

PLANNING COMMISSION

SUBDIVISION AND PLAN OF DEVELOPMENT AGENDA

ACTIONS

Wednesday, May 24, 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	Year(s) Extended
Clarendon Farms, Parcel C (March 1995 Plan) (Controlled Density)	Fairfield	195	195	4	1 Year - 5/23/01
Elinor Springs (May 1995 Plan)	Three Chopt	33	27	4	1 Year - 5/23/01
Middlequarter (Formerly Jameswood) (May 1999 Plan)	Tuckahoe	14	14	0	1 Year - 5/23/01
Summerfield Woods (April 1998 Plan)	Fairfield	5	5	1	1 Year - 5/23/01
University Court (May 1999 Plan)	Tuckahoe	3	3	0	1 Year - 5/23/01

BROOKLAND:

Deferred from the May 11, 2000 Meeting:

C-47C-99 Ralph L. Axselle and Andrew Condlin for Penrose Corporation: Request to amend proffered conditions applicable to the Parham Place Office Park and accepted with rezoning case C-113C-85, on Part of Parcel 52-A-5, containing 11.75 acres, located on the south

line of Old Hungary Road at the intersection of Hungary Road and Benham Court and also fronting on the north line of E. Parham Road. The proposed amendments are related to access to Hungary Road and buffer area on the property. The Land Use Plan recommends Office. **Staff – Mark Bittner.**



ACTION: Recommended for Approval

Deferred from the May 11, 2000 Meeting:

C-28C-00 Henry L. Wilton for Wilton Development Corp.: Request to conditionally rezone from A-1 Agricultural District and R-3 One Family Residence District to M-1C Light Industrial District (Conditional), Parcels 49-A-33 and 34 and 49-5-0-9, containing approximately 4.35 acres, located at the northeast intersection of Springfield Road and Huron Avenue. A self-storage mini-warehouse is proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Suburban Residential 1, 1.0 to 2.4 units net density per acre. **Staff – Elizabeth Via.**



ACTION: Recommended for Approval

LANDSCAPE PLAN (*Deferred from the April 26, 2000, Meeting*)

LP/POD-124-98

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-14. The zoning is M-1, Light Industrial District and ASO (Airport Safety Overlay District). (**Varina**)

The staff recommends approval subject to the annotations on the plan, the standard conditions for landscape plans and the following additional condition.

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: Approved

PLAN OF DEVELOPMENT (*Deferred from the May 11, 2000, Meeting*)

POD-22-00

The Goddard School -
Town Center @ Twin

Balzer & Associates and RealtiCorp for Retlaw 100 L.L.C. and

Katherman & Company: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico

Hickory

County Code to construct a one-story, 10,305 square foot day care facility in a shopping center. The 1.43 acre site is located along the south line of Old Nuckols Road approximately 600 feet west of Nuckols Road on part of 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:

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. 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 south side of Old Nuckols Road.**
- 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. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.**
- 30. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).**

(Staff Report by Kevin Wilhite)



ACTION: Approved

SUBDIVISION

Dedication of a
Portion of

Engineering Design Associates for International Airport Centre and Frito-Lay, Inc.: The .052 acre site is located on the eastern terminus of

International Trade Drive
(May 2000 Plan)

existing International Trade Drive approximately 2,000 feet east of Oakley's Lane on part of parcel 163-11-B-1. The zoning is M-1, Light Industrial District and ASO (Airport Safety Overlay District). County water and sewer. **(Varina) 0 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. **Prior to requesting recordation, the developer shall furnish a letter from Virginia Power stating that this proposed development does not conflict with its facilities.**
13. **Detailed construction plans shall be submitted to the Planning Office before the final plats are submitted for final approval.**

