else happening. I didn't catch all of
492 that.

493

494 Ms. Goggin - I am sorry.

495

496 Mr. Archer - It was something that the applicant had to do that he had not done yet, that
497 has to be done prior to approval. What was that?

498

499 Ms. Goggin - They have a requirement in that area for water detention. They provided
500 enough information to Public Works to show that it can be done, and they have asked for a
501 waiver, but the waiver has not been granted yet by that department.

502

503 Mr. Archer - So, does that hold up everything until that waiver is granted even though
504 we can do what we have to do here.

505

506 Ms. Goggin - Yes. Just because you approve this plan, it does not grant a waiver except
507 the transitional buffer deviation request.

508

509 Mr. Marlles - Mr. Archer, if I could comment, too. I would like to thank the applicant
510 for working with staff. As Ms. Goggin pointed out, this is one of the first sites within the Brook
511 Road Enhancement Area for which the staff has been working with the community for a number
512 of months to prepare a plan to enhance the Brook Road Corridor, and, again, we appreciate the
513 cooperation of the applicant in working with us in terms of trying to increase the improved
514 appearance of the Corridor and particularly the buffer between the residential and the commercial
515 businesses fronting on Brook Road.

516

517 Mr. Archer - Thank you, Mr. Secretary.

518

519 Mrs. Ware - Are there any more questions for Ms. Goggin? Thank you.

520

521 Mr. Archer - I think we've done about all we can do with this, to be honest with you.
522 Ms. Goggin, you have worked hard on this and we've talked about it quite a bit. I think the fence
523 material will be the first of what I would call some significant improvements about there. If
524 anybody has been out there, there are behind those businesses, running north to south or south to
525 north, various types of woods, wires, galvanized fencing, all in various states of repair or
526 disrepair, whatever the case may be, and I think this is a very viable solution to having a wood
527 fence. It just appears to me that wood fences don't seem to last very long. They've got a definite
528 life span and when they begin to fail, nobody seems to want to be the one to have to fix them up.

529

530 OK, I need two motions, right. First I will move to allow the alternative buffer deviation and
531 buffer screen material.

532

533 Mr. Vanarsdall - Second.

534

535 Mrs. Ware - Motion made by Mr. Archer and seconded by Mr. Vanarsdall. All in favor
536 say aye. All opposed say no. The motion passes.

537

538 The Planning Commission approved the transitional buffer deviation and buffer screen material
539 alternative for POD-21-03, Brook Run Animal Clinic – 7412 Brook Road (U. S. Route 1).

540

541 Mr. Archer - And now for the case itself, I move to approve POD-21-03, Brook Run
542 Animal Clinic – 7412 Brook Road (U. S. Route 1), subject to standard conditions for
543 developments of this type and the additional conditions Nos. 9 Amended and Nos. 23 through 36.

544

545 Mr. Vanarsdall - Second.

546

547 Mrs. Ware - Motion made by Mr. Archer and seconded by Mr. Vanarsdall. All in favor
548 say aye. All opposed say no. The motion passes.

549

550 The Planning Commission approved POD-21-03, Brook Run Animal Clinic, 7412 Brook Road
551 (U. S. Route 1), subject to the standard conditions for developments of this type and the
552 following additional conditions:

553

554 **9. AMENDED** - A detailed landscaping plan shall be submitted to the Planning Office for
555 review and Planning Commission approval prior to the issuance of any occupancy
556 permits.

557 23. The easements for drainage and utilities as shown on approved plans shall be granted to
558 the County in a form acceptable to the County Attorney prior to any occupancy permits
559 being issued. The easement plats and any other required information shall be submitted
560 to the County Real Property Agent at least sixty (60) days prior to requesting occupancy
561 permits.

562 24. The entrances and drainage facilities on Brook Road (U.S. Route 1) shall be approved by
563 the Virginia Department of Transportation and the County.

564 25. A notice of completion form, certifying that the requirements of the Virginia Department
565 of Transportation entrances permit have been completed, shall be submitted to the
566 Planning Office prior to any occupancy permits being issued.

567 26. The developer shall provide fire hydrants as required by the Department of Public
568 Utilities and Division of Fire.

569 27. A standard concrete sidewalk shall be provided along the west side of Brook Road (U.S.
570 Route 1).

571 28. Outside storage shall not be permitted.

572 29. The certification of building permits, occupancy permits and change of occupancy
573 permits for individual units shall be based on the number of parking spaces required for
574 the proposed uses and the amount of parking available according to approved plans.

- 575 30. Any necessary off-site drainage and/or water and sewer easements must be obtained in a
576 form acceptable to the County Attorney prior to final approval of the construction plans.
- 577 31. Deviations from County standards for pavement, curb or curb and gutter design shall be
578 approved by the County Engineer prior to final approval of the construction plans by the
579 Department of Public Works.
- 580 32. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage
581 plans, unless otherwise waived by the Department of Public Works.
- 582 33. Insurance Services Office (ISO) calculations must be included with the plans and
583 contracts and must be approved by the Department of Public Utilities prior to the issuance
584 of a building permit.
- 585 34. Approval of the construction plans by the Department of Public Works does not establish
586 the curb and gutter elevations along the Henrico County maintained right-of-way. The
587 elevations will be set by Henrico County.
- 588 35. Approval of the construction plans by the Department of Public Works does not establish
589 the curb and gutter elevations along the Virginia Department of Transportation
590 maintained right-of-way. The elevations will be set by the contractor and approved by the
591 Virginia Department of Transportation.
- 592 36. The location of all existing and proposed utility and mechanical equipment (including
593 HVAC units, electric meters, junction and accessory boxes, transformers, and generators)
594 shall be identified on the landscape plans. All equipment shall be screened by such
595 measures as determined appropriate by the Director of Planning or the Planning
596 Commission at the time of plan approval.
597
- 598 Mr. Archer - And Madam Chairman, thank you for moving this case. I appreciate that.
599
- 600 Mr. Marlles - Madam Chairman, we are back on Page 6 of your Agenda.
601

601 **PLAN OF DEVELOPMENT**

602

POD-27-03
Chipolte @ Summit
Shopping Center – 10501 W.
Broad Street
(POD-17-96 Revised)

Balzer & Associates, Inc. and Garland Watkins for SFP Company, L.P: Request for approval of a revised plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 3,119 square foot restaurant addition to an existing shopping center. The 1.44-acre site is located along the south line of W. Broad Street (U. S. Route 250) approximately 850 feet east of Cox Road on parcel 749-759-5776. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

603

604 Mr. Marlles - The staff report will be given by Ms. Goggin.

605

606 Mrs. Ware - Is there any opposition to this case? No opposition.

607

608 Ms. Goggin - Good morning, again. In all honesty, this case is one that could have been
609 on Expedited Agenda. The applicant agrees to all of the annotations on the plans, the conditions
610 in the Agenda, and no neighbors have called me to speak out, and I just inadvertently left it off.
611 So, staff recommends approval subject to the annotations on the plans, the standard conditions
612 for developments of this type, and the following conditions in your Handout Agenda, Nos. 9 and
613 11 Amended, Nos. 23 through 43. I would be happy to answer any questions of the Commission
614 and the applicant is here, also.

