

PLANNING COMMISSION

SUBDIVISION AND PLAN OF DEVELOPMENT

ACTIONS

March 22, 2000

The submission deadline for this hearing date was February 4, 2000.

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS: (Presented by Ted McGarry)

EXPEDITED AGENDA: (Presented by Ted McGarry)

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL

(FOR INFORMATIONAL PURPOSE ONLY)

Subdivision	Magisterial District	Original No. of Lots	Remaining Lots	Previous Extensions
Effinger Drive (A Ded. of a Portion of Effinger Dr.) (June 98 Plan)	Fairfield	0	0	0
Oak Hill Manor (March 1999 Plan)	Fairfield	40	23	0
Twin Hickory Collectors (January 1999 Plan)	Three Chopt	0	0	0

Staff Recommends Extension for 12 Months until March 28, 2001.

TRANSFER OF APPROVAL

**POD-31-99
Ackley Park**

L. Clarke Jones, III for Ackley Park, L.L.C. & Anita Cook: Request for a transfer of approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Brett Pace and Jones Realty & Construction Corporation to Ackley Park, L.L.C. and Anita Cook. The 2.47 acre site is located on the south line of Ackley Avenue, 400 feet north of Parham Road on parcel 60-A-75N. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

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

(Staff Report by Mikel Whitney)



ACTION: Approved

TRANSFER OF APPROVAL (*Deferred from the February 23, 2000, Meeting*)

POD-78-78

POD-97-84

POD-73-85

Best Products, Phases I, Drive, between Scott Road, Interstate Route 95 and E. Parham Road on parcels 53-A-86 and 87. The zoning is M-1, Light Industrial District and PMD, Planned Industrial District and R-2, One-Family Residence District. County water and sewer. **(Fairfield)**

Best Building - Bank of America (Formerly Best Products Office Building): Request for transfer of approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code from Best Products Company, Inc. to Metropolitan Life Insurance Company. The 36.341 acre site is located on the north line of Best Plaza Drive, between Scott Road, Interstate Route 95 and E. Parham Road on parcels 53-A-86 and 87. The zoning is M-1, Light Industrial District and PMD, Planned Industrial District and R-2, One-Family Residence District. County water and sewer. **(Fairfield)**

This transfer of approval was deferred from the February 23, 2000, meeting to allow submission of a revised landscape plan included on this agenda. The new owner agrees to make the other necessary repairs by March 30, 2000. The staff recommendation will be made at the meeting. **(Staff Report by Ted McGarry)**



ACTION: Approved

LANDSCAPE PLAN

Best Products, Phase I Best Building - Bank of America and Jason R. Salsburg: Request for a approval of a revised landscape plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 34.180 acre site is located on the north line of Best Plaza Drive, between Scott Road, Interstate Route 95 and E. Parham Road on parcels 53-A-86. The zoning is M-1, Light Industrial District and R-2, One-Family Residence District. **(Fairfield)**

This revised landscape plan is companion to the transfer of approval for Best Building Bank of America. During the transfer of approval site visit it was determined that two rows of trees approved with the original POD were never planted. The trees were intended as a buffer for the residential area along Scott Road as well as along the I-95 property line. The plantings were most likely left out in favor of using the existing mature vegetation. The existing vegetation now accomplishes the same purpose intended by the additional plantings. The applicant has asked for approval of the revised landscape plan which would simply allow the existing vegetation remain and not require the additional trees at the two previously mentioned locations. Staff has visited the site, finds the existing landscaping effective and recommends approval of the revised landscape plan subject to the annotations on the plan and the standard conditions for landscape plans.

(Staff Report by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT

Highwoods Plaza,
Phase III - Cox &
Sadler

(POD-52-97 Revised)

McKinney & Company for Highwoods Limited Realty Partnership:

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 48 ± space parking lot addition on the north side of Highwoods Parkway. The 10.1 acre site is located at the southwest corner of Cox and Sadler Roads on parcels 38-A-12N, 28-5-1-1C and 28-5-1-1A. The zoning is O-3C, Office District (Conditional). County water and sewer. (Three Chopt)

At the time of the preparation of the agenda, staff had not completed its review. The recommendation will be made at the meeting.

(Staff Report by Jim Strauss)



ACTION: Approved

LANDSCAPE PLAN

Crown, Cork & Seal -
Expansion - Lewis
Road

Hourigan Martone and James River Nurseries: Request for a approval of a landscape plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 8.8 acre site is located at the south east corner of Lewis and Norman Roads on parcel 173-A-19. The zoning is M-1, Light Industrial District and ASO (Airport Safety Overlay District). **(Varina)**

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 annotations on the plan and the standard conditions for landscape plans, the following additional condition is recommended:

6. Should it be determined by the Director of Planning that landscaping installed along Lewis Road does not adequately screen any exterior storage, a solid wall or fence shall be required, and the details and plan shall be submitted to the Planning Office for review and approval.

