

PLANNING COMMISSION

SUBDIVISION AND PLANS OF DEVELOPMENT

ACTIONS

March 23, 1999

The submission deadline for this hearing date was February 5, 1999.

ROLL CALL:

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

EXPEDITED AGENDA: (Presented by Kevin Wilhite)

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL (Presented by Kevin Wilhite)

Subdivision	Magisterial District	Original No. of Lots	Remaining Lots	Previous Extensions
Darbytown Meadows Cluster Lot (March 1994 Plan)	Varina	218	63	4
Harvest Crest (March 1996 Plan)	Fairfield	99	53	2

Staff Recommends Extension for 12 Months until March 22, 2000



ACTION: Approved

PLAN OF DEVELOPMENT (*Deferred from the February 23, 1999, Meeting*)

POD-9-99
Collegiate Upper
School – Science
Building

Draper Aden Associates for The Collegiate School: 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, 23,500 square foot science classroom building. The 1.19-acre portion of the site is located on the southeast corner of Mooreland Road and Tarrytown Drive on part of parcels 112-A-1 and 112-A-2. The zoning R-2, One-Family Residence District. County water and sewer. (**Tuckahoe**)

As of the preparation date of this 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 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. Outside storage shall not be permitted.

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. 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.

(Staff Report by Kevin Wilhite)



ACTION: Approved

LANDSCAPE PLAN

LP/POD-4-96
Our Lady of Lourdes
Church – Sanctuary
Addition

Hulcher & 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 19.8-acre site is located at 8200 Woodman Road on parcels 62-A-36 and 37. The zoning is R-3, One-Family District.
(Brookland)

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

(Staff Report by Leslie News)



ACTION: Approved

LANDSCAPE PLAN

LP/POD-52-98
Bank of Essex –
Brook Road

Architects Dayton & Thompson: 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 3.2-acre site is located along the east line of Brook Road (U.S. Route 1), approximately 200 feet south of J.E.B. Stuart Parkway on parcel 33-A-3B and part of 3C. The zoning is B-3C, Business District (Conditional). **(Fairfield)**

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

(Staff Report by Leslie News)



ACTION: Approved

SUBDIVISION (*Deferred from the December 15, 1998, Meeting*)

Effinger Drive
(June 1998 Plan)
(A Dedication of
Effinger Drive)

TIMMONS for Edward E. West, Jr., Et Als, Magnolia Development, LLC and Velpar Investment Inc.: The road extends westwardly from Mechanicsville Turnpike, approximately 1,000 feet to its terminus and is located approximately 700 feet south of the Showplace entrance on part of parcels 128-A-2, 3, 7, and 9. The zoning is M-2, General Industrial District and B-3, Business District. **(Fairfield)** 0 Lot

This plan has been deferred several times by the applicant in order to obtain the cooperation of Velpar Investments, Inc., whose property is proposed for inclusion in the road dedication. Negotiations have ended with no agreement.

The applicant now requests approval of the original, June 30, 1998, staff plan. This plan purposes Elkridge Parkway at a location generally centered on the Mechanicsville Turnpike frontage. This would provide a right-turn in and right-turn out movement as VDOT has not yet approved a median crossover opposite the entrance. The traffic engineer can recommend approval without the median crossover. The staff recommends conditional approval subject to the annotations on the plans and the standard conditions for subdivisions not served by public utilities.

(Staff Report by Ted McGarry)



ACTION: Approved

SUBDIVISION (*Deferred from the February 23, 1999, Meeting*)

Scandia Lake
(January 1999 Plan)

Wingate & Kestner for Rogers – Chenault, Inc. and Wingate & Kestner: The 45.5-acre site is located at the eastern terminus of Scandia Road approximately one mile east of White Oak Road on part of parcel 20-A-7B and part of 7C. The zoning is A-1, Agricultural District. County water and septic tank/drainfield. **(Varina)** 32 Lots

This subdivision was deferred because the applicant was not the owner of the property. Staff has been advised the closing has occurred.