615

616 Mrs. Ware - Are there any questions from Ms. Goggin?

617

618 Mr. Taylor- No, Madam Chairman. I don't have any questions. I am ready to make a
619 motion. I move approval of POD-27-03, Chipolte @ Summit Shopping Center – 10501 West
620 Broad Street (POD-17-96 Revised), subject to the annotations on the plans, the standard
621 conditions for developments of this type, and additional conditions Nos. 9 and 11 Amended and
622 Nos. 23 through 43.

623

624 Mrs. Ware - Second. Motion made by Mr. Taylor and seconded by Mrs. Ware. All in
625 favor say aye. All opposed say no. The motion passes.

626

627 The Planning Commission approved POD-27-03, Chipolte @ Summit Shopping Center – 10501
628 W. Broad Street (POD-17-96 Revised), subject to the annotations on the plans, the standard
629 conditions for developments of this type, and the following additional conditions:

630

631 **9. AMENDED** - A detailed landscaping plan shall be submitted to the Planning Office for
632 review and Planning Commission approval prior to the issuance of any occupancy
633 permits.

634 **11. AMENDED** - Prior to the installation of the site lighting equipment, a plan including
635 depictions of light spread and intensity diagrams, and fixture and specifications and
636 mounting height details shall be submitted for Planning Office review and Planning

- 637 Commission approval.
- 638 23. Only retail business establishments permitted in a B-2C, zone may be located in this center.
- 639 24. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of
640 the total site area.
- 641 25. No merchandise shall be displayed or stored outside of the building(s) or on
642 sidewalk(s).
- 643 26. The easements for drainage and utilities as shown on approved plans shall be granted to
644 the County in a form acceptable to the County Attorney prior to any occupancy permits
645 being issued. The easement plats and any other required information shall be submitted
646 to the County Real Property Agent at least sixty (60) days prior to requesting occupancy
647 permits.
- 648 27. The entrances and drainage facilities on W. Broad Street (U.S. Route 250) shall be
649 approved by the Virginia Department of Transportation and the County.
- 650 28. A notice of completion form, certifying that the requirements of the Virginia Department
651 of Transportation entrances permit have been completed, shall be submitted to the
652 Planning Office prior to any occupancy permits being issued.
- 653 29. The developer shall provide fire hydrants as required by the Department of Public
654 Utilities and Division of Fire.
- 655 30. A standard concrete sidewalk shall be provided along the south side of W. Broad Street
656 (U.S. Route 250).
- 657 31. Employees shall be required to use the parking spaces provided at the rear of the
658 building(s) as shown on the approved plans.
- 659 32. All repair work shall be conducted entirely within the enclosed building.
- 660 33. Outside storage shall not be permitted.
- 661 34. The proffers approved as a part of zoning case C-16C-91 shall be incorporated in this
662 approval.
- 663 35. Any necessary off-site drainage and/or water and sewer easements must be obtained in a
664 form acceptable to the County Attorney prior to final approval of the construction plans.
665
- 666 36. Deviations from County standards for pavement, curb or curb and gutter design shall be
667 approved by the County Engineer prior to final approval of the construction plans by the
668 Department of Public Works.
- 669 37. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of
670 the Henrico County Code.
- 671 38. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage
672 plans.
- 673 39. Insurance Services Office (ISO) calculations must be included with the plans and
674 contracts and must be approved by the Department of Public Utilities prior to the issuance
675 of a building permit.
- 676 40. Approval of the construction plans by the Department of Public Works does not establish
677 the curb and gutter elevations along the Virginia Department of Transportation
678 maintained right-of-way. The elevations will be set by the contractor and approved by the
679 Virginia Department of Transportation.
- 680 41. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the
681 Planning Office and approved prior to issuance of a certificate of occupancy for this

716 result of the meeting, the administration and representatives agreed to additional conditions of
717 approval for the plan of development, as well as formalizing the agreements by submitting a
718 letter to the Planning Office stating their intents for landscaping, facilitating neighborhood
719 meetings, and inviting the neighborhood and planning for future projects. Staff has been
720 presented with a letter which is dated April 17, 2003, from the Vice President and Chief
721 Operating Officer assuring the hospital's commitment to meet with the adjacent neighborhood
722 representatives at any time to provide additional landscaping in the median of Monument Avenue
723 and across Monument Avenue where necessary. The commitment also includes stating formally
724 that they will not build a building greater than six stories in height at the requested location. The
725 present application is for a four-story medical office building and a five-level 624 space parking
726 deck. The front yard setback from Monument Avenue is proposed at 57 feet, which is the
727 requirement for an ultimate six-story 76.32 ft. tall building. The applicant has submitted a
728 revised campus plan with the current and proposed parking calculations and a revised layout plan
729 showing the tree-save areas along the front of the building, including details for serpentine
730 retaining walls to insure that the mature trees in that area will be saved. Staff has carefully
731 reviewed the plans and the parking data, the schedule provided by the consultant and agrees that
732 parking both existing and proposed exceeds the minimum requirements of the Ordinance. There
733 are a number of conditions staff has specifically drafted. These are listed on Page 13 of your
734 Agenda. There are some minor revisions that are specified on the first page of the Handout
735 Agenda, which you probably received a revised copy of this morning. The numbering of those
736 conditions would correspond with removing or striking through conditions Nos.26 and 27, which
737 are on Page 13 of the Agenda.

