

**PLANNING COMMISSION**

**SUBDIVISION AND PLAN OF DEVELOPMENT AGENDA**

**9:00 A.M.**

**January 26, 1999**

The submission deadline for this hearing date is December 11, 1998.

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**ROLL ALL:**

**REQUEST FOR DEFERRALS AND WITHDRAWALS** (Presented by [Kevin Wilhite](#))

**EXEDITED AGENDA** (Presented by [Kevin Wilhite](#))

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL**

(Presented by [Kevin Wilhite](#))

<b>Subdivision</b>	<b>Magisterial District</b>	<b>Original No. of Lots</b>	<b>Remaining Lots</b>	<b>Previous Extensions</b>
Almond Creek Estates (January 1993 Plan)  <b>ACTION: Approved</b>	Varina	101	50	5
Chartwood (January 1998 Plan)  <b>ACTION: Approved</b>	Varina	88	38	0
Mill Place West (January 1997 Plan)  <b>ACTION: Approved</b>	Brookland	44	23	1
Wyndham Forest (January 1998 Plan)  <b>ACTION: Approved</b>	Three Chopt	132	64	0

**Staff Recommends Extension for 12 months until January 26, 2000**

**P-2-99 Gloria L. Freye for PrimeCo Personal Communications:** Request for approval of a provisional use permit in accordance with Sections 24-95(a)(3), 24-120 and 24-122.1 of Chapter 24 of the County Code in order to extend the height of an existing 100' communication tower monopole up to 145', on part of Parcel 58-6-2, containing 324 sq. ft., located at the southern terminus of Mayland Court (3500 Mayland Court). The site is zoned M-1C Light Industrial District. **(Staff presentation by Mark Bittner)** *(Deferred from the January 14, 1999 Meeting)*

**TRANSFER OF APPROVAL (Deferred from the October 27, 1998, Meeting)**

**POD-69-79** George W. Moore III for West End Presbyterian Church: Request for transfer of approval of a plan of development as required by Chapter 24, Section 24-106 of the Best Products Henrico County Code from Best Products Company, Inc. to West End Presbyterian Company, Inc. Church. The 8.31-acre site is located on the north line of Quioccasin Road at its intersection with Blue Jay Lane on parcel 90-A-28. The zoning is B-2, Business District. County water and sewer. (Tuckahoe)

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

1. The site deficiencies as identified in the inspection report, dated October 16, 1998, shall be corrected by April 30, 1999.

(Staff Report by Mikel Whitney)



**ACTION: Approved**

**TRANSFER OF APPROVAL**

**POD-54-95** Ronald J. McGraw for Commercial Net Lease Realty, Inc. and Office Depot: Request for transfer of approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code from The Broad Street Group, L.L.C. to Computer City Commercial Net Lease Realty, Inc. and Office Depot. The 1.88-acre site is located on the northeast corner of W. Broad Street (U.S. Route 250) and Stillman Parkway on parcel 48-A-23D. The zoning is B-3C, Business District (Conditional). County water and sewer. (Three Chopt)

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

1. The site deficiencies as identified in the inspection report, dated January 5, 1999, shall be corrected by March 29, 1999.

(Staff Report by Mikel Whitney)

 **ACTION: Approved**

#### **TRANSFER OF APPROVAL**

<p><b>POD-93-93</b> <b>POD-92-93</b> <b>POD-11-83</b> Loehmann's Plaza</p>	<p>Daniel R. Baker for Coastal American Corporation: Request for transfer of approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code from Village Green Associates to Coastal American Corporation. The 17.1-acre site is located north of W. Broad Street (U.S. Route 250) between West End Drive and Homeview Drive on parcel 59-A-10 and 12D. The zoning is B-2, Business District and R-6C, General Residence District (Conditional). County water and sewer. (Brookland)</p>
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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 August 14 and August 20, 1998, and shall be corrected by April 30, 1999.

(Staff Report by Mikel Whitney)

 **ACTION: Approved**

#### **TRANSFER OF APPROVAL (Deferred from the December 15, 1998, Meeting)**

<p><b>POD-123-83</b> Nouveau Hair Design (Formerly Regency International Hair) (POD-108-79 Revised)</p>	<p>Dung (Paul) T. Duong: Request for transfer of approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code from Bill and Janet Tsimbos to Paul Duong and Hong Yen Nguyen. The 0.410-acre site is located along the south line of Horsepen Road, approximately 300 feet east of Catawba Lane on parcel 102-12-30-1. The zoning is B-1C, Business District (Conditional). (Three Chopt)</p>
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As of the preparation date of this agenda, the staff had not received a landscape and lighting plan for this development, as requested. The staff recommendation will be made at the meeting.