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for subdivisions not served by public utilities, and the following additional conditions:

11. Each lot shall contain at least one-acre exclusive of floodplain areas.

(Staff Report by Ted McGarry)

 **ACTION:** Approved

SUBDIVISION

Rock Spring Estates
(March 1999 Plan)

Grattan Associates, P.C. for Rock Spring Estates, Inc.: The 105.1-acre site is located along the south line of Long Meadow Road approximately 550 feet north of Mill Road on parcels 13-A-1, 2, 3, and 20A. The zoning is A-1, Agricultural District. County water and Septic Tank/Drainfield. **(Brookland)** 43 Lots

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for subdivision served by public water and not served by public sewer, and the following additional conditions:

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 roads in Rock Spring Estates Sections 1 and 2 shall have the paving completed and accepted by the County before June 30, 1999 or before final approval can be granted, whichever comes first.

(Staff Report by Ted McGarry)

 **ACTION:** Approved

PLAN OF DEVELOPMENT

POD-17-99
Eubank Center

Engineering Design Associates for John A. & W. L. Heisler, IV: 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, 12,040 square foot office/warehouse. The .71-acre site is located on the north line of Eubank Road, 250 feet east of Klockner Drive on parcel 172-3-C-5. The zoning is M-1, Light Industrial District. County water and sewer. **(Varina)**

As of the preparation date of the agenda, the staff had not had an opportunity to complete its review of the plan. Revised plans have not addressed water quality issues 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 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. 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.
30. Prior of issuance of a building permit, the developer must furnish a letter from Virginia Power stating that this proposed development does not conflict with their facilities.

(Staff Report by Leslie News)



ACTION: Deferred to April 20, 1999

PLAN OF DEVELOPMENT

POD-22-99
Four Mile Creek
Commercial Center –
Convenience Store

Balzer & Associates for Essex Properties: 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 and a half story, 4,122 square foot convenience store with fuel pumps, bank and a car wash. The 24.80-acre site is located along the south line of New Market Road (State Route 5) 1600 feet east of its intersection with I-295 on part of parcel 249-A-51. The zoning is B-3C, Business District (Conditional).

County water and sewer. (**Varina**)

As of the preparation date of the agenda, staff has not had an opportunity to complete its review of the revised plan. Additional information regarding the proffered buffer along New Market Road, and utility service for the site is required. 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 Four Mile Drive and Road A 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. A copy of the letter from the Richmond Regional Planning District Commission giving approval to the street names for Four Mile Drive and Road A shall be submitted to the Planning Office prior to issuance of a certificate of occupancy for this development.

25. A subdivision plat for the extension of Four Mile Drive to Buffin Road shall be submitted to the Planning Office for conditional and final approval and shall be recorded prior to the issuance of an occupancy permit for this development.

26. 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.

27. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.

28. The entrances and drainage facilities on New Market Road (State Route 5) shall be approved by the Virginia Department of Transportation and the County.

29. 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.

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

31. 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.

32. 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.

33. 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.

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

35. 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.

36. 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.

37. 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.

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

(Staff Report by Leslie News)



ACTION: Approved

SUBDIVISION

Millers Glen
(March 1999 Plan)

Koontz-Bryant, P.C. for L.M.G., L.L.C.; L. Michael Gracik, Jr. and Wilton Investment Corporation: The 2.138-acre site is located along the east line of Millers Lane approximately 200 feet southeast of intersection of Millers Lane and Gay Avenue on part of parcel 162-A-10A. The zoning is R-4, One-Family Residence District. County water and sewer. (**Varina**) 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. A variance for front yard setback for the existing dwelling within this subdivision is required prior to final approval of the subdivision.

13. The topsoil stockpile on this site shall be removed to the satisfaction of the Director of Public Works prior to issuance of any building permits.

14. Building permits for lots No. 1 thru No. 4 shall not be issued until the sediment basin has been regraded to final BMP shape, as determined by the Director of Public Works.

15. A minimum of four shared driveway access points between adjacent lots shall be provided.

(Staff Report by Leslie News)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-18-99 Texaco Convenience Center – Darbytown & Turner Roads (POD-130-78 Withdrawn)	AEC Engineering and Meadow Petroleum, Inc. for Lawrence & Madeline E. Turner: 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, 2,800 square foot convenience store with gas pumps. The 1.41-acre site is located on the northwest corner of the intersection of Darbytown and Turner Roads on part of parcel 228-A-33. The zoning is B-3, Business District and ASO (Airport Safety Overlay District). Individual well and septic tank/drainfield. (Varina)
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There are two outstanding issues. First the BMP is proposed within the 25-foot-yard setback contrary to County policy. Secondly, there is a transitional buffer 35 required along both the west and north property lines, which are not provided. 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. When public water is available to the site, fire hydrants shall be installed by the property owner to meet existing ISO – Needed Fire Flow requirements and Division of Fire commercial property minimum hose lay requirement which is 350 feet.