738

739 I'd like to go through the specific conditions at this time. No. 33 would read "Prior to the
740 issuance of the building permit for this project or any other building or additions on the complex,
741 the noise problems from the cooling tower at the existing medical office building shall be
742 satisfactorily resolved unless otherwise approved by the Director of Planning."

743

744 Condition No. 34, this is a revised condition on the Handout Agenda. "The hours of site
745 development activity, including building shell construction, will be limited from 7:00 a.m. to
746 7:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. on Saturday, unless otherwise
747 approved by the Director of Planning. No site development activity or shell construction shall
748 take place on Sunday."

749

750 Condition No. 35, "St. Mary's Hospital – Bon Secour Richmond will provide hospital security
751 from 7:00 a.m. to 7:00 p.m. seven days a week to patrol parking within residential areas during
752 and after construction of the new building. The hospital will notify all employees of the hospital
753 and medical office building to display their vehicle parking sticker and violators parking within
754 residential areas will be contacted per employee policy."

755

756 Condition No. 36, "St. Mary's Hospital will post a \$94,000 bond specifically for HVAC
757 mechanical equipment sound suppression for the proposed building. Plans for the suppression
758 equipment installation and the bond will be submitted concurrently with the building permit
759 application and shall be installed and functioning properly prior to the issuance of a final
760 certificate of occupancy for the building."

761

762 Condition No. 37, "The proposed building will not be structurally engineered to exceed a
763 maximum of six stories and 76.32 feet from average finished grade, per the average finished
764 grade of Monument Avenue. A revised plan of development for approval by the Planning
765 Commission will be required for the six-story addition."

766

767 Condition No. 38, "Construction operations plan will be submitted for County review and
768 approval prior to final plan approval. This document will address the relocation of existing
769 parking displaced during construction as well as construction, staff and operations parking."

770

771 Mr. Glover - Can I stop here? I don't have any of these. These conditions don't match
772 the ones I have. I like what you are saying and I am familiar with them, but I don't have the
773 Addendum that you are talking about.

774

775 Mrs. Ware - I find that the numbers aren't matching, but what he is saying, yes, it is
776 hard to follow.

777

778 Mr. O'Kelly - We tried to correct the numbering on the Handout Agenda.

779

780 Mr. Glover - What you are saying, do you have it somewhere that it becomes a part of
781 this case that I have in front of me?

782

783 Mr. O'Kelly - Yes, sir. I think the way they are amended on the Handout Agenda would
784 be appropriate for the motion.

785

786 Mr. Glover - What Handout Agenda?

787

788 Mrs. Ware - We don't have it. We just have Addendum with Nos. 26, 27, 28, 36 and
789 39. We don't have what you are reading from.

790

791 Mr. O'Kelly - Well, the conditions on Pages 12 and 13 of the regular agenda, and the
792 amendments are shown on the Handout.

793

794 Mr. Vanarsdall - What happened was by deleting 26 and 27, the numbering changed. They
795 put the numbering off and they should have left it like it was.

796

797 Mr. Glover - The wording changed somewhat, too.

798

799 Mr. Taylor - The numbers are the same. They just inserted new words.

800

801 Mr. O'Kelly - In some cases, yes, sir.

802

803 Mr. Glover - Like I said, do you have a copy of that that I can put in my hands?

804

805 Mr. O'Kelly - Leslie is bringing that to you, Mr. Glover.

806

807 Mr. Glover - OK. Thank you. There are numbers here, but no words. OK. Are you
808 going to put that with this case when he votes on it? Why didn't I get any with my packet? I
809 don't have a problem with what you are saying, it is just that I am having to listen and not read
810 along and follow you. So, when a case is approved, it is approved on a verbal statement by you
811 and not by a written statement that we have in our hands. That is all that I am asking for.

812

813 Mr. O'Kelly - As I stated previously, the conditions for this case are listed on Page 12
814 and 13 of the Agenda that was distributed to the Commission last week. The changes to those
815 conditions are noted on the Handout Agenda. We are recommending that Condition No. 26 on
816 Page 12 of your regular Agenda be deleted, and Condition No. 27 on the regular Agenda be
817 deleted, and Condition No. 28 be revised as stated on the Handout, and that Condition No. 36;
818 keep in mind that the numbering would change because of eliminating No. 26 and 27. We are
819 recommending the last condition for this case would be No. 39, which requires a revised master
820 plan to be submitted with each of plan of development for any future additions or campus
821 changes.

822

823 With that, Madam Chairman, staff recommends approval, subject to the annotations on the plans,
824 the standard conditions for developments of this type, the additional conditions with the changes
825 listed on the Agenda, Pages 12 and 13, and the amendments presented with your Handout Packet.
826 I will be happy to answer any questions.

827

828 We do have folks from the neighborhood here and the applicant's representatives are also here.

829

830 Mrs. Ware - OK. Are there any questions for Mr. O'Kelly from the Commission?

831

832 Mr. Glover - Mr. O'Kelly, you made a comment that parking was correct. I wrote a
833 memo asking for the numbers and I know that you have given them to me verbally, but did you
834 make them a part of this case that you X number of square feet of office space and X number of
835 beds? I know that you mentioned that there was 143 parking spaces that were being utilized
836 from the church for employee parking.

837

838 Mr. O'Kelly - Yes, sir.

839

840 Mr. Glover - How long is that lease for?

841

842 Mr. O'Kelly - I don't have that information, Mr. Glover, but I know that according to Mr.
843 Theobald that that lease is still in effect.

844

845 Mr. Glover - Can we have a copy of it to put with this case so that we know that when
846 they get ready to build that there, in other words that unless that lease, they plan to tear down
847 whatever it is they have when the lease expires, we don't give them building permits based on
848 leased parking.