(Staff Report by Leslie News)



ACTION: Deferred to April 26, 2000

PLAN OF DEVELOPMENT AND TRANSITIONAL BUFFER DEVIATION (*Deferred from the February 23, 2000, Meeting*)

Creative Office
Environments

Charles C. Townes & Associates, P.C. for DEG Virginia, L.L.C. and Creative Office Environments: 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 expand the parking area by 29 parking spaces. The 4.25 acre site is located along the south line of Laburnum Avenue opposite existing Vawter Avenue at 1101 E. Laburnum Avenue on parcel 107-A-7. The zoning is M-1, Light Industrial District and R-4, One-Family Residence District. County water and sewer. **(Fairfield)**

This plan was deferred in order to meet with the neighborhood representatives. One meeting has been held and a revised plan will be presented to the neighbors the week before the Planning Commission meeting. 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 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. 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.
27. Details for landscaping of the area separating the two sections of Vawter Avenue shall be submitted with the construction plans for signature. Any barricade shall be approved by the Traffic Engineer.
28. The right-of-way for the cul-de-sac located at the southern terminus of Vawter Avenue as shown on approved southern 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.

(Staff Report by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT

Tumbleweed Restaurant **Balzer & Associates, for North Park Peripheral Associates, L.P.:**
@
Virginia Center 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

Commons Shopping Center one-story, 5,400 square foot restaurant. The 1.607 acre site is located on the north side of J.E.B. Stuart Parkway, approximately 400 feet east of Brook Road (U. S. Route 1) in Virginia Center Commons Shopping Center on part of parcel 24-A-7E. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

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. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

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

25. 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.

30. Prior to the issuance of a building permit, an agreement in form and substances acceptable to the County Attorney for the construction of Telegraph Road from the existing end of Telegraph Road to the Henrico County line shall be submitted the County for approval. A subdivision bond for this construction shall be provided to the Director of Planning

(Staff Report by Leslie News)



ACTION: Approved

PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION *(Deferred from the February 23, 2000, Meeting)*

Hunton Baptist Church Facility Expansion **TIMMONS for Hunton Baptist Church:** 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, 8,776 square foot fellowship hall. The 8.98 acre site is located at the intersection of Old Washington Highway and

Greenwood Road on parcels 14-8-11-55A and 14-8-12-54B. The zoning is B-3, Business District and A-1, Agricultural District. Individual well and Septic Tank/Drainfield. **(Brookland)**

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 Old Washington Highway and Greenwood 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 sixty (60) days prior to requesting occupancy permits.
24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The 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.
26. Greenwood Road and Old Washington Highway shall be improved in accordance with the requirements of the Director of Public Works with future plans of developments as approved by the Planning Commission.
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. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
29. 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.
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 Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT

One Colonial Place
Office Complex @
Virginia Center -
Telegraph Road

Balzer & Associates for Colonial Place, LLC: 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 office buildings totaling 100,000 square feet and a three-story, 90,000 square foot office building. The 15.00 acre site is located on the east line of Telegraph Road, approximately 400 feet east of its intersection with J.E.B. Stuart Parkway on part of parcel 24-A-9B. The zoning is O-3C, Office District (Conditional) and B-3C, Business 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 easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
25. 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. 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. A second point of access shall be constructed prior to issuance of a certificate of occupancy for any building construction exceeding 100,000 square feet in floor area.
31. Evidence of a joint ingress/egress maintenance agreement must be submitted to the Planning Office and approved prior to issuance of a certificate of occupancy for any development requiring the second point of access.
32. Prior to the issuance of a building permit, an agreement in form and substances acceptable to the County Attorney for the construction of Telegraph Road from the existing end of Telegraph Road to the Henrico County line shall be submitted the County for approval. A subdivision bond for this construction shall be provided to the Director of Planning.