24. 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.

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. 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.

28. The applicant shall furnish proof to the Planning Office that conditions satisfactory to the Health Department have been met that insure the proposed septic tank drainfield system is suitable for this project prior to the issuance of a building permit.

29. All buildings when constructed shall include a fire detection alarm system. The alarm system shall be designed and installed to provide immediate notification to the Fire Division in the event of an alarm situation at the facility. A twenty-four hour monitoring company must be utilized for this service.

(Staff Report by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-25-99

Broyles Auto Service-
Mountain Road
(POD-136-83
Revised)

Balzer & Associates for Phillip Broyles: 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, 3,360 square foot office-warehouse addition and increase the number of service bays to eight in the existing building. The 2.14-acre site is located at 1601 Mountain Road on parcels 52-A-46 and 46A. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

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 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.

28. Employees shall be required to use the parking spaces provided at the rear of the building(s) as shown on the approved plans.

29. Outside storage shall not be permitted.

30. All repair work shall be conducted entirely within the enclosed building, the doors of which shall remain closed during repair or service operations.

(Staff Report by Ted McGarry)



ACTION: Approved

SUBDIVISION

Oak Hill Manor
(March 1999 Plan)

William J. Schmidt & Associates for Wallace C. Lang, III and W. C. Lang and Son, Inc.: The 11.514-acre site is located at the western terminus of Tonaka Road and the northern terminus of Johnson Road on parcel 128-A-44 and part of parcel 128-A-55. The zoning is R-4, One-Family Residence District. County water and sewer. **(Fairfield) 40 Lots**

As of the preparation date of this agenda, the staff had 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. Prior to requesting final approval, the engineer shall furnish the Planning staff a survey plat showing the existing dwelling situated on the remainder of parcel 128-A-55 to determine if the requirements of Chapter 24 of the Henrico County Code are met.

13. Vacation of the existing Johnson Road right-of-way to be incorporated into the subdivision lots shall be completed prior to the recordation of the subdivision plat.

(Staff Report by Kevin Wilhite)



ACTION: Approved

LANDSCAPE PLAN

LP/POD-12-98
The Greens at
Wyndham

HHHunt: 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 12.87-acre site is located on the east side of Wyndham Lake Drive, 1,200 feet south of Old Wyndham Drive on part of parcel 4-A-7B. The zoning is R-5C, General Residence District (Conditional). **(Three Chopt)**

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

(Staff Report by Jim Strauss)



ACTION: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-17-98
Church Road Dental

Balzer & 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. The .62-acre site is located on the corner of Church Road and Barony Crescent Drive on parcel 57-A-74 NA. The zoning is O-2C, Office District (Conditional). **(Three Chopt)**

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

(Staff Report by Jim Strauss)



ACTION: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-20-97
Market Café
(Formerly Great To
Go No. 2)

CMSS Architects: 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 2.35-acre site is located at the northeast corner of Nuckols Road and Lake Brook Drive on parcel 28-1-B-4. The zoning is M-1C, Light Industrial District (Conditional). **(Three Chopt)**

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

(Staff Report by Jim Strauss)



ACTION: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-51-98
Virginia Credit Union
Wellesley

Dayton Thompson, P.C.: 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 2.16-acre site is located on the northeast corner of Three Chopt Road and Lauderdale Drive on parcel 46-A-1CN. The zoning is O-3C, Office District (Conditional) and West Broad Street Overlay District (WBSO). **(Three Chopt)**

As of the preparation date of this agenda, the staff had not received a revised plan, as requested. The staff recommendation will be made at the meeting.