849

850 Mr. O'Kelly - Actually, Mr. Glover, they have more spaces under the calculations...

851
852 Mr. Glover - I understand you saying that, but you didn't give me the numbers, did you?
853
854 Mr. O'Kelly - I can give you those.
855
856 Mr. Glover - That is what I asked for.
857
858 Mr. O'Kelly - They have 53 more spaces than the minimum requirement.
859
860 Mr. Glover - Can you give me those numbers? Do you have them there?
861
862 Mr. O'Kelly - Yes, sir.
863
864 Mr. Glover - Well, give them to me.
865
866 Mr. O'Kelly - OK, the hospital itself consists of 369 beds and the minimum requirement
867 of the Code is to provide one space for each two beds. That would be 185 spaces required for the
868 hospital and number of beds. There was a hospital office addition that was approved in the early
869 1970s. That is approximately 20,250 square feet, and one space per 200 square foot of floor area
870 is required. That would equal 101 spaces for that hospital office addition. The North Medical
871 Office Building consists of 129,305 square feet. Again, one space is required for 200 square feet
872 of floor area. That would require 647 spaces. South Medical Office Building is 153,137 square
873 feet and that would require 766 spaces.
874
875 Mr. Glover - And that falls under 1 for 200?
876
877 Mr. O'Kelly - Yes, sir.
878
879 Mr. Glover - When was it built?
880
881 Mr. O'Kelly - I know the North Medical Office Building, the first six stories were built
882 around 1984. The South Medical Office Building was after that date, but I am not sure..
883
884 Mr. Glover - When did we change the requirement?
885
886 Mr. O'Kelly - The parking requirement for Medical Offices was changed with the Office
887 District Amendment approved by the Board in 1981.
888
889 Mr. Glover - So, in other words, it is still right now 1 for every 200?
890
891 Mr. O'Kelly - One for every 200 is the current requirement. Prior to 1981, the
892 requirement for any office building, there was no distinction between medical or general, was
893 one space for 300 square feet.
894
895 Mr. Glover - OK. Go ahead. How many...that was 766 parking spaces.

896

897 Mr. O'Kelly - That is correct.

898

899 Mr. Glover - OK.

900

901 Mr. O'Kelly - The hospital also has a day care with some office space that requires one
902 space per 250 square feet. The day care and the office is 6,826 square feet, which requires 28
903 parking spaces. St. Mary's Ortho Rehab Center is 42,400 square feet and it requires one space
904 per 200 square feet of floor area, and that is a minimum of 212 spaces.

905

906 The proposed Medical Office Building is 129,443 square feet. At one per 200, that facility
907 requires 648 spaces. St. Mary's also has some single-family homes on the campus and they are
908 providing one space per home for a total of four spaces. So, the total required parking, for the
909 campus, is 2,587 spaces. With the new office building and the new deck construction, a total
910 2,640 spaces will be provided, which is 53 more than the minimum.

911

912 Mr. Glover - And if they should build the other two stories, they are going to have to
913 add parking?

914

915 Mr. O'Kelly - Yes, sir. They are going to have to add another deck and that is shown on
916 the master plan.

917

918 Mr. Glover - And that is if they are capable of doing that?

919

920 Mr. O'Kelly - Yes, sir. That doesn't include the 143 spaces you asked me about. Those
921 are in excess of the minimum requirement.

922

923 Mr. Glover - But that is not leased?

924

925 Mr. O'Kelly - Yes, sir.

926

927 Mr. Glover - That lease can be broken at some point in time. So, we couldn't count
928 those, could we? Unless they had permanently with the lease? But we don't need it.

929

930 Mr. O'Kelly - No, sir. Not to meet the minimum.

931

932 Mr. Glover - I understood these numbers. I appreciate you indulging me because the
933 people in the neighborhood need to understand these numbers, that they are meeting all of the
934 requirements, that you've done a pretty good job of investigating all the way back to, I think
935 1923, I am not sure.

936 Mr. O'Kelly - Thank you, Mr. Glover.

937

938 Mr. Glover - I wasn't kidding you. I think they did investigate it all the way back to
939 1923, so they have done a considerable amount of investigation. Thank you.

940

941 Mr. O’Kelly - Thank you. Mr. Theobald is here to represent the applicant.

942

943 Mrs. Ware - Are there any more questions for Mr. O’Kelly from the Commission?

944 Thank you. Mr. Theobald.

945

946 Mr. Theobald - Madam Chairman, ladies and gentlemen, good morning. My name is Jim
947 Theobald. I am here this morning on behalf of Bon Secour – St. Mary’s. We have a number of
948 people here with us today in an effort to be sure and answer any questions that you might have.
949 Michael Kerner, who is the Administrator of St. Mary’s is here, along with Patricia Robertson,
950 who is the Chief Operating Officer. We also have Sister Rose and Sister Frances Helen from the
951 Order of Bon Secour. We also have a number of representatives from O’Dell and Balzer to
952 provide some additional technical backup.

953

954 When many concerns were raised at the last Planning Commission’s POD hearing, lots of issues
955 came out of that session. I think most resulted from the lack of communication and some of that
956 was current and some of that, frankly, was historical. I think the development team, along with
957 St. Mary’s, certainly heard those concerns, and I can assure you that we have literally spent every
958 day since that meeting trying to address them to be ultimately satisfactory to you.

959

960 We have done a number of things. We’ve met with a number of individual residents, the
961 Wilsons, the Lamurs, Mrs. Proffitt and Mr. Sadler to discuss some very specific issues that they
962 had. We held an additional community-wide meeting, which many of you attended, Mr. Glover,
963 Mr. Kaechele, Mr. Vanarsdall, Mr. Taylor, and members of staff on April 9. What came out of
964 that meeting, as Mr. O’Kelly summarized, was some written commitments by the County. The
965 letter he mentioned to you is part of this case in which St. Mary’s committed, and I repeat, that
966 the Medical Office Building would not exceed six stories in height. It will be designed not to
967 exceed that, and it will be certified by a licensed professional engineer. We have also committed
968 to do some landscaping in the median of Monument Avenue, and we need to understand your
969 desires with regard to that, but I think it is an interesting opportunity to fulfill a plan that I hope
970 will eventually work on Monument Avenue. It is a plan we discussed when Mrs. Wade passed
971 away. It is a possibility of honoring her. I know that there have been plans in the past with
972 regards to that and maybe some plans in the works presently, so we look forward to hearing from
973 you as to what you envision occurring there. We are also willing to address landscaping on the
974 other side of Monument Avenue along the County-owned park lands. There are some holes, I
975 think, that need to be filled in for some of the neighbors back there on Morningside, and again
976 we need your input to understand what that is. We are committed to doing that. We are also
977 committed to be better communicators with the neighborhood. We think an excellent way of
978 doing that is to make sure we have an accurate data base of the civic association leaders and
979 neighbors who have expressed interest in keeping them advised, not only when they want to meet
980 and talk about things but really throughout the various processes so that they know what is going
981 on and can anticipate where we are going. We provided a contact person, Michael Kerner,
982 Administrator, and his phone number, as the day to day contact with people who have issues.