(Staff Report by Michael Kennedy



ACTION: Approved

PLAN OF DEVELOPMENT

POD-37-00
Frito Lay, Richmond
Distribution Center -
International Trade
Drive

Engineering Design Associates for International Airport Centre and Frito-Lay, 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 50,054 square foot office/warehouse distribution center, a one-story, 2,230 square foot vehicle maintenance facility and a 15,566 square foot future one-story office/warehouse addition. The 7.852 acre site is located on the eastern terminus of existing International Trade Drive, approximately 2,000 feet east of Oakley's Lane on part of parcel 163-11-B-1. The zoning is M-1, Light Industrial District and ASO (Airport Safety Overlay District). 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 subdivision plat for "Dedication of a Portion of International Trade Drive" shall be recorded before any building permits are issued.**
24. **The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.**
25. **The 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 developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
 27. All repair work shall be conducted entirely within the enclosed building.
 28. Outside storage shall not be permitted.
 29. A 10-foot planting strip to preclude ingress or egress along the south side of I-64 shall be shown on the approved plans. The details shall be included with the required landscape plans for review and approval.
 30. 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.
 31. 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.
 32. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
 33. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
 34. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
 35. 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 Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-38-00
Byrd Center
Expansion - Master
Plan and Phase I -
Corrugated Road

Engineering Design Associates for Particeps Properties, L.P.:
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, 14,000 square foot day care center and a one-story, 29,250 square foot office warehouse. The 5.178 acre site is located on the southern terminus of Corrugated Road (private), approximately 1,500 feet south of Eubank Road on part of parcel 173-A-9E. The zoning is M-1, Light Industrial District and ASO (Airport safety Overlay District). County water and sewer. (Varina)

The staff recommends approval to the revised plan 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. 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.
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. Outside storage shall not be permitted.

(Staff Report by Ted McGarry)



ACTION: Approved

SUBDIVISION (*Deferred from the April 26, 2000, Meeting*)

Pine Creek
(April 2000 Plan)

Engineering Design Associates for Urban Corridor Property, Inc. and H. W. Owens, Inc.: The 35.94 acre site is located on the eastern terminus of Howard Street between Old Williamsburg Road and I-64 on part of parcels 164-A-42 and 165-A-12A and 12B. The zoning is A-1, Agricultural District, R-4AC, One-Family Residence District (Conditional) and ASO (Airport Safety Overlay) District. County water and sewer. **(Varina) 50 Lots**

The staff cannot recommend approval of the conditional plat because sole access to the proposed subdivision is provided by a dedicated but unimproved section of Howard Street that extends approximately 650 linear feet and is located completely within the 100-Year Floodplain. The plat provides for no secondary access outside the 100-Year Floodplain and insufficient right-of-way is available to raise a street above the floodplain without additional slope easements. The adjoining property owner to the south has indicated that he would not grant any such easements.

(Staff Report by Michael Kennedy)



ACTION: Deferred to June 28, 2000

PLAN OF DEVELOPMENT REVISED ELEVATION

POD-101-98
Trampton Center -
Office/Warehouse

Engineering Design Associates for P & T Associates: Request for approval of a revised plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to authorize a revised elevation plan for building A. The 2.1 acre site is located along the east line of Trampton Road approximately 200 feet north of Audubon Drive on parcels 163-5-G-1 and 6 and part of parcels 163-A-19G and 19D. The zoning is M-1C, Light Industrial District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer (**Varina**)

This amendment to the previously approved POD would authorized painted common concrete masonry units in lieu of the previously approved painted fluted concrete masonry units. The proposed paint would have a textured finish. The proffers on the property require specific Planning Commission approval for the use of painted masonry units. It is the applicant's responsibility to present evidence to the Commission to support the request. Should the Commission approve the applicant's request, staff recommends approval of the POD subject to the annotations on the original staff plan, the standard conditions for developments of this type and the original conditions on the previously approved plan. (Staff Report by Michael Kennedy)



ACTION: Approved

SUBDIVISION

Brookley Acres,
Section B (A
Resubdivision of Lot
11, Block C)
(May 2000 Plan)

TIMMONS for Gary F. Martel: The 0.94 acre site is located at Brookley Road and Thornberry Street on parcel 31-1-C-11. The zoning is R-2AC, One-Family Residence District (Conditional). County water and sewer. (**Brookland**) **2 Lots**

