

PLANNING COMMISSION

SUBDIVISION AND PLAN OF DEVELOPMENT

AGENDA

9:00 A.M.

November 17, 1999

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS: (Presented by Kevin Wilhite)

EXPEDITED AGENDA (Presented by Kevin Wilhite)

PUBLIC HEARING: Proposed Land Use Plan Amendment - Wireless Communication Towers



ACTION: Approved

BEGINNING AT 9:30 A.M.

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL (Presented by Kevin Wilhite)

Subdivision	Magisterial District	Original No. of Lots	Remaining Lots	Previous Extensions
Cross Creek (Nov. 1998 Plan)	Three Chopt	11	3	0
 ACTION: Approved				
Fairlawn (Oct. 1993 Plan)	Varina	60	10	5
 ACTION: ACTION: Approved				
Hunt Valley (Nov. 1990 Plan)	Varina	401	401	8
 ACTION: ACTION: Approved				
Wilton View	Varina	40	40	1

(August 1997 Plan)



ACTION:

Approved

Staff Recommends Extension for 12 Months until November 22, 2000.

TRANSFER OF APPROVAL

POD-105-84
Rack & Sack/Mars
Music -
W. Broad Street
(Formerly Farm Fresh)

FF Acquisition Company, L.L.C. for Broad Street FF LLC and Richfood Holding, Inc.: Request for approval of a transfer of approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code from FF Acquisition Company, LLC to Broad Street FF LLC and Richfood Holdings, Inc. The 8.28 acre portion of this site is located at the northwest corner of W. Broad Street and Tuckernuck Drive on parcel 59-13-1. The zoning is B-2, Business District. County water and sewer. **(Brookland)**

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

1. A bond shall be posted to cover the site deficiencies as identified in the inspection report dated **November 3, 1999**, and such deficiencies shall be corrected by **December 17, 1999**.

(Staff Report by Mikel Whitney)



ACTION: Approved

TRANSFER OF APPROVAL

POD-86-90
Broudy-Kantor
Company, Inc.

Kaufman & Canoles for Kantor Properties: Request for approval of a transfer of approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code from Kantor Properties, L.L.C. to National Distributing Company, Inc. The site is located on the south line of Eubank Road, southeast of its intersection with Corrugated Road on parcel 173-A-9C. The zoning is M-1, Light Industrial District and Airport Safety Overlay District (ASO) **(Varina)**

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

(Staff Report by Leslie News)



ACTION: Approved

TRANSFER OF APPROVAL (*Deferred from the September 29, 1999, Meeting*)

POD-39-83
Virginia Center
Technology
Park Phase 1

Wilkes, Artis, Hedrick, and Lane for Principal Life Insurance Company: Request for approval of a transfer of approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code from Ethelwood Corporation, Reuben K. Chewning, and Virginia Center Inc. to Principal Life Insurance Company. The site is located along the south line of Technology Park Drive, approximately 400 feet west of J.E.B. Stuart Parkway on Parcel 33-A-52 and 33-A-58A. The zoning is M-1C, Light Industrial District (Conditional).
(Fairfield)

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

(Staff Report by Leslie News)



ACTION: Approved

SUBDIVISION (*Deferred from the September 29, 1999, Meeting*)

Cole Creek
(July 1999 Plan)

Youngblood, Tyler & Associates, P.C. for HHHunt Corporation and Teal/Centex Homes: The 13.32-acre site is located along the south line of Nuckols Road, approximately 1,200 feet west of Shady Grove Road on part of Parcel 10-A-12. The zoning is R-2AC, One-Family Residence District (Conditional) and C-1C, Conservation District (Conditional). County water and sewer. **(Three Chopt)** 18 Lots

As of the preparation date of this agenda, the staff has not received any information regarding the status of this proposed subdivision, which was deferred at the applicant's request. The applicant is currently assessing the impact of the floodplain on the proposed development. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