983

984 At the meeting, Mr. Glover, Mr. Kaechele, Mr. Hinson asked Public Works to look into the
985 possibility of traffic calming devices in the area, and I believe to meet with those neighborhoods

986 to see what might be done to address the issues that they are experiencing as a result of all traffic
987 in those areas. We have also submitted a detailed traffic analysis pertaining to the impacts for
988 proposed development. We submitted a parking demand study with regard to the amount and
989 adequacy of parking on the campus and a conceptual master plan regarding potential future
990 development. We worked with staff to reconfirm the calculations regarding the building height
991 setbacks and adequacy of parking and have also provided additional title information at the
992 County's request. Representatives of the hospital also met with the Westwood Civic Association
993 on April 16 in a further effort to respond to neighborhood concerns.

994

995 We have worked closely with staff to develop the conditions that Mr. O'Kelly has enumerated to
996 you this morning in a further effort to mitigate any potential impact of our development. We are
997 in agreement with those conditions. I would ask your consideration of the possible amendment
998 to one of them, depending upon how you count. It is currently known as Condition No. 38, I
999 think, before you renumber. It has to do with the hours of our parking patrol. It was suggested at
1000 the meeting that that be 7:00 a.m. to 7:00 p.m. We believe that to be effective we actually need
1001 to start earlier. We need to start at 6:30 in the morning before the problems arise. The bulk of
1002 the employees leave the campus at about 5:00, and we believe that after 5:00 or 5:30 p.m. that
1003 those problems are substantially alleviated, and so I would ask your consideration to amend those
1004 hours to 6:30 a.m. to perhaps 5:30 p.m. I also want to tell you that immediately after that
1005 meeting with neighborhoods, we have already begun to implement. We have implemented the
1006 parking patrol. They are done with the hospital security vehicles. They are well identified. The
1007 people driving those vehicles are uniformed security officers, and we believe we have already
1008 had an impact on parking in the neighborhood.

1009

1010 If we are fortunate enough to be approved today, what happens next? The annotations that you
1011 have heard about will be incorporated into the plans for final signature. We will pursue our
1012 building permits. We will continue our dialogue with neighbors to let them know what the
1013 construction and permitting schedule might be, and what they can expect. We have issues where
1014 we wanted to get with some specific neighbors about additional design issues. We are going to
1015 begin our landscape and lighting plan in detail. Those plans, per the conditions that are a part of
1016 this case, will come back to this group for approval and opportunities for additional
1017 neighborhood input.

1018

1019 The result of all of this process will result in a furtherance of St. Mary's mission of providing
1020 compassionate and quality health care services to those in need, including the poor and dying, for
1021 the purpose of alleviating human suffering and bringing people to wholeness in the midst of pain
1022 and loss. We also believe that it will further St. Mary's mission to provide a class health care
1023 facilities to us all in Henrico County. As I believe as has been confirmed by your staff, we
1024 believe that we have met all of the statutory requirements for approval of this plan of
1025 development and we respectfully ask that you so approve it. I will be happy to field any
1026 questions and have the folks that are with us to respond to any specific issues that you might
1027 have.

1028

1029 Mrs. Ware - Thank you, Mr. Theobald. Are there any questions from the Commission
1030 of Mr. Theobald?

1031

1032 Mr. Taylor- No, Madam Chairman. I don't have any.

1033

1034 Mrs. Ware - Does anyone in the audience have one? Please come down to the podium.

1035 If you would, please state your name and your address.

1036

1037 Ms. Aylor - I am Louise Aylor and I've been living in Westwood, which is right across
1038 the street from the hospital, for 48 years now, and my main concern is, of course, the traffic. I
1039 have – I just found out about the meeting on April 9 maybe a day or two before the meeting, and
1040 I was there, and I brought two of the residents that live on the corner of Bremo and Crestwood,
1041 and one lives on the corner of Pollard and Bremo, so they were very much concerned about the
1042 traffic, also. I think it is a wonderful thing that we have a great hospital over there. I work with
1043 Mother Germanius many years ago when it was just a vacant lot. And, of course, it has grown so
1044 much, and it didn't bother us then, but it is, and I would like to be informed about any meetings
1045 that they have. When you have a Board (sic) meeting, some of the people that are at the Board
1046 (sic) meeting, it is a very limited number. I would like to be informed. I have spoken before this
1047 body many times on different things, and I know Mr. Glover and several of you very well, but I
1048 would like to be informed about the meetings, anything that has development, and I would like to
1049 know if they have to have another meeting before they build two more stories to that building.
1050 Thank you.

1051

1052 Mr. Vanarsdall - Mr. Secretary, you can...

1053

1054 Mr. Marles - Yes, ma'am. To answer your question regarding whether or not they have
1055 to come back to the Planning Commission or not, they would have to come back with an
1056 amended plan of development. I believe, the hospital, if they do have further future meetings, I
1057 believe they've probably got your name and address, so I am sure you will be notified.

1058

1059 Mr. Vanarsdall - Thank you for your input.

1060

1061 Mrs. Ware - Thank you. Are there any traffic, I know she raised a question concerning
1062 the traffic.

1063

1064 Mr. Glover - Madam Chairman, I am just going to make a comment and say that I do
1065 appreciate Mr. Kerner and his staff devoting a great deal of effort and time since the first meeting
1066 that you had with the neighborhood. I think a lot of questions have been answered, although I
1067 understand, and I think you understand now better how the neighborhood feels about additional
1068 space being built there. I want to give you just an idea of what you have there that you may not
1069 have thought about as far as your neighborhood is concerned or your neighbors. When you
1070 finished building your office building you will have a total of 481,730 sq. ft. of office space,
1071 almost half a million. When you add the hospital itself, I am not sure what the square footage is
1072 there, but it is considerable. When you add in parking decks, again it is considerable square
1073 footage. And then you add the surface parking. By the time you complete all of that in your
1074 mind, you have almost a Regency Square in a neighborhood. Now you started out in about 1960
1075 to be a small regional medical center, and no one would ever say that St. Mary's doesn't do an

1076 absolute fantastic job of serving the public, but I do want you to understand that whenever you do
1077 something out there, you are impacting people that have, some of them their only investment and
1078 the largest investment they will ever make. So, please keep in mind that whenever you do
1079 anything, those people need to know it. They need to understand it, and I ask questions here that
1080 I basically knew some of the answers, most of them I did. But they need to understand them, too.
1081 But I do appreciate the fact that you went and got professional help, went beyond what you had
1082 gone before, and I believe this is probably the most thorough investigation of St. Mary's, and I
1083 don't mean in terms of investigating, but looking at all of it, but I appreciate it. The people still
1084 aren't happy with it. I can tell you that, but it is something that you have a property right and the
1085 people understand property rights. But I want you to keep in mind that they have property and
1086 quality of life rights that you ought to make sure that you address every time you do something
1087 over there. Be considerate how you direct your traffic and circulation within your site, and I do
1088 appreciate all of the effort that you have put into it in the recent weeks. Thank you.