(Staff Report by Kevin Wilhite)

 **ACTION: Approved**

## PLAN OF DEVELOPMENT & SPECIAL EXCEPTION

<b>POD-8-99</b> Seibert's Convenience Store – Pemberton and Quioccasin Roads (Formerly Sun Oil Company) (POD-11-70 Revised)	Elliott & Associates and James Fox & Sons, Inc. for Seibert Properties, Inc: Request for approval of a plan of development and special exception as required by Chapter 24, Sections 24-106 of the Henrico County Code to convert an existing one-story, 4,082 square foot automobile service station to a convenience store with fuel pumps and three service bays. The .75-acre site is located at the corner of Quioccasin and Pemberton on parcel 79-A-13. The zoning is B-3C, Business District (Conditional). County water and sewer (Tuckahoe)
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As of the preparation date of this agenda, the staff has not had an opportunity to complete its review of the plan, nor meet with the applicant to go over staff comments. The request for a special exception is required due to the wording of the proffered conditions in case C-13C-90. The staff's recommendation will be made at the meeting.

(Staff Report by Kevin Wilhite)



**ACTION: Approved**

## PLAN OF DEVELOPMENT (Deferred from the December 15, 1998, Meeting)

<b>POD-122-98</b> The Steward School – Upper School Addition	Koontz-Bryant, P.C. for Dixon Independent School Corporation: Request for approval of a revised master plan and approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County to construct a one-story, 43,769 square foot gym and classrooms, a two-story, 34,195 square foot theater with a scenery loft 85 feet in height and a two-story, 9,724 square foot library and offices. The 35.7-acre site is located at the northwest corner of Gayton Road and Ryandale Road on parcels 77-A-4, 77-A-20 and 77-A-21. The zoning is A-1, Agricultural District. County water and sewer. (Tuckahoe)
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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:

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 right-of-way for widening of Gayton 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.

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. 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. 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.

(Staff Report by Jim Strauss)



**ACTION: Approved**

## **LANDSCAPE & LIGHTING PLAN**

**LP/POD-102-96** McKinney & Company: 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. Interport Business Center, Phase III The 3.54-acre site is located on the northwest corner of Laburnum Avenue and Eubank Road on parcel 172-A-26 and part of 25. The zoning is M-1, Light Industrial District. (Varina)

The staff recommends approval subject to annotations on the plan and the standard conditions for landscape and lighting plans.

(Staff Report by Leslie News)

 **ACTION: Approved**

## LANDSCAPE PLAN

**LP/POD-47-98** VHB, 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 1.32-acre site is located on the southwest corner of the intersection of Williamsburg Road (U.S. Route 60) and Laburnum Avenue on parcel 172-A-22 and part of 23. The zoning is B-3-, Business District and M-1, Light Industrial District and ASO (Airport Safety Overlay District). (Varina)

CVS – Laburnum Avenue and Williamsburg Road

Revised plans were received on the preparation date of the agenda and staff has not has an opportunity to complete its review. Should the Commission act on this request, the annotations on the plan and the standard conditions for landscape plans are recommended.

(Staff Report by Leslie News)

 **ACTION: Approved**

## PLAN OF DEVELOPMENT (Deferred from the December 15, 1998 Meeting)

**POD-81-98** Mozingo & Associates for L. Jeremy Crews: 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, 1,815 square foot office and a one-story, 10,168 square foot warehouse expansion. The 2.40-acre site is located along the west line of Park Central Drive, approximately 1,200 feet north of Parham Road at 8790 Park Central Drive on parcel 53-A-80I. The zoning is O/SC, Office/Service District (Conditional). County water and sewer. (Fairfield)

L. Jeremy Crews  
8790 Park Central Drive Addition  
(POD-22-94 Revised)

This plan was deferred in order to provide screening of the loading areas from view from public roads as required by the Office/Service district standards. The proposed office addition has been moved, and the number of loading doors reduced to one and relocated. However, staff feels the proposed office location now provides the necessary screening of the loading door. As of the preparation date of the agenda, staff review is incomplete. The staff's 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 developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.

24. 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.

25. 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.

26. 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.

27. 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 Ted McGarry)



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-4-99**

Burger King @  
Tuckahoe Village  
Shopping Center  
(POD-70-96 Revised)

Grattan Associates, P.C. for Burger King Corporation and Tuckahoe Village Shopping Center Corporation: 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, 4,109 square foot restaurant. The 0.67-acre site is located approximately 580 feet east of Wesbriar Drive on Patterson Avenue (State Route 6) on part of parcel 88-A-25 and all of 88-A-22. The zoning is B-2, Business District. County water and sewer (Tuckahoe)

On January 13, 1999, staff received the requested revised plan. Its review is not complete. 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 ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.