11. Each lot shall contain at least 13,500 square feet, exclusive of floodplain areas.
12. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-Year Floodplain." Dedicate floodplain as a "Variable Width Drainage & Utility Easement."
13. The detailed plant list and specifications for the landscaping to be provided within the 30-foot-wide common area along Nuckols Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
14. Prior to final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

(Staff Report by Kevin Wilhite)



ACTION: Deferred to December 15, 1911

SUBDIVISION RECONSIDERATION (*Deferred from the October 27, 1999, Meeting*)

Edgemoor

(A Reconsideration of
April 1999 Plan)

Youngblood, Tyler & Associates, P.C. for Boone, Boone, Loeb &

Pettit: The 15.8 acre site is located on the east line of Nuckols Road at Wyndham Lake Drive on parcels 9-A-25 and 9-A-24. The zoning is R-2C, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt)** 28 Lots

Conditional approval for this subdivision was granted by the Planning Commission on June 10, 1999. An issue at the time of original approval was the status of Circus Farm Road, a private road that provided access to adjacent parcels to the east and to the south and was to be impacted by this proposed subdivision. This issue was addressed through condition No. 14 of the Planning Commission's approval which stated: Final approval shall not be granted for any of the proposed lots on which Circus Farm Road is currently located until such time that the legal status of said road is determined to the satisfaction of the Director of Planning and anyone having legal interest in the road has given consent for it to be removed or relocated.

The applicant is requesting that this revised plat included in your packet be approved. The new subdivision plat shows the portion of the property on which Circus Farm Road is located being removed from the subdivision lots and being reserved for future development. The position of the applicant is that it is not currently feasible to obtain the consent of the adjacent property owners to vacate the road and that they would like to develop the subdivision in one section.

As of the preparation date of the agenda, staff is still waiting for additional information from the applicant to support their request for reconsideration. At this time staff does not recommend approval of this revised plan. The applicant should resolve the issues of Circus Farm Road with the development of this subdivision as originally approved and not impact the layout in order to defer resolution of this issue.

(Staff Report by Kevin Wilhite)



ACTION: Approved

SUBDIVISION (*Deferred from the October 27, 1999, Meeting*)

Wyndham Forest
(October 1999 Plan)

Youngblood, Tyler & Associates, P.C. for HHHunt Corporation:

The 85.2 acre site is located at the northern terminus of Twin Hickory Lane and adjacent to the Chickahominy River on parcels 11-A-1A, 3 and 4. The zoning is R-3AC, One-Family Residence District (Conditional) and R-3C, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt)**

181 Lots

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

12. Each lot in the R-3C district shall contain at least 11,000 square feet, exclusive of floodplain areas.

13. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-Year Floodplain." Dedicate floodplain as a "Variable Width Drainage & Utility Easement."

14. A County standard sidewalk shall be constructed along the west side of Twin Hickory Road.

15. Prior to the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

16. A subdivision landscaping plan shall be submitted to the Planning Office for review and approved prior to recordation of the plat.

(Staff Report by Kevin Wilhite)



ACTION: Approved

SUBDIVISION

Greenwood Meadows (November 1999 Plan) **Foster & Miller, P.C. for Viking Developers, LLC:** The 3.847 acre site is located at the southern terminus of Greenstone Place which is along the west line of Greenwood Road north of Mountain Road and includes an expansion of the BMP basin located in the common area of Greenwood Meadows, Section A on part of parcels 42-A-82, 83 and 42-18-A-100. The zoning is R-4, One-Family Residence District. County water and sewer. **(Fairfield 11 Lots**

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

12. The detailed plant list and specifications for the landscaping to be provided within the BMP common area shall be submitted with the construction plans to the Planning Office for review and approval prior to final approval.