1089

1090 Mrs. Ware - Any more questions?

1091

1092 Mr. Taylor - No, but I do want to echo what Mr. Glover has said before I make a
1093 motion, Madam Chairman, because I think the efforts of the past couple of weeks have been
1094 really note worthy and Mr. Theobald's efforts, Mr. Kerner's efforts, Mr. Robertson's efforts,
1095 Sister Rose and Sister Helen, I think what we have seen is manifested here that everybody in the
1096 neighborhood, at least at the meetings expressed their concerns, and I think that you have heard
1097 those concerns, and revised the case considerably in an effort to be responsive to those neighbors,
1098 and I really think that is commendable. I think it is a commendable act now. As Mr. Glover
1099 says, we would hope that that spirit lingers on well into the future, and I think the individual
1100 efforts that we had discussed are good and successful and bring additional quality to the area,
1101 mainly the landscaping and additional parking. So I just want to echo what Mr. Glover said and I
1102 think the whole Commission appreciates all of the time and the concern that you expended on
1103 behalf of the community and I just want to thank you. I think it reflects the improved conditions
1104 and I think it the hospital certainly reflects the world class caliber that we expect. So with that,
1105 Madam Chairman, I move approval of POD-05-03, . So I just want to echo what Mr. Glover said
1106 and I think the whole Commission appreciates all of the time and the concern that you expended
1107 on behalf of the community and I just want to thank you. I think it reflects the improved
1108 conditions and I think it the hospital certainly reflects the world class caliber that we expect. So
1109 with that, Madam Chairman, I move approval of POD-05-03, St. Mary's MOB Four – 5601
1110 Bremono Road, subject to the standard conditions for developments of this type and additional
1111 conditions Nos. 9 and 11 Amended and 23 through 39, which includes a revised master plan. In
1112 No. 39, "A revised master plan will be submitted with each POD for any further consideration or
1113 campus changes."

1114

1115 Mr. Glover - Would you add to that, I don't know that we have a problem with starting
1116 at 6:30 in the morning patrolling the neighborhood, and I would ask if 6:00 in the evening would
1117 be OK. Make it 6 to 6 instead of 7 to 7. Is that OK.

1118

1119 Mr. Marles - It is 6:30 a.m.

1120

1121 Mr. Glover - It is 6:30 a.m. to 6:00 p.m.
1122
1123 Mr. Theobald - Thank you.
1124
1125 Mr. Taylor - That will be a revised condition No. 36.
1126
1127 Mr. Vanarsdall - No. 36.
1128
1129 Mr. Taylor - I think under the renumbering it is 36.
1130
1131 Mr. Vanarsdall - Mr. Taylor, do you want to mention delete 26 and 27.
1132
1133 Mr. Taylor - I did not mention those as they were revised. Oh, 26 and 27 have been
1134 deleted. I am sorry.
1135
1136 Mr. Vanarsdall - I will second the motion if that is the end of it.
1137
1138 Mrs. Ware - Is that it?
1139
1140 Mr. Taylor - And also I want to recognize the amendment to the landscaping plan.
1141
1142 Mr. Glover - The commitment to the landscaping island on Monument Avenue.
1143
1144 Mr. Taylor - All right, I want to recognize the commitment to landscaping along
1145 Monument Avenue. That is the motion, Madam Chairman.
1146
1147 Mrs. Ware - OK, motion is made by Mr. Taylor and seconded by Mr. Vanarsdall. All
1148 in favor say aye. All opposed say no. The motion passes.
1149
1150 The Planning Commission approved POD-05-03, St. Mary's MOB Four – 5601 Bremo Road,
1151 subject to the annotations on the plans, the standard conditions for developments of this type and
1152 the following additional conditions:
1153
1154 **9. AMENDED** - A detailed landscaping plan shall be submitted to the Planning Office for
1155 review and Planning Commission approval prior to the issuance of any occupancy
1156 permits.
1157 **11. AMENDED** - Prior to the installation of the site lighting equipment, a plan including
1158 depictions of light spread and intensity diagrams, and fixture and specifications and
1159 mounting height details shall be submitted for Planning Office review and Planning
1160 Commission approval.
1161 **23.** The easements for drainage and utilities as shown on approved plans shall be granted to
1162 the County in a form acceptable to the County Attorney prior to any occupancy permits
1163 being issued. The easement plats and any other required information shall be submitted
1164 to the County Real Property Agent at least sixty (60) days prior to requesting occupancy
1165 permits.