(Staff Report by Leslie News)



ACTION: Approved

PLAN OF DEVELOPMENT

St. Peter Baptist Church **Hulcher & Associates for St. Peter Baptist Church:** Request for
- approval of a plan of development as required by Chapter 24, Section 24-
Church Addition and 106 of the Henrico County Code to construct a one-story, 11,502 square
Child Development foot church addition and a one-story, 5,000 square foot child
Center - 2040 Mountain development center. The 3.80 acre site is located at 2040 Mountain Road
Road on parcels 42-A-33 and 42-A-30. The zoning is A-1, Agricultural
District. County water and sewer. **(Brookland)**

As of the preparation date of the 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 Mountain 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 sixty (60) days prior to requesting occupancy permits.
24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
26. A standard concrete sidewalk shall be provided along the west side of Mountain Road.
27. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
28. All exterior lighting fixtures shall be designed and arranged so the source of light is not visible from the roadways or adjacent residential properties. The lighting shall be low intensity, residential in character, and the height or standards shall not exceed 15 feet.
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 Michael Kennedy)



ACTION: Approved

SUBDIVISION (*Deferred from the February 23, 2000 Meeting*)

Four Mile Run
(January 2000 Plan)

TIMMONS for Pendragon Development Company: The 97.53 acre site is located at the eastern terminus of Four Mile Run Drive, approximately 0.33 mile north of New Market Road (U.S. Route 5) on parcels 238-A-31 and part of 249-A-48. The zoning is R-2AC, One-Family Residential District (Conditional) and A-1, Agricultural District and ASO (Airport Safety Overlay District). County water and sewer.
(Varina) 172 Lots

There is one outstanding issue for this development. An authorized signature for inclusion of Parcel B with this application has not been received. Without this parcel included in the application, access can not be provided to the lots shown as Section F, and these lots shall be removed from the request for approval. Staff's recommendation will be made at the meeting. Should the Commission act on this request, in addition to the annotations on the plan and the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:


12. Prior to construction plan approval, the developer shall furnish a letter from Virginia Power stating that this proposed development does not conflict with its facilities.
13. The detailed plant list and specifications for the landscaping to be provided within the 35-foot-wide landscape easement along I-295 and the Virginia Power easement, and within the common area shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

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

15. A maximum of 50 lots may be recorded on a single point of access, inclusive of Four Mile Run Sections B, C and D.

16. Prior to construction plan approval, revised construction plans showing installation of required sidewalk along Four Mile Run Drive and King Elder Drive shall be submitted to the Planning Office for review and approval.

(Staff Report by Leslie News)

 **ACTION:** Deferred to April 26, 2000

PLAN OF DEVELOPMENT

<p>POD-14-00 Health South Medical Center MRI Addition & Master Plan (POD-88-93 Revised)</p>	<p>TIMMONS for Health South of Virginia and Health Care Realty Trust, 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, 6,500 square foot MRI addition, a master plan for future dining area, emergency room and lobby additions. The 23.35 acre site is located on the north line of Parham Road 1,100 feet east of Shrader Road on parcel 60-A-24 and 22. The zoning is O-3, Office District. County water and sewer. (Brookland)</p>
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The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type and the following additional conditions:

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

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

25. A standard concrete sidewalk shall be provided along the north side of Parham Road.

26. Outside storage shall not be permitted.

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

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

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

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

33. 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.

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

(Staff Report by Mikel Whitney)



ACTION: Deferred to April 26, 2000

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION

POD-18-00 **Koontz-Bryant, P.C. for Petula Associates, Ltd. and Varina Station Associates, LLC:** Request for approval of a plan of development and a special exception for height as required by Chapter 24, Sections 24-106 and 24-94(b) of the Henrico County Code to construct seven (7), two-story buildings and twenty (20), three-story buildings for a total of 282 multi-family dwelling units. The 53.42 acre site is located on land lying on the west line of Wilmer Avenue (relocated) on part of parcel 84-A-5E, 84-A-5NR and 95-A-2E. The zoning is R-6, One-Family Residence 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:

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. 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.
24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The 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.
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. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
28. All exterior lighting fixtures shall be designed and arranged so the source of light is not

visible from the roadways or adjacent residential properties. The lighting shall be low intensity, residential in character, and the height or standards shall not exceed 15 feet.

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 pavement shall be of an SM-2A type and meet the design requirements of the Department of Public Works at the time of construction and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Planning Office - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The bond shall become effective as of the date that the Homeowners Association assumes responsibility for the common areas.

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

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

(Staff Report by Jim Strauss)



ACTION: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-122-98
Steward School

Van Yahres/Vince Narron: Request for a 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 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. **(Tuckahoe)**

Staff has not completed its review. The recommendation will be made at the meeting.

(Staff Report by Jim Strauss)



ACTION: Deferred to April 26, 2000

PLAN OF DEVELOPMENT

POD-19-00

Bell Atlantic of Virginia
- N. Gayton Road
(POD-119-87 Revised)

Bay Design Group For Bell Atlantic of Virginia: Request for approval of a revised plan of development and special exception as required by Chapter 24, Sections 24-106 and 24-12 (c) of the Henrico County Code to construct a 4,069 square foot addition to an unoccupied equipment building. The 1.01 acre site is located along the east line of N. Gayton Road, approximately 190 feet south of Glastonbury Drive, on parcel 35-A-28B. The zoning is A-1, Agricultural District and WBSO, West Broad

Street Overlay District. County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, several outstanding issues concerning building design, noise generation, and water quality requirements have yet to be resolved. Resolution of these issues is pending the submittal of additional information by the applicant. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
25. 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.

