

**PLANNING COMMISSION**

**SUBDIVISION AND PLAN OF DEVELOPMENT AGENDA**

**ACTIONS**

9:00 A.M.

October 27, 1999





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The submission deadline for this hearing date was September 10, 1999.

**REQUEST FOR DEFERRALS AND WITHDRAWALS:** Kevin Wilhite)

**EXPEDITED 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>
<b>Canterbury on The James</b> (August 1998 Plan)  <b>ACTION: Approved</b>	Tuckahoe	11	11	0
<b>Magnolia Ridge Cluster Lot</b> (October 1994 Plan) (Formerly Stuarts Ridge)  <b>ACTION: Approved</b>	Fairfield	212	122	3
<b>Millrace</b> (October 1990 Plan)  <b>ACTION: Approved</b>	Three Chopt	35	35	8
<b>Wyndham Overall Single Family Res.</b> (June 1991 Plan)  <b>ACTION: Approved</b>	Three Chopt	538	37	7

**Staff Recommends Extension for 12 Months until October 25, 2000.**

## **TRANSFER OF APPROVAL**

POD-24-72, POD-19-77, POD-92-79, POD-75-81 and POD-81-87 **William W. Browning, Jr. and Particeps Properties, L.P.:** Request for approval of a transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from International Brotherhood of Painters and Allied Trades Union & Pension Fund to Particeps Properties, L.P. The site is located at the northeast corner of S. Laburnum Avenue and Charles City Road on parcels 172-A-31A, 32 and 182-A-8. The zoning is M-1, Light Industrial District and ASO (Airport Safety Overlay District). County water and sewer. **(Varina)**

Byrd Center Phases I - IV

A field inspection for compliance with the approved conditions is complete and only minor discrepancies have been found. The new owner, Particeps Properties, L.P., has agreed to all the conditions of approval accepted by the previous owner and has agreed to make the necessary repairs by November 30, 1999.

**(Staff Report by Ted McGarry)**



**ACTION:** Approved

## **LANDSCAPE, LIGHTING & ALTERNATIVE FENCE HEIGHT PLAN**

LP/POD-10-97 **Susan E. Purvis and James Fox & Sons for Davis Investments, LLC:**  
Texaco Eagle Markets - Staples Request for approval of a landscape, lighting and alternative fence height plan as required by Chapter 24, Sections 24-106, 24-106.2 and 24-95(1)(5)b, c of the Henrico County Code. The 1.6 acre site is located on the northeast corner of Staples Mill Road and Aspen Avenue on Parcel 82-11-D-22. The zoning is B-2C, Business District (Conditional).  
Mill Road & Aspen Avenue  
(Formerly D & C Enterprises) **(Brookland)**

An alternative fence height approval is required to authorize the 8-foot fence along the rear property line adjacent to the right-of-way for School Avenue, which is unimproved. This fence was required by a proffer of rezoning case C-81C-96 for this parcel. Staff recommends approval of the alternate fence height and landscape plan as annotated. A revised lighting plan has been requested to address staff annotations. As of the preparation date of the agenda, staff has not received the revised plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for landscape and lighting are recommended.

(Staff Report by Leslie News)



**ACTION:** Approved

## PLAN OF DEVELOPMENT

POD-75-99  
FBI Field Office  
Building @  
Parham Place -  
Parham Road  
(POD-150-86  
Revised)

**Dewberry & Davis for T R Parham Corporation and The Penrose 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 three-story, 92,000 ± square foot office building and a one-story, 42,000 ± square foot attached accessory building for an enclosed parking area and service use. The 12.2 acre site is located at 1920-82 Parham Road, Parham Place Office Park on part of parcel 52-A-5. The zoning is O-2C, Office District (Conditional). County water and sewer.  
**(Brookland)**

As of the preparation date of this agenda, the staff had not received information from the applicant indicating the plan conforms to proffer No. 2 of zoning case C-113C-85. Should the Commission act on this request, in addition to the standard condition 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 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. All repair work shall be conducted entirely within the enclosed building.
26. If an incinerator is proposed, it shall be operated in accordance with Rule 9 of the Regulations of the State Air Pollution Control Board.
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. The existing 16-foot utilities easement as noted on the approved plan shall be vacated prior to the issuance of a Building Permit.
29. Location and construction details for any future access to Hungary or Old Hungary Roads shall be reviewed and approved by the Planning Commission.