- 1166 24. The developer shall provide fire hydrants as required by the Department of Public
1167 Utilities and Division of Fire.
- 1168 25. A standard concrete sidewalk shall be provided along the west side of Bremono Road.
- 1169 26. The proffers approved as a part of zoning cases C-44C-85 and C-79C-99 shall be
1170 incorporated in this approval.
- 1171 27. Any necessary off-site drainage and/or water and sewer easements must be obtained in a
1172 form acceptable to the County Attorney prior to final approval of the construction plans.
- 1173 28. Deviations from County standards for pavement, curb or curb and gutter design shall be
1174 approved by the County Engineer prior to final approval of the construction plans by the
1175 Department of Public Works.
- 1176 29. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of
1177 the Henrico County Code.
- 1178 30. Insurance Services Office (ISO) calculations must be included with the plans and
1179 contracts and must be approved by the Department of Public Utilities prior to the issuance
1180 of a building permit.
- 1181 31. Approval of the construction plans by the Department of Public Works does not establish
1182 the curb and gutter elevations along the Henrico County maintained right-of-way. The
1183 elevations will be set by Henrico County.
- 1184 32. The location of all existing and proposed utility and mechanical equipment (including
1185 HVAC units, electric meters, junction and accessory boxes, transformers, and generators)
1186 shall be identified on the landscape plans. All equipment shall be screened by such
1187 measures as determined appropriate by the Director of Planning or the Planning
1188 Commission at the time of plan approval.
- 1189 33. Prior to the issuance of the building permit for this project or any other building or
1190 additions on the complex, the noise problem from the cooling tower at the existing
1191 medical office building shall be satisfactorily resolved unless otherwise approved by the
1192 Director of Planning.
- 1193 34. Hours of site development activity and building shell construction will be limited from
1194 7:00 a.m. to 7:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. on Saturday
1195 **unless otherwise approved by the Director of Planning.** No site development or shell
1196 construction shall take place on Sunday.
- 1197 35. A construction operations plan will be submitted for County review and approval prior to
1198 final plan approval. This document will address the relocation of existing parking
1199 displaced during construction as well as construction staff/operation parking.
- 1200 36. St. Mary's Hospital – Bon Secour Richmond will provide hospital security from 6:30
1201 a.m. to 6:00 p.m., seven days a week to patrol parking within the residential areas during
1202 and after construction of the new building. The hospital will notify all employees of the
1203 hospital and medical office buildings to display their vehicle parking sticker and violators
1204 parking within the residential areas will be reprimanded per employee policy.
- 1205 37. St. Mary's Hospital – Bon Secour Richmond will post a \$94,000 bond specifically for
1206 HVAC/mechanical equipment sound suppression for the proposed building. Plans for the
1207 suppression equipment installation and the bond will be submitted concurrently with the
1208 building permit application and such equipment shall be installed and functioning
1209 properly prior to issuance of a final certificate of occupancy for the building.
- 1210 38. The proposed building will not be structurally engineered to exceed a maximum of six (6)

1211 stories and a height of 76.32 feet from the average established curb grade along the
1212 Monument Avenue frontage. A revised Plan of Development for approval by the
1213 Planning Commission will be required for this addition.

1214 39. A revised master plan will be submitted with each plan of development for any future
1215 additions or campus changes.

1216

1217 Mr. Taylor - Thank you for all of your efforts on behalf of that case.

1218

1219 **PLAN OF DEVELOPMENT**

1220

POD-31-03

Chili's @ Short Pump Town
Center

(POD-6-01 Revised)

**Balzer & Associates, Inc. for Short Pump Town Center, LLC
and Chesapeake Foods, 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, 5,555 square foot
restaurant with outdoor dining. The 1.53-acre site is located
along the north line of W. Broad Street (U.S. Route 250),
northwest of its intersection with Spring Oak Drive on part of
parcel 738-762-6056. The zoning is B-3C, Business District
(Conditional) and WBSO (West Broad Street Overlay) District.
Private water and sewer. **(Three Chopt)**

1221

1222 Mr. Marles - The staff report will be given by Mr. Wilhite.

1223

1224 Mrs. Ware - Is there any opposition to this case? Mr. Wilhite.

1225

1226 Mr. Wilhite - Thank you, ma'am. At the time the packet was prepared there were a
1227 number of issues that had not been resolved before staff could recommend approval. First of all,
1228 the entrance onto the eastern access road. We have reached agreement on a revision to that
1229 where the pork-chop island shown on the plan will be eliminated and a standard entrance will be
1230 provided in the same location. The applicant has also agreed to provide additional landscape
1231 islands as annotated on the staff plans in substantially the same manner as shown, and we have
1232 seen some sketches of the possible development of the out parcel to the north. We had some
1233 concerns that not enough sufficient land would remain to get a decent design. We have seen
1234 some sketches that seem to work in a relatively efficient manner. Also, we did have concerns
1235 about the architectural design of the building. There is a proffer requirement for Short Pump
1236 Town Center that requires the buildings to be primarily masonry brick and glass. A large amount
1237 of this building was shown as siding. I've got a rendering up on the screen. It is hard for you to
1238 tell the difference where the siding is shown and where the brick is shown, but in discussions
1239 with the applicant just yesterday afternoon, they have agreed to provide a brick wall on the north
1240 side of the building facing the mall, as well as on the east and west sides of the building. Those
1241 were the two elevations in the middle of the drawing. The area where the Chili's sign is shown,
1242 there is actually siding shown on the architectural elevations. They have agreed that brick would
1243 be added in those locations there. So we have ended up with a building that is substantially brick
1244 and glass as far as the materials are concerned. With those changes and the annotations and the
1245 changes on the architectural plans, staff is in a position to recommend approval of this POD.

1246

1247 Mrs. Ware - Are there any questions of Mr. Wilhite?

1248

1249 Mr. Taylor - Mr. Wilhite, just that question relating to the sign background. You are
1250 saying that the sign itself, the Chili's sign, is not going to be brick, but does say the back
1251 paneling.

1252

1253 Mr. Wilhite - That section of the elevation where the Chili's sign is shown on the east
1254 and west sides are now, all of the colors are the same. If you look at the architectural elevations
1255 in your packet, you can see that it is actually siding there, but they have agreed that those areas
1256 would be brick.

1257

1258 Mr. Taylor - OK. Thank you. I have no further questions, Madam Chairman.

1259

1260 Mrs. Ware - OK.

1261

1262 Mr. Taylor - Madam Chairman, I move approval of POD-31-03, Chili's @ Short Pump
1263 Town Center (POD-6-01 Revised), subject to the standard conditions for developments of this
1264 type and the following additional conditions, Nos. 23 through 31, and the annotations on the
1265 revised plan.

1266

1267 Mr. Archer - Second.

1268

1269 Mrs. Ware - Motion made by Mr. Taylor and seconded by Mr. Archer. All in favor say
1270 aye. All opposed say no. The motion passes.

1271

1272 The Planning Commission approved POD-31-03, Chili's @ Short Pump Town Center, (POD-6-
1273 01 Revised), subject to the annotations on the revised plan, the standard conditions for
1274 developments of this type and the following additional conditions:

1275

1276 23. The developer shall provide fire hydrants as required by the Department of Public
1277 Utilities and Division of Fire.

1278 24. Outside storage shall not be permitted.