13. Prior to final approval, a draft of the covenants and deed restrictions for the maintenance of the Section A common area by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

(Staff Report by Ted McGarry)



ACTION: Approved

SUBDIVISION

Gayton Park
(November 1999 Plan) **Balzer & Associates, Inc. for Delmah M. Baugh, Estate and 13654 Gayton Road LLC:** The 5.00 acre site is located approximately 200 feet south of the intersection of N. Gayton Road and Gayton Station Boulevard on the west side of N. Gayton Road on parcel 35-A-16B. The zoning is R-3AC, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt) 13 Lots**

As of the preparation date of this agenda, the staff has not had an opportunity to complete its review of the plan. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

12. The detailed plant list and specifications for the landscaping to be provided within the 15-foot-wide planting strip easement along N. Gayton Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

13. A County standard sidewalk shall be constructed along the west side of N. Gayton Road.

14. Any necessary off-site drainage easements must be obtained prior to final approval of the construction plans by the Department of Public Works.

15. Prior to final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

(Staff Report by Mikel Whitney)



ACTION: Approved

PLAN OF DEVELOPMENT *(Deferred from the September 9, 1999, Meeting)*

POD-66-99
Lakewood Manor
Entrance Road
- Lauderdale Drive

TIMMONS for Virginia Baptist Homes Inc.: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct an entrance road for an existing assisted living facility. The 3.0 acre portion of the site is located at the intersection of Lauderdale Drive and John Rolfe Parkway on parcel 76-A-8F and part of parcel 77-A-2A. The zoning is A-1, Agricultural District and R-5, General Residence District. County water and sewer. **(Tuckahoe)**

As of the preparation date of the agenda, zoning case (C-59-99) to rezone this site from A-1 to R-5 in order to allow for the construction of this entrance road is still pending before the Board of Supervisors. The case will be considered on the November 9, 1999, agenda. If the proposed zoning is approved, staff can recommend approval of this plan of development request subject to the annotations on the plans and the standard conditions for development of this type.

(Staff Report by Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT (*Deferred from the October 27, 1999, Meeting*)

POD-70-99 **Bengston, DeBell & Elkin for North Park Peripheral Associates L.P. and Red Robin International, 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, 6,157 square foot restaurant. The 1.63 acre site is located on the north line of J.E.B. Stuart Parkway, approximately 1,100 feet east of its intersection with Brook Road (U.S. Route 1) in the Virginia Center Commons Shopping Center on part of parcel 24-A-7E. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield**

Red Robin Restaurant
-
Virginia Center
Commons
Shopping Center

The applicant has requested a deferral to the December 15, 1999, meeting.

A revised plan has been requested to address staff's comments. Currently, the plan as proposed does not meet required building setbacks or proffered landscape strip requirements along J.E.B. Stuart Parkway. Additionally, requirements of Building Inspections and the Division of Fire have not been satisfied.

Staff has also strongly recommended that the building colors currently proposed, which are bright red, and yellow, be revised to be compatible with existing development at Virginia Center Commons Mall.

A revised site plan was received just prior to the preparation date of the agenda. Staff has not had an opportunity to complete its review. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

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

24. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.

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

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

27. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.

28. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the

Department of Public Works.

29. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to issuance of a certificate of occupancy for this development.

(Staff Report by Leslie News)

 **ACTION:** Deferred to December 15, 1999

PLAN OF DEVELOPMENT (*Deferred From the October 27, 1999, Meeting*)

POD-79-99 Rainbow Station Child Development Center - Three Chopt Road	Potts, Minter & Associates, P.C. for Wachovia Bank, N.A., Executor of the Estate of Philip J. Kennedy and R. Earl Johnson: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct two, two-story day care buildings, totaling 17,500 square feet and a two-story, 9,800 square foot office building (future). The 3.686 acre site is located approximately 235 feet east of the intersection of Three Chopt Road and Church Road on parcel 57-A-66. The zoning is B-1, Business District and O-1C, Office District (Conditional). County water and sewer. (Three Chopt)
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As of the preparation date of this agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The right-of-way for widening of Three Chopt Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least 60 days prior to requesting occupancy permits.

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

25. The required building setback shall be measured from the proposed right-of-way line and the parking shall be located behind the proposed right-of-way line.

26. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.

27. A standard concrete sidewalk shall be provided along the south side of Three Chopt Road.

28. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.

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

30. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.

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

building permit.

32. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

33. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction plans needed to implement this conceptual plan may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.

(Staff Report by Mikel Whitney)

 **ACTION:** Deferred to December 15, 1999

PLAN OF DEVELOPMENT *(Deferred from the October 27, 1999, Meeting)*

POD-81-99
Town Center -
Nuckols Road

Hankins & Anderson, Inc. for Retlaw 100 L.L.C. and Realti Corporation: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a shopping center with a one-story, 38,000 square foot grocery store, a one-story, 15,400 square foot retail building, and a one-story, 4,800 square foot retail building. The 19.32 acre site is located on the northwest corner of Nuckols Road and Twin Hickory Road on parcel 18-A-22E. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of this agenda, the staff has not completed its review of the master plan for this proposed development as well as the plan revisions related to right-of-way dedication. In addition, the applicant has a pending request for amending the proffered condition that limits the number of outparcels in this shopping center. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended: 23. The right-of-way for widening of Nuckols Road and Twin Hickory Lane as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least 60 days prior to requesting occupancy permits.

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

25. The required building setback shall be measured from the proposed right-of-way line and the parking shall be located behind the proposed right-of-way line.

26. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.

27. A standard concrete sidewalk shall be provided along the south side of Nuckols Road.

28. Outside storage shall not be permitted.

28. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.

29. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
30. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
31. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
32. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
33. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

(Staff Report by Kevin Wilhite)



ACTION: Deferred to December 15, 1999

PLAN OF DEVELOPMENT & LIGHTING PLAN

<p>POD-82-99 Car Spa - W. Broad Street and Staples Mill Road</p>	<p>Interplan Practice, Ltd. for Lawrence Chrysler Plymouth and Car Spa, Inc.: 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 5,000 square foot, one-story, car wash with detailing area and a convenience store with fuel pumps. The 2.14 acre site is located on the northeast corner of W. Broad Street (U.S. Route 250) and Staples Mill Road (U.S. Route 33) on part of parcel 115-A-29. The zoning is B-3, Business District. County water and sewer. (Brookland)</p>
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The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

23. The entrances and drainage facilities on W. Broad Street (U.S. Route 250) and Staples Mill Road (U.S. Route 33) shall be approved by the Virginia Department of Transportation and the County.
24. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Planning Office prior to any occupancy permits being issued.
25. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
26. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
27. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
28. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
29. Approval of the construction plans by the Department of Public Works does not establish the

curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.

30. The owner or manager on duty shall be responsible for temporarily closing the car facility when the on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way.

31. The owner shall arrange with the Traffic Engineer to provide standard traffic control signs to notify customers that stopping or standing on the public right-of-way shall not be permitted near the entrances of the car wash facility.

32. Bulk storage of fuel shall be underground.

33. The applicant shall provide the Planning Office proof of site plan approval or letter stating its not required by the City of Richmond prior to final approval of the construction plan approval.

34. Utility plan approval shall be granted prior to construction plan or lighting plan approval.

(Staff Report by Ted McGarry)

 **ACTION:** Approved

PLAN OF DEVELOPMENT

POD-85-99
Crestar Bank @
Virginia Center
Marketplace Shopping
Center

TIMMONS for Ukrop's Super Markets, 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, 3,612 square foot bank. The 1.01 acre site is located on an outparcel of Virginia Center Marketplace Shopping Center along the west line of Brook Road (U.S. Route 1) approximately 900 feet north of its intersection with J.E.B. Stuart Parkway on part of parcel 24-A-9D. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

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

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

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

24. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.

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

26. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.

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

28. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to issuance of a certificate of occupancy for this development.

29. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.