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

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. 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.

31. 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.

32. 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.

(Staff Report by Ted McGarry)



**ACTION: Deferred to February 23, 1999**

## **SUBDIVISION**

<b>Mountain Woods</b> (January 1999 Plan)	E. D. Lewis & Associates, P.C. for William L. & L. P. Baker and Neil Farmer: The 8.6-acre site is located on the north line of Mountain Road, 2,000 feet west of Woodman Road on parcels 31-A-39 and 40. The zoning is R-2AC, One-Family Residence District (Conditional). County water and sewer. (Fairfield) 17 Lots
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A revised plan was received on the preparation date of this agenda, and staff has not has an opportunity to complete its review. Should the Commission act on this request, the annotations on the plans, the standard conditions for subdivisions served by public utilities, and the following additional conditions are recommended:

12. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide proffered buffer along Mountain Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

13. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association 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 Leslie News)

 **ACTION: Approved**

## PLAN OF DEVELOPMENT

<b>POD-120-98</b> Bruster's Ice Cream @ Staples Mill Plaza Shopping Center	Anderson & Associates for SMP Limited Partnership and Gary Zeller: 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, 1,145 square foot ice cream store. The 0.7-acre site is located along Staples Mill Road, approximately 400 feet east of the intersection with Hungary Springs Road, 9185 Staples Mill Road on parcels 50-13-A-3 and 4. The zoning is B-2C, Business District (Conditional). County water and sewer (Brookland)
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Revised plans were received on the preparation date of this agenda, and staff has not had an opportunity to complete its review. 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.
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. 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.
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. 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: Approved**

## PLAN OF DEVELOPMENT, SPECIAL EXCEPTION & TRANSITIONAL BUFFER

### DEVIATION

**POD-125-98**      TIMMONS for Virginia Center, Inc.: Request for approval of a plan of development, Springhill Suites Hotel special exception, and transitional buffer deviation as required by Chapter 24, Sections 24-2, 24-63c, 24-106 and 24-106.2 of the Henrico County Code to construct a four-story, 134 unit Marriott Hotel. The 5.2-acre site is located on the east line of Brook Road (U.S. Route 1), 400 feet south of its intersection with Virginia Center Parkway on part of parcels 33-A-46 and 33-A-47. The zoning is B-3, Business District and O-3C, Office District (Conditional). (Fairfield)

This request for approval is for construction of the Springhill Suites Hotel and related site improvements, and access to the hotel from Virginia Center Parkway. Future buildings shown on the overall plan will require subsequent detailed plans of development.

Revised plans were received on the preparation date of the agenda, and staff has not had an opportunity to complete its review. 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 Virginia Center Parkway 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.
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 Henrico County maintained right-of-way. The elevations will be set by Henrico County.

30. 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.

31. 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.

32. The conceptual master plan, as submitted with this application, is for planning and information proposes only. Subsequent detailed plans of development for Planning Commission approval, and construction plans, are needed to implement this conceptual plan.

33. There shall be no exterior access to the lounge or restaurant available for patrons.

34. There shall be no exterior signage or other means of advertising that identifies the presence of a lounge or restaurant at this facility.

35. Restaurant hours shall not extend beyond 11:30 a.m. daily.

(Staff Report by Leslie News)



**ACTION: Approved**

## SUBDIVISION

**Twin Hickory**  
Collector Roads  
(January 1999 Plan)

Youngblood, Tyler & Associates, P.C. for HHHunt Corporation: The 426.45-acre site is located on the terminus of Twin Hickory Road on parcels 18-A-2, 18-A-39A, 18-A-55, 26-A-30, 31, 32, 27-A-3A, 27-A-4, 27-A-5A, 27-A-6, 27-A-7, 27-A-8, 27-A-9A, 27-A-11 and 37-A-1. The zoning is R-2C, One-Family Residence District (Conditional), R-2AC, One-Family Residence District (Conditional), R-3C, One-Family Residence District (Conditional), R-4C, One-Family Residence District (Conditional), R-5C, General Residence District (Conditional), R-6C, General Residence District (Conditional), RTHC-Residential Townhouse District (Conditional), O-1C, Office District (Conditional) and O/S-2C, Office Service District (Conditional). (Three Chopt) 0 Lots

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan. 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:

10. 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."