(Staff Report by Kevin Wilhite)



ACTION: Approved

SUBDIVISION

Woodcliff (A Resubdivision of lots 9 and 10, Block C, Woodcliff, Section 3) (March 2000 Plan)	Grattan Associates, P. C. and Steven B. Kent & Associates, P.C. for Ronald O. and Norma E. Edds: The 1.22 acre site is located on the south side of Old Francis Road, 386 feet east of Telegraph Road on parcels 33-4-C-9 and 10. The zoning is R-2A, One-Family Residential District. County water and sewer. (Fairfield) 2 Lots
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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 condition:

12. 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: Approved

SUBDIVISION

Bewdley (December 1999 Plan) **E. D. Lewis & Associates, P.C. for Willbrook, L. L. C.:** The 22.0 acre site is located at the north end of Henry Ward Boulevard on parcels 216-A-55 and 100. The zoning is R-2C, One-Family Residential District (Conditional). County water and sewer. **(Varina)** 20 Lots

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 subdivisions served by public utilities, the following additional conditions are recommended:

12. Prior to final approval, the engineer shall furnish the Planning Staff a plan showing a dwelling situated on Lot 15, Block A to determine if the lot design is adequate to meet the requirements of Chapter 24, of the Henrico County Code.

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 east side of Henry Ward Boulevard and the south side of Street "A" as shown on the plan.

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

(Staff Report by Kevin Wilhite)



ACTION: Approved

LANDSCAPE PLAN

LP/POD-40-97
Hilton Garden Inn **Foster & Miller, P.C.:** Request for a approval of a landscape plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 4.9 acre site is located on the northwest corner of Cox Road and W. Broad Street (U.S. Route 250) on parcels 48-5-B-1E and 48-5-B-1G. The zoning is B-2C, Business 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-61-98 **M. Dowdy:** Request for a approval of a landscape and lighting plan as
Holiday Inn Express required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico
County Code. The 1.8 acre site is located on the southwest corner of
Gaskins Road and on Mayland Drive on parcel 48-A-68B. The zoning is
M-1C, Light Industrial District (Conditional). **(Three Chopt)**

**The staff has not completed its review. The recommendation will be made at the meeting.
(Staff Report by Jim Strauss)**



ACTION: *Landscape* - Deferred to June 28, 2000



ACTION: *Lighting* - Approved

PLAN OF DEVELOPMENT - REVISED ARCHITECTURAL ELEVATIONS

POD-80-99 (Revised) **Balzer & Associates for Short Pump Entertainment, L.L.C., Bee-Fit,
Downtown Short Pump Inc., Skate Nation of Richmond West, LLCC and Menin
Development Companies, Inc.:** Request for approval of revised
architectural elevations as required by Chapter 24, Section 24-106 of the
Henrico County Code and proffered zoning conditions. 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)**

**The Planning Commission approved the plan of development for this project on October
27, 1999. That approval included the architectural elevations for the main center (Buildings
1-4), as well as for two additional freestanding buildings (Buildings 5 and 6). These
freestanding buildings did not have any identified users at the time of POD approval, but
were shown as being closely tied into this architectural design for the main center.**

**This proposed revision to the architectural elevations for Building 5 to accommodate a TGI
Fridays restaurant differs significantly from the original design, in the opinion of staff. This
new design proposal does not meet the proffered condition that the shopping center be
designed with an architectural treatment consistent with the West Broad Street Overlay
District Ordinance and Design Guidelines. The overlay design standards state that
"consistent architectural style is required within individual shopping center sites, including
outparcels." Staff recommends that the building be redesigned to more closely resemble the
original design concept approved by the Planning Commission. The original POD
conditions of October 27, 1999, would remain in effect.**

(Staff Report by Kevin Wilhite)



ACTION: Deferred to April 13, 2000

APPROVAL OF MINTUES: February 2, 2000 and February 23, 2000



ACTION: Approved

LUNCH

PUBLIC HEARINGS

BEGINNING AT 1:00 P.M.:

Nine Mile Road Corridor Special Strategy Area (2010 Plan Amendment)

BEGINNING AT 1:30 P.M.:

Proposed Ordinance Amendments

- a. Multi-Family Development Standards**
- b. Single-Family Residential Buffer Requirements**

BEGINNING AT 2:00 P.M.:

Proposed Ordinance Amendments to eliminate controlled density development and the R-3A, R-4 and R-4A One-Family Residence Districts.

ADJOURN