(Staff Report by Jim Strauss)

 ACTION: Deferred to April 20, 1999

SUBDIVISION

Dickens Glen
(March 1999 Plan)

Rotunda Corporation for Koontz-Bryant P.C.: The 5.38-acre site is located on Bethlehem Road, 560 feet south of its intersection with Dickens Road on parcels 93-A-62 and 93-A-63. The zoning is R-3AC, One-Family Residence District (Conditional). County water and sewer. **(Brookland)** 13 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 25-foot-wide planting strip easement along Bethlehem Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
13. Any necessary off-site drainage easements must be obtained prior to final approval of the construction plans by the Department of Public Works.
14. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association 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, TRANSITIONAL BUFFER DEVIATION AND ALTERNATIVE FENCE HEIGHT *(Deferred from the January 26, 1999 Meeting)*

POD-6-99
Rite Aid @ Church
And Pump 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 recommend 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. A 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 April 20, 1999

PLAN OF DEVELOPMENT

POD-19-99
Stillman Place II –
Mayland Drive

Engineering Design Associates for The Harvard Company L.L.C. and R & M, L.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, 13,350 square foot office building. The 1.422-acre site is located along the north line of Mayland Drive, approximately 260 feet west of Pemberton Road (State Route 157) on part of parcels 58-A-21C and 21. The zoning is O-2C, Office 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 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. Outside storage shall not be permitted.
26. 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.
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.

(Staff Report by Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT (*Deferred from the February 23, 1999, Meeting*)

POD-13-99
Banks Brothers First
Health II – Innsbrook
(POD-18-89 Revised)

TIMMONS for Banks Richmond Ltd. Partnership and DPR Construction Services: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a three-story, 54,750 square foot office building and a two-story, 26,854 square foot parking deck addition to an existing office site. The 7.881-acre site is located on the west line of Cox Road, 900 feet ± south of Waterfront Place, 4300 Cox Road on parcel 38-3-B-7. The zoning is O-3C, Office District (Conditional) and C-1, Conservation District. County water and sewer **(Three Chopt)**

As of the preparation date of the agenda, the staff had not received any information regarding the status of the proposed development.

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.
11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams and fixture mounting height details shall be submitted for Planning Office review and Planning Commission approval.
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 limits and elevations 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."
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. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
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.
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.

(Staff Report by Mikel Whitney)



ACTION: Deferred to April 20, 1999

PLAN OF DEVELOPMENT

POD-21-99
Gayton Business
Center Phase V –
Gayton Centre Drive

TIMMONS for Ridgeview, 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, 6,093 square foot office/retail building. The 1.03-acre site is located at Gayton Centre Drive on part of parcel 65-A-7N. The zoning is B-3, Business District. County water and sewer. **(Tuckahoe)**

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 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 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.
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. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
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.
31. Only one (1) building in Phases III, IV, and V in this development shall be used for office/warehouse purposes and shall be occupied by only one (1) tenant.

(Staff Report by Mikel Whitney)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-20-99
Glen Eagle Medical
Building @ Glen
Eagles Shopping
Center – Ridgefield
Parkway

Grattan Associates, P.C. for ITW Mortgage Investments III, Inc. and Eagles Pediatric Associates, L.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, 7,644 square foot medical office building in an existing shopping center. The 0.98-acre site is located along the north line of Ridgefield Parkway, approximately 200 feet east of Glen Eagles Drive on part of parcel 66-A-11F. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

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 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. 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. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
28. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
29. An irrigation system must be provided in all landscape areas.

(Staff Report by Kevin Wilhite)



ACTION: Approved

APPROVAL OF MINUTES: December 15, 1998 and January 14, 1999 Rezoning Minutes



ACTION: Approved

RESOLUTION: **Northwest Elementary School #5 (Twin Hickory)** – Substantially In Accord
With the County of Henrico Comprehensive Plan
(Staff Presentation by **Audrey Anderson**)



ACTION: Approved

AMENDMENT: **Major Thoroughfare Plan** – Airport Connector Road to Interstate I-895
(Staff Presentation by **John Merrithew**)



ACTION: Approved

PUBLIC HEARING BEGINNING AT 1:00 P.M.

(Deferred from the January 26, 1999, Meeting)

AMENDMENT TO CHAPTER 24 (Zoning) OF THE CODE OF THE COUNTY OF
HENRICO: An ordinance to Amend and Reordain Section 24-95 (r) the Henrico County Code to
Prohibit Flag Lots (**Staff Presentation by David O’Kelly**)

DISCUSSION: **Work Session** – Proposed Zoning Ordinance and Subdivision Ordinance
Amendments for Flag Lots and Cul-de-sac lots. (**Staff Report by David O’Kelly**)

(Scheduled to be held in the Department of Public Utilities Conference Room)

ADJOURN