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

(Staff Report by Mikel Whitney)



**ACTION: Deferred to February 23, 1999**

### **PLAN OF DEVELOPMENT (Deferred from the December 15, 1998, Meeting)**

**POD-119-98**

Great To Go Store #3 –  
Lakepointe @ Innsbrook  
(POD-136-85 Revised)

Grattan Associates, P.C. for Sidney J. Gunst, Jr. and Robert M. Atack 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, 4,400 square foot convenience store and restaurant addition with fuel pumps to an existing bank site with a 1,562 square foot future expansion. The 2.338-acre site is located at the northeast corner of Dominion Boulevard and W. Broad Street (U.S. Route 250). The zoning is B-2C, Business District (Conditional). County water and sewer. (Three Chopt)

The 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.

24. The drainage facilities on W. Broad Street (U. S. Route 250) shall be approved by the Virginia Department of Transportation and the County.

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. Outside storage shall not be permitted.

27. 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.

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. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up teller facilities, the owner/occupant shall close the drive-up teller facilities until a solution can be designed to prevent traffic backup.

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. 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 Mikel Whitney)



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-2-99**

Deep Run Shopping Center, Phase 3 (POD-30-94 and POD-30-96 Revised)

Jordan Consulting Engineers, P.C. for 10070 W. B. Associates, L.C.: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 2,900 square foot retail building in an existing shopping center. The 3.375-acre site is located along the north line of W. Broad Street (U.S. Route 250), approximately 400 feet west of Gaskins Road on parcel 48-A-35. The zoning B-2C, Business District (Conditional). County water and sewer. (Three Chopt)

As of the preparation date of this agenda, the staff cannot recommend approval of this development due to water quality and stream impact concerns as well as lack of information on architectural design. Should the Commission act on this request, in addition to the standard conditions for developments of this type, and 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.

24. 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.

25. 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.

26. 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.

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

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

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

The portion of the existing variable with drainage and utility easement (within the 100-year floodplain) that will be impacted by the proposed improvements shall be vacated prior to the approval of any construction plans for the development.

(Staff Report by Kevin Wilhite)



**ACTION: Approved**

### **PLAN OF DEVELOPMENT, TRANSITIONAL BUFFER DEVIATION AND ALTERNATIVE FENCE HEIGHT**

**POD-6-99**

Rite Aid @ Church  
And Pumps Roads

Jordan Consulting Engineers, P.C. for Earl Thompson, Inc. and Sigma Development of Virginia Inc.: Request for approval of a plan of development, a transitional buffer deviation and an alternative fence height as required by Chapter 24, Sections 24-106, 24.206.2 and 24-95(1) of the Henrico County Code to construct a one-story, 10,000 square foot pharmacy with a drive-thru window. The 1.34-acre site is located on the southwest corner of Pump and Church Roads on part of parcel 66-A-11J. The zoning is B-3, Business District. County water and sewer. (Tuckahoe)

The staff cannot recommends approval of this development because it is in conflict with the 2010 Major Thoroughfare Plan. This site is located directly in the path of the proposed John Rolfe Parkway. In addition, issues regarding water quality, road improvements and transitional buffers have not been resolved. 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.

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. Standard concrete sidewalk shall be provided along the north side of Church Road.

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. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up delivery facilities, the owner/occupant shall close the drive-up delivery facilities until a solution can be designed to prevent traffic backup.

29. 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.

30. 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 Kevin Wilhite)



**ACTION: Deferred to February 23, 1999**

## **PLAN OF DEVELOPMENT, LIGHTING PLAN, TRANSITIONAL BUFFER**

### **DEVIATION, AND ALTERNATIVE FENCE HEIGHT**

#### **POD-121-98**

Clear Channel Radio  
(POD-74-83 Revised)

Lockett & Farley for Clear Channel Radio, Inc.: Request for approval of a plan of development, lighting plan, transitional buffer deviation and alternative fence height as required by Chapter 24, Sections 24-106, 24-106.2 and 24-95(1) of the Henrico County Code to construct a two-story, 15,400 square foot office building for a radio station. The 15.06-acre site is located along the south line of Basie Road, approximately 600 feet east of Bethlehem Road on parcel 81-A-83. The zoning is O-2C, Office District (Conditional) and R-4, One-Family Residence District. County water and sewer. (Brookland)

As of the preparation date of this agenda, staff has not received a request for transitional buffer deviation, although the applicant indicated it would be forthcoming. The lighting plan for this development is still undergoing staff review due to addition information having been requested. In addition, no details have been received on the new location of the satellite dishes. Therefore, 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.

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. 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.

26. 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.

27. 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.

28. 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.