1279 25. The proffers approved as a part of zoning case C-29C-98 shall be incorporated in this
1280 approval.

1281 26. The developer shall install an adequate restaurant ventilating and exhaust system to
1282 minimize smoke, odors, and grease vapors. The plans and specifications shall be
1283 included with the building permit application for review and approval. If, in the opinion
1284 of the County, the type system provided is not effective, the Commission retains the
1285 rights to review and direct the type of system to be used.

1286 27. Deviations from County standards for pavement, curb or curb and gutter design shall be
1287 approved by the County Engineer prior to final approval of the construction plans by the
1288 Department of Public Works.

1289 28. Insurance Services Office (ISO) calculations must be included with the plans and
1290 contracts and must be approved by the Department of Public Utilities prior to the issuance

- 1291 of a building permit.
- 1292 29. The location of all existing and proposed utility and mechanical equipment (including
1293 HVAC units, electric meters, junction and accessory boxes, transformers, and generators)
1294 shall be identified on the landscape plans. All equipment shall be screened by such
1295 measures as determined appropriate by the Director of Planning or the Planning
1296 Commission at the time of plan approval.
- 1297 30. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of
1298 the total site area.
- 1299 31. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

1300

1301 **SUBDIVISION**

1302

Highland Springs
(April 2003 Plan)

Potts, Minter & Associates, P.C. for D. N. Cole, Inc.: The 11.50-acre site is located on the southeast corner of S. Kalmia Avenue and Summer Street adjacent to Southern Railway, on parcels 820-720-1928 and 2375. The zoning is R-3, One-Family Residence District. County water and sewer. **(Varina) 23 Lots**

1303

1304 Mr. Marles - The staff report will be given by Mr. Michael Cooper.

1305

1306 Mrs. Ware - Is there any opposition to this case?

1307

1308 Mr. Cooper - Good morning, Madam Chairman, and members of the Commission. This
1309 proposed 23-lot subdivision is a Resubdivision of a previous section of Highland Springs. The
1310 original plan submitted portrayed wetlands incorrectly and had some lots that did not meet
1311 County standards. However, the applicant has since submitted a revised layout, which you
1312 should have before you, that reflects these changes. Therefore, all reviewing departments are
1313 satisfied and staff can recommend approval of this subdivision.

1314

1315 Mrs. Ware - Are there any questions?

1316

1317 Mr. Vanarsdall - No questions. I move that Highland Springs Subdivision (April 2003 Plan)
1318 be approved with the annotations on the plans, standard conditions for subdivisions of this type
1319 and the following conditions Nos. 12, 13, and 14 as recommended by staff.

1320

1321 Mr. Taylor - Second.

1322

1323 Mrs. Ware - Motion made by Mr. Vanarsdall and seconded by Mr. Taylor. All in favor
1324 say aye. All opposed say no. The motion passes.

1325

1326 The Planning Commission granted conditional approval to Subdivision Highland Springs (April
1327 2003 Plan), subject to the annotations on the plans, the standard conditions for subdivisions
1328 served by public utilities and the following additional conditions:

1329

1330 12. Each lot shall contain at least 11,000 square feet, exclusive of the flood plain areas.

1331 13. Any necessary offsite drainage easements must be obtained prior to approval of the
1332 construction plan by the Department of Public Works.

1333 14. The detailed plant list and specifications for the landscaping to be provided within the 25-
1334 foot-wide landscape buffer adjacent to the Southern Railway shall be submitted to the
1335 Planning Office for review and approval prior to the recordation of the plat.
1336

1337 Mrs. Ware - Are there any changes to the minutes?
1338

1339 Mr. Vanarsdall - Mr. Glover, did you read the minutes?
1340

1341 Mr. Glover - No, I didn't.
1342

1343 Mrs. Ware - Does somebody want to make a motion on approval of the minutes?
1344

1345 Mr. Taylor - I move approval of the March 26, 2003 minutes.
1346

1347 Mr. Vanarsdall - I second that.
1348

1349 Mrs. Ware - Motion made by Mr. Taylor and seconded by Mr. Vanarsdall. All in favor
1350 say aye. All opposed say no. The motion passes. The minutes of March 26, 2003 are approved.
1351

1352 Mr. Marlles - Madam Chairman, on May 15, staff is requesting the Planning Commission
1353 to schedule a Work Session to be briefed on the recently completed Brook Road Enhancement
1354 Plan. We would suggest that we do that briefing at 5:30 or 5:45 p.m. and we will serve dinner, but
1355 it would be May 15 prior to your Zoning Planning Commission meeting, at 5:30.
1356

1357 Mr. Vanarsdall - At 5:30 upstairs in the Manager's Conference Room.
1358

1359 Mr. Marlles - It would be upstairs in the Manager's Conference Room.
1360 Mr. Taylor - So we would start the meeting at 5:00?
1361

1362 Mr. Marlles - No, if we start at 5:30, we can serve at about 5:45 and then it is only going to
1363 take about half an hour for the presentation and questions, so if we set it at 5:30 that will give us
1364 plenty of time.
1365

1366 Mr. Taylor - Will there be material sent out beforehand that we can study?
1367

1368 Mr. Marlles - Yes, we can send out a packet of information. We usually do.
1369

1370 Mr. Vanarsdall - Third floor.
1371

1372 Mr. Marlles - Mr. Archer, is that a problem for you?
1373

1374 Mr. Archer - Not at all, sir.
1375

1376 Mr. Taylor - Mr. Glover comes too? Right?
1377
1378 Mr. Marlles - If he so wishes.
1379
1380 Mr. Taylor - He can come and have dinner.
1381
1382 Mrs. Ware - Do I have a motion to adjourn?
1383
1384 Mr. Taylor - Madam Chairman, I move we adjourn.
1385
1386 Mr. Vanarsdall - I second that.
1387
1388 Mrs. Ware - Motion made by Mr. Taylor and seconded by Mr. Vanarsdall. All in favor
1389 say aye. All opposed say no. The meeting was adjourned at 10:12 a.m.
1390
1391 On a motion by Mr. Taylor and seconded by Mr. Vanarsdall, the Planning Commission
1392 adjourned its meeting at 10:12 a.m.
1393
1394
1395
1396
1397 _____
Mrs. Lisa D. Ware, C.P.C., Vice Chairperson
1398
1399
1400
1401 _____
John R. Marlles, AICP, Secretary