(Staff Report by Dave O'Kelly)



**ACTION:** Approved

## ALTERNATIVE FENCE HEIGHT

LP/POD-29-97  
Courtyard Marriott -  
Williamsburg Road

**Courtyard by Marriott:** Request for approval of an alternative fence height plan as required by Chapter 24, Sections 24-106.2 and 24-95(l)bc of the Henrico County Code. The 3.81 acre site is located on the north line of Williamsburg Road at its intersection with Airport Square Lane on parcel 163-A-11. The zoning is B-3 Business District and ASO (Airport Safety Overlay) District. **(Varina)**

This plan involves installation of an 8-foot wood fence along the eastern property line, which extends into the front yard of the site, but does not extend into the front yard of the adjacent site. The fence is desired by the applicant for security and screening purposes. Staff recommends approval subject to the annotations on the plan and the standard conditions for landscape plans.

**(Staff Report by Leslie News)**



**ACTION:** Approved

## LANDSCAPE PLAN & TRANSITIONAL BUFFER DEVIATION

LP/POD-2-98  
Park Central -  
Robinson  
Development  
Phase I, Building B  
(Phase I)

**Higgins Associates, Inc.:** Request for approval of a landscape plan and transitional buffer deviation as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 6.6 acre site is located along the east line of Park Central Drive approximately 900 feet north of Parham Road on part of parcel 53-A-80M. The zoning is M-1C, Light Industrial District (Conditional). **(Fairfield)**

A transitional buffer deviation has been requested to allow a reduction in the amount of plant material required in the Transitional Buffer 25 along Park Central Drive, based upon compatibility with the existing Park Central Drive streetscape and interference with sight distance at the access point. As of the preparation date of the agenda, 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 case, the standard conditions for landscape plans are recommended.

**(Staff Report by Leslie News)**



**ACTION:** Approved

## LANDSCAPE & LIGHTING PLAN

LP/POD-109-98  
Stillman Place -  
Mayland Drive

**James River Nurseries, Inc.:** 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 5.54 acre site is located on the northeast corner of Stillman Parkway and Mayland Drive on part of parcels 48-A-70B, and part of 58-A-12C and 22. 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 AND LIGHTING PLAN

LP/POD-42-99  
Arby's @ Downtown  
Short Pump

**The Restaurant 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. The 2.96 acre site is located along the west line of Pouncey Tract Road (State Route 271) approximately 700 feet north of W. Broad Street (U.S. Route 250) on parcels 36-A-19F and 36-A-19E. The zoning is M-1, Light Industrial District and WBSOD (West Broad Street Overlay District). (**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

## PLAN OF DEVELOPMENT RECONSIDERATION

POD-124-96  
Cross Point - Fairway  
Homes

**Jordan Consulting Engineers, P.C. for Virginia Center, Inc. and Roy B. Amason:** Request for approval of a plan of development reconsideration as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 73 zero lot line single-family homes. The 21.8 acre site is located on the northern line of Virginia Center Parkway (private) approximately 2,700 feet southeast of the north line of I-95 on parcels 43-A-56 and 33-A-76 and parts of 33-A-69 and 70. The zoning is R-5AC, General Residence District (Conditional). County water and sewer. (**Fairfield**)

This reconsideration would allow approval of two additional floor plans and architectural elevations for the Fairway Homes, a zero lot line development. At the time of rezoning, architectural exhibits were proffered. These exhibits envisioned homes with two vehicle garages, which are side entry and do not face the street. Due to the narrowness of the lots and buyer resistance to the side entry garages, the developer, Roy Amason, proposes additional architectural styles which would be in keeping with the previously approved styles, except for the garages which would face the street.