(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-86-99

The Virginia Urology
Center

Draper Aden Associates for Med Atlantic, 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, 17,800 square foot medical office building. The 1.4 acre site is located at the northeast intersection of Monument Avenue and Byrd Avenue on parcels 115-8-A-1 and 24. The zoning is O-1, Office District. County water and sewer.
(Three Chopt)

The staff does not support the proposed Grace Street access point to this site due to its location in a residential neighborhood. This is consistent with staff comments made during the 1978 rezoning of the portion of the site adjacent to Grace Street. In addition, there are water quality issues that have yet to be resolved as of the preparation date of the agenda. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

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

24. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.

25. Employees shall be required to use the parking spaces provided underneath the building as shown on the approved plans.

26. Outside storage shall not be permitted.

27. All exterior lighting fixtures shall be designed and arranged so the source of light is not visible from the roadways or adjacent residential properties. The lighting shall be low intensity, residential in character, and the height or standards shall not exceed 15 feet.

28. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.

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

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

31. Any drainage and utility easements in conflict with the footprint of this building shall be

vacated prior to the issuance of a building permit for this development.

32. The adjacent residential lots shall not be used for any construction staging or activity, except that which is directly related to the demolition of the existing dwelling(s) and the installation of the utility lines.

33. The developer shall use his best effort to ensure that all construction traffic enters and leaves the site through the Byrd Avenue construction entrance, from and to Monument Avenue, and not through the surrounding residential neighborhood. continue

34. If any portion of the existing office building is to remain open during construction of the new building, the developer must demonstrate that sufficient on-site parking will be provided to meet code requirements prior to the approval of the construction plans.

(Staff Report by Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT, TRANSITIONAL BUFFER DEVIATION & SPECIAL EXCEPTION

POD-87-99
Westchase I & II -
Cox Road
and Westerre Parkway

Jordan Consulting Engineers, P.C. for Daniel Corporation: Request for approval of a plan of development, transitional buffer deviation and a special exception for buildings in excess of three stories as required by Chapter 24, Sections 24-106, 24-106.2(c) (3) and 24-59(c) of the Henrico County Code to construct two (2), six-story, 154,938 square foot office buildings. The 14.8 acre site is located on the south line of proposed Westerre Parkway, 400 feet east of Cox Road on parcels 47-A-59 and 48-A-39, 40, 41, 55, 58, 61, 63, 64, 65 and 66. The zoning is O-3C, Office District (Conditional) and B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

This plan of development includes a request for a special exception for height to allow construction of two, six-story office buildings. As is normal procedure, staff makes no recommendation regarding the special exception. It is the applicant's responsibility to present evidence to the Commission to support the request.

However, staff can support the request for deviation of transitional buffer 10 required between the B-2C and O-3C districts. The applicant will provide the buffer adjacent to the parking area along the Phase III line.

Should the Commission approve the applicant's request for the special exception, staff recommends approval of the POD and transitional buffer deviation subject to the annotations on the plan, the standard conditions for developments of this type, and the following additional conditions:

23. The subdivision plat to Westerre Parkway, Phase II shall be recorded before any occupancy permits are issued.

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

25. The required building setback shall be measured from the proposed right-of-way line and the parking shall be located behind the proposed right-of-way line.
26. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
27. A standard concrete sidewalk shall be provided along the south side of Westerre Parkway.
28. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
29. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
30. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
31. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
32. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
33. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
34. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

(Staff Report by Mikel Whitney)



ACTION: Approved

LANDSCAPE PLAN

LP/POD-104-98

The Glens at Millers Lane

The Clower Group, Inc.: Request for approval of a landscape plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 16.57 acre site is located along both sides of Millers Lane approximately 250 feet south of Gay Avenue on parcels 162-A-11, 10C, and 10D and 11-3-99. The zoning is R-6, General Residence District, R-4, One-Family Residence District and Airport Safety Overlay District (ASO). (**Varina**)

Revised plans have been requested to address staff's comments. Staff's recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for landscape plans are recommended.

(Staff Report by Leslie News)



ACTION: Deferred to December 15, 1999

ADJOURNED at 12:05 p.m.