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

(Staff Report by Kevin Wilhite)



**ACTION: Approved**

#### **LIGHTING PLAN (Deferred from the December 15, 1998, Meeting)**

**LP/POD-21-96**  
The Greens Virginia  
Center Apartments

Castle Development Company: Request for approval of a lighting plan as required by Chapter 24, Section 24-106 of the Henrico County Code. The 13.4-acre site is located at the southwest corner of the intersection of Brook Road (U. S. Route 1) and Virginia Center Parkway on part of parcel 33-A-10 and 11. The zoning is R-6C, General Residence District (Conditional). (Fairfield)

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.

(Staff Report by Jim Strauss)



**ACTION: Approved**

#### **LANDSCAPE PLAN (Deferred from the October 27, 1998, Meeting)**

**LP/POD-26-98**  
Sunrise Cottages

Niles Bolton Associates: 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 6.33-acre site is located at the northeast corner of Parham and Michael Road on parcel 79-A-69. The zoning is R-6C, General Residence District (Conditional). (Three Chopt)



The applicant has requested a deferral until the Planning Commission's meeting on February 23, 1999.

(Staff Report by Jim Strauss)

 **ACTION: Deferred to February 23, 1999**

## LANDSCAPE & LIGHTING PLAN

**LP/POD-14-98** Anderson & Associates: 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.  
Grove Avenue  
Baptist Church The 9.69-acre site is located on the corner of Parham and Ridge Roads on parcels 100-A-52 and 100-A-51. The zoning is A-1, Agricultural District and R-3, One-Family Residence District. (Tuckahoe)

The staff recommends approval subject to annotations on the plan and the standard conditions for landscape and lighting plans.

(Staff Report by Jim Strauss)

 **ACTION: Approved**

## LIGHTING PLAN

**LP/POD-110-97** Uniwest Construction Inc. Request for approval of a lighting plan as required by  
Temple Beth El Chapter 24, Section 24-106 of the Henrico County Code. The 16.25-acre site is located on N. Parham Road, east of its intersection with Derbyshire Road on parcels 100-A-46, 100-20-B1, 14, 22 and 23 and 100-30-F-26. The zoning is R-2, One-Family Residence District and R-3, One-Family Residence District. (Tuckahoe)

The staff recommends approval subject to annotations on the plan and the standard conditions for lighting plans.

(Staff Report by Jim Strauss)

 **ACTION: Approved**

## PLAN OF DEVELOPMENT

### **POD-7-99**

Grove Park Phase II  
(POD-1-97 and POD-  
15-96 Revised)

McKinney & Company for Loch Levan Land Limited Partnership and Highwoods Properties, Inc.: Request for approval of plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 71,326 square foot office building addition to an existing office site. The 5.14-acre site is located 640 feet east of Shady Grove Road on the south side of Nuckols Road on parcel 10-A-23A. The zoning is O/SC, Office/Service District (Conditional). County water and sewer (Three Chopt)

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 right-of-way for widening of Nuckols 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.

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. 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. 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. 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 Mikel Whitney)



**ACTION: Approved**

#### **PLAN OF DEVELOPMENT (Deferred from the December 15, 1998, Meeting)**

**POD-114-98**

River Road Church  
Baptist – Additions  
And Renovations

Draper Aden Associates for River Road Church-Baptist: 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, 16,000 square foot education building addition and related improvements to an existing church site. The 6.8-acre site is located at the intersection of River Road and Ridge Road on parcels 113-9-K2, 126-A-2 and 126-5-C-2. The zoning is R-1, One-Family Residence District. County water and sewer. (Tuckahoe)

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the revised plan. 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 and 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.

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. 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.

26. 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.

27. 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.

28. 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: Deferred to February 23, 1999**

**REVISED**

**BEGINNING AT 10:00 A.M.**

**1. PUBLIC HEARING: AMENDMENT TO CHAPTER 24 (ZONING) OF THE CODE OF THE COUNTY OF HENRICO:** An ordinance to Amend and Reordain Section 24-95(r) of Chapter 24 of the Henrico County Code to prohibit Flag Lots. (Staff Presentation by Dave O'Kelly)

 **ACTION: Approved**


**2. READOPTION OF 1999 PLANNING COMMISSION CALENDAR**

 **ACTION: Approved**

**3. APPROVAL OF MINUTES:** November 17, 1998

 **ACTION: Approved**

**4. WORK SESSION: AMENDMENT TO CHAPTER 24 (ZONING) OF THE CODE OF THE COUNTY OF HENRICO:** An ordinance to Amend and Reordain Article II entitled "Definitions" to add "Outside Storage" in the definitions enumerated in Section 24-3.

 **ACTION: To be heard again as a public hearing on March 23, 1999**

**ADJOURN**