The staff review is not complete and a recommendation will be made at the meeting. (**Staff Report by Ted McGarry**)



**ACTION:** Approved

## SUBDIVISION

Old Williamsburg  
Road  
(A Dedication of a  
Portion  
of Old Williamsburg  
Road)  
(October 1999 Plan)

**Richmond Engineering, Inc. for UCP Limited Partnership and 000-3 Limited Partnership:** The road dedication is located at the eastern terminus of Old Williamsburg Road in the southwest quadrant of the I-64 and I-295 interchange on part of parcel 165-A-82. The is zoning M-1C, Light Industrial District (Conditional). County water and sewer. **(Varina) 0 Lot**

The staff recommends conditional approval subject to the annotations on the plans and the standard conditions (conditions Nos. 10 and 11 not included) for subdivisions served by public utilities.

**(Staff Report by Ted McGarry)**



**ACTION:** Approved

## RECONSIDERATION OF SUBDIVISION *(Deferred from the Sept. 29, 1999, Meeting)*

Wyndham Forest  
(A Reconsideration of  
Wyndham Forest  
January 1998 Plan)

**Jordan Consulting Engineers for Synder Hunt Wyndham Development Corporation:** The 67.8 acre site is located along the north line of Twin Hickory Lane (private), approximately 1,300 feet east of Nuckols Road on parcels 10-A-8 and 10-A-28. The zoning is R-3C, One-Family Residence District (Conditional), R-4C, One-Family Residence District (Conditional), and C-1, Conservation District. County water and Sewer. 132 Lots **(Three Chopt)**

The Planning Commission granted conditional approval of this 132-lot subdivision in January of 1998. The original condition No. 14 of that approval related to the development of lots in the northern portion of the subdivision and read:

Final Subdivision approval shall not be granted for any portion of the property that is located north of Concept Road 10-1 until such time that a second point of vehicular access is provided to that portion of the subdivision via a dedicated and constructed roadway.

This condition was modified in February of 1999 in anticipation of the addition of more land to the west to be developed as Wyndham Forest, Section 7. A second permanent point of access was to be established for this development via a connection to Shady Grove Road The condition was revised to currently read:

No certificates of occupancy shall be issued for any lots north of Concept Road 10-1 until such time as a subdivision plat providing a second point of access is recorded and that said access is constructed, or bond is posted for its construction.

The only permanent point of access to this subdivision currently is via Wyndham Forest Drive to Nuckols Road an emergency access has been provided to Twin Hickory Lane at Lemoore Drive

which was required by Condition No. 16 of the original approval There are currently 82 lots recorded and final approval has been granted for another 50 lots.

Recently, property to the east was rezoned to single-family use and a plan for conditional approval of a new section of Wyndham Forest has been submitted for Planning Commission approval on October 27, 1999. Twin Hickory Lane is proposed to be the primary point of access into this new section. As a result, the applicant will be required to construct Twin Hickory Lane to County standards. The applicant wishes to now provide a second permanent point of access to the original section of Wyndham Forest at Lemoore Drive via Twin Hickory Lane rather than construct the road through Section 7 to connect to Shady Grove Road.

A concern that arises from shifting the location of this second point of permanent access is that this leaves more than 100 lots on a single point of access from the intersection of Wyndham Forest Drive and Lemoore Drive northward.

The staff is currently reviewing this request and its recommendation will be made at the meeting.  
**(Staff Report by Kevin Wilhite)**



**ACTION:** Withdrawn

## **PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION**

POD-74-99  
Short Pump Simply  
Storage -  
Pouncey Tract Road

**Wingate & Kestner, L.C. for Short Pump Simply Storage, L.L.C.:**  
Request for approval of a plan of development and transitional buffer deviation as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code to construct a one-story, 27,200 square foot storage facility, a one-story, 37,100 square foot storage facility and a two-story, 29,600 square foot storage facility plus manager's quarters/office. The 5.78 acre site is located along the east line of Pouncey Tract Road and the north line of I-64 on parcel 36-A-18C. The zoning is M-1C, Light Industrial District (Conditional). County water and private septic tank/drainfield. **(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 entrances and drainage facilities on Pouncey Tract Road (State Route 271) shall be approved by the Virginia Department of Transportation and the County.
25. 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.
26. 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.
27. A standard concrete sidewalk shall be provided along the east side of Pouncey Tract Road (State Route 271).
28. Outside storage shall not be permitted.

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 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.

32. 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.

33. 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.

**(Staff Report by Mikel Whitney)**



**ACTION:** Approved

## **PLAN OF DEVELOPMENT**

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, B-1C, Business District (Conditional) and O-1C, Office District (Conditional). County water and sewer. **(Three Chopt)**

The applicant has requested a deferral until the Planning Commission's meeting on November 17, 1999.

**(Staff Report by Mikel Whitney)**



**ACTION:** Deferred to November 17, 1999

## **SUBDIVISION**

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 shall contain at least 11,000 square feet (B-3C zoning), 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 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.
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:** Deferred to November 17, 1999

## LANDSCAPE & LIGHTING PLAN

LP/POD-5-97

Citgo - Darbytown and Miller Roads  
(Formerly Super Stop Convenience Store)

**Engineering Design Associates and Jeff Collins 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 2.92 acre site is located at the northeast corner of Darbytown and Miller Roads on Parcel 204-A-69. The zoning is B-3, Business District and ASO (Airport Safety Overlay) District. **(Varina)**

A revised lighting plan was 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, the standard conditions for landscape and lighting plans are recommended. **(Staff Report by Leslie News)**



**ACTION:** Approved

## PLAN OF DEVELOPMENT *(Deferred from the Sept. 29, 1999, Meeting)*

POD-70-99

Red Robin Restaurant  
- Virginia  
Center Commons Mall

**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 1.5 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 Mall on part of parcel 24-A-7E. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

**The applicant has requested a deferral to the November 17, 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.

As of the preparation date of this agenda, the staff has not received a revised plan, as requested. 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. 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 November 17, 1999

## **SUBDIVISION RECONSIDERATION** *(Deferred from the Sept. 29, 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.

The staff does not recommend approval of this revised plat. 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. The staff recommends that the original plan and conditions remain in effect.

**(Staff Report by Kevin Wilhite)**



**ACTION:** Deferred to November 17, 1999

## **PLAN OF DEVELOPMENT** *(Deferred from the August 25, 1999, Meeting)*

POD-37-99

Church of Christ -  
Educational and  
Worship

Facility - Sandy Lane  
and Howard Street

**Griffith Graham & Associates, Inc. for The Church of Christ:**

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, 48,705 square foot education and worship facility. The 10.54 acre site is located on the east line of Sandy Lane at the intersection with Howard Street on parcel 129-A-20A. The zoning is A-1, Agricultural District and ASO (Airport Safety Overlay) District. County water and sewer.

**(Fairfield)**

As of the preparation date of this agenda, staff has not received the revised plan as requested. The staff recommendation will be made at the meeting. **(Staff Report by Jim Strauss)**



**ACTION:** Approved

## PLAN OF DEVELOPMENT

POD-68-99  
Masonic Home  
Independent  
Living Units - Phase V  
(POD-27-94 Rev.)

**Mozingo & Associates for Masonic Home of Virginia:** Request for approval of a revised plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 10, one-story, 1,700 square foot retirement housing units. The 4.2 acre site is located on the southwest corner of Nine Mile Road (State Route 33) and Masonic Lane on part of parcel 153-A-21. The zoning is R-5C, General Residence District (Conditional). County water and sewer. (**Varina**)

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. 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.

25. The unit house numbers shall be visible from the parking areas and drives.

26. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission, before any building permits are issued. The standard street name signs shall be ordered for the County and installed prior to any occupancy permit approval.

(Staff Report by Ted McGarry)



**ACTION:** Approved

## PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION

POD-84-99  
Park Central -  
Robinson  
Development  
Phase 2  
Telecommunications  
Center  
(POD-2-98 Revised)

**TIMMONS for Park Central Associates, L.C. and Robinson Development Group, Inc.:** Request for approval of a revised plan of development and transitional buffer deviation as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code to construct a one-story, 39,900 square foot Phase 1 telecommunications center and a 49,800 square foot Phase 2 addition. The 5.373 acre site is located 500 feet east of Park Central Drive and south of Scott Road on parcel 53-A-80M. The zoning is M-1C, Light Industrial District (Conditional). 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. 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 master plan and summary table required by proffers 3, 4 and 5 for this project shall be updated with each request of POD approval. The summary table, at a minimum, shall include total gross square footage of all buildings, site coverage and open space.
30. The portion of Scott Road right-of-way abutting this site shall be vacated by the Board and in effect prior to approval of any occupancy permit or the right-of-way widening shall be dedicated and improvements escrowed.

**(Staff Report by Ted McGarry)**



**ACTION:** Approved

## **PLAN OF DEVELOPMENT**

<p>POD-77-99 Knowledge Beginnings -Deep Rock Road (POD-8-97 Revised)</p>	<p><b>Foster &amp; Miller, P.C. for Circuit City Stores, Inc. and Children's Discovery Centers of America, Inc.:</b> 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, 14,685 square foot day care center. The 2.147 acre site is located on the west line of Deep Rock Road, 900 feet south of W. Broad Street (U. S. Route 250) on part of parcel 48-4-A-4A. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. <b>(Three Chopt)</b></p>
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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. 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. The temporary gravel temporary turnaround shall be properly compacted and maintained at all times.

28. In the event of any traffic backup which blocks the public right-of-way as a result of congestion, the owner/occupant shall provide traffic control to relieve congestion.
29. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
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.

**(Staff Report by Mikel Whitney)**



**ACTION:** Approved

## **PLAN OF DEVELOPMENT**

POD-78-99  
Pier 1 Imports -  
Brookhollow Center

**Foster & Miller, P.C. for S & K Famous Brands, Inc. and BR of Wisconsin 24, LLC c/o Centres Development:** 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, 16,750 retail building. The 2.32 acre site is located on the northeast corner of W. Broad Street (U.S. Route 250) and Brookriver Drive on part of parcel 47-4-A-2A. The zoning is M-1C, Light Industrial District (Conditional) and WBSO (West Broad Street Overlay) District. County water and sewer. **(Three Chopt)**

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, 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 east side of Brook River Drive.
26. Outside storage shall not be permitted.
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 Kevin Wilhite)**



**ACTION:** Approved

**PLAN OF DEVELOPMENT** *(Deferred from the September 29, 1999, Meeting)*

POD-59-99  
McBal Office  
Building -  
Technology Park  
Drive

**Balzer & Associates, P.C. for Virginia Center Inc. and McBal 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 two-story, 15,375 square foot office building. The 1.90-acre site is located on the north line of Technology Park Drive, 250 feet east of its intersection with J.E.B. Stuart Parkway on part of Parcels 33-A-64A and 52A. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Fairfield)**

A revised plan was received on 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.
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. 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**

POD-83-99  
The Creeks @  
Virginia Center  
Shopping Center -  
Brook Road  
(U.S. Route 1)

**Balzer & Associates, P.C. for Virginia Center, Inc. and Richmond Developers, 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, 212,750 square foot shopping center and two (2), one-story outparcels totaling 20,000 square feet, three (3) future outparcels totaling 21,000 square feet, a future freestanding ATM, and 1,000 square feet of outdoor dining. The 32.504 acre site is located on

the southwest corner of Brook Road (U.S. Route 1) and J.E.B. Stuart Parkway with frontage along Virginia Center Parkway on parcels 33-A-1A, 2A, 5, 7 and 8. The zoning is B-2C (Conditional), Business District and 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 right-of-way for widening of Brook Road (U.S. Route 1) and J.E.B. Stuart 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 entrances and drainage facilities on Brook Road (U.S. Route 1) shall be approved by the Virginia Department of Transportation and the County.
26. 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.
27. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
28. A standard concrete sidewalk shall be provided along the south side of J.E.B. Stuart Parkway and the west side of Brook Road (U.S. Route 1).
29. All repair work shall be conducted entirely within the enclosed building.
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. 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.
33. 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.
34. 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.
35. 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.
36. 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.

37. 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.

38. The ground area covered by all buildings and canopies shall not exceed in the aggregate 25% of the total site area.

39. No merchandise shall be displayed or stored outside of the building or on the sidewalk.

**(Staff Report by Leslie News)**



**ACTION:** Approved

## PLAN OF DEVELOPMENT

POD-80-99

Downtown Short

Pump

(POD-58-98 Revised)

**Balzer & Associates for Short Pump Entertainment, L.L.C., Bee-Fit, Inc., Skate Nation of Richmond West, LLC and Menin Development Companies, Inc.:** Request for approval of a revised plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 55,534 square foot, 14-screen movie theatre, a one-story, 52,447 square foot retail building, a one-story 6,911 square foot restaurant, and a one-story, 4,900 square foot restaurant in an existing shopping center. The 23.18 acre site is located on the southeast corner of W. Broad Street (U.S. Route 250) and Pouncey Tract Road on parcels 36-A-19G, 19H, 19I, 19J, 21, 22N and 25. The zoning is B-2C, Business District (Conditional), M-1, Light Industrial District, and WBSO (West Broad Street Overlay) District. County water and sewer. **(Three Chopt)**

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

26. 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.

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

28. A standard concrete sidewalk shall be provided along the north side of W. Broad Street (U.S.

Route 250) and the west side of Pouncey Tract Road.

29. Outside storage shall not be permitted.

30. 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.

31. 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. continue

32. 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.

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

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

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

37. Prior to the issuance of a Certificate of Occupancy, the developer shall construct the point of access to the property line to the west of this development as shown on the approved plan.

38. The developer shall share on the cost of any future signalization of the entrance from the development onto Pouncey Tract Road.

**(Staff Report by Kevin Wilhite)**

 **ACTION:** Approved

## **PLAN OF DEVELOPMENT**

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 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 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.
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.
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. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
34. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

**(Staff Report by Kevin Wilhite)**



**ACTION:** Deferred to November 17, 1999

**APPROVAL OF MINUTES:** August 25, 1999 and September 29, 1999 Minutes



**ACTION:** Approved

**BEGINNING AT 11:00 A.M.**

**Work Session on Draft Zoning Ordinance Amendment Limiting the Uses to be Granted Temporary Use Permits**

**BEGINNING AT 1:00 P.M.**

**PUBLIC HEARING**

**Zoning and Subdivision Ordinance Amendments related to the "Development Timetables" Project**



**ACTION:** Scheduled for November 10, 1999

**TO BE RESCHEDULED FOR THE NOVEMBER 10, 1999, REZONING MEETING**  
**Work Session on the Draft Zoning Ordinance Amendments for Multi-Family Development**  
**Standards and Residential Building Setbacks from Major Roads and Increased Single**  
**Family Dwelling Setbacks Along Major Roads**



**ACTION: Rescheduled to November 17, 1999**

**ADJOURN**