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

12. **Detailed construction plans shall be submitted to the Planning Office before the final plats are submitted for final approval.**
13. **Prior to final approval, the engineer shall furnish the Planning Staff a plan showing a dwelling situated on Lot 11B to determine if the lot design is adequate to meet the requirements of Chapter 24, of the Henrico County Code.**
14. **Lots on the plat marked with an asterisk must be identified on the recordation plat with an asterisk. Add the following note conspicuously to the plat under the heading: "NOTES:" This lot has limitations for dwelling shape, size and location. For details, refer to construction plans on file in the Planning Office.**
15. **The recordation plat shall contain information showing The Chesapeake Bay Preservation areas, if any, in accordance with Chapter 19, Section 19-43 (s), of the Henrico County Code.**

(Staff Report by Michael Kennedy)



ACTION: Approved

SUBDIVISION

Hunton Park
Townhouses
(May 2000 Plan)

Foster & Miller, P. C. for William W. Johnson: The 70.01 acre site is located on the north line of proposed Hunton Park Boulevard, approximately 3000 feet east of Staples Mill Road (U.S. Route 33) on part of parcel 13-A-24 and part of 21-A-2. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer.
(Brookland) 245 Lots

There are three outstanding issues.

First the Department of Public Works has requested additional information regarding the environmental protection areas.

Secondly, proffer No. 28 requires the Director of Planning's approval of any building construction which impacts environmental protection areas. The proffers of case C-72C-90 are listed on the site plan, sheet 2 of 2. There may be an impact but the Director of Planning cannot determine this until the revised environmental information is reviewed.

Thirdly, proffer No. 32 establishes a dwelling unit threshold for the development, which if exceeded, requires Planning Commission approval. A traffic study will be submitted the week of May 15 to support waiver of the second access point.

Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

- 12. The proffers approved as part of zoning case C-72C-90 shall be incorporated in this approval.**
- 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. 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 Ted McGarry)



ACTION: Deferred to June 28, 2000

SUBDIVISION (*Deferred from the April 26, 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. 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 June 28, 2000

PLAN OF DEVELOPMENT

POD-21-00
Kentucky Fried
Chicken in Glen Lea
Shopping Center
(POD-78-91 Revised)

Bohler Engineering, P.C. for First Washington Realty Limited Partnership and Tricon Global Restaurant: 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, 2,709 square foot restaurant with drive thru. The 0.66 acre site is located at 3800 Mechanicsville Turnpike at the north corner of Mechanicsville Turnpike

(U.S. Route 360) and Laburnum Avenue on part of parcel 118-A-67.
The zoning is B-2, Business District. County water and sewer.
(Fairfield)

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 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. **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.**
29. **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.**
30. **In the event of 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 delivery facilities until a solution can be designed to prevent traffic backup.**
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 Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-36-00

Colonial Mechanical

Bay Design Group, P.C. for Colonial Mechanical Corporation:

Request for approval of a plan of development as required by Chapter

Corporation - Ackley Avenue 24, Section 24-106 of the Henrico County Code to construct a one-story, 79,200 square foot manufacturing plant, one building consisting of a one-story, 79,200 square foot manufacturing plant, a 1,500 square foot service facility, a 28,500 square foot office area and a two-story, 8,000 square foot office. The 16.65 acre site is located on at the northeast terminus of Ackley Avenue approximately 1,300 feet north of its intersection with Parham Road on part of parcel 61-A-75. The zoning is M-1C, Light Industrial District (Conditional), M-1, Light Industrial District and C-1, Conservation District. County water and sewer. **(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 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. **Dedication of the 316 foot portion of Ackley Avenue in front of the site shall be recorded prior to the issuance of a certificate of occupancy.**

(Staff Report by Ted McGarry)



ACTION: Deferred to June 15, 2000

SUBDIVISION

Virginia Center,
Section C
(A Dedication of a
portion of J.E.B.
Stuart Parkway,
Telegraph Road and
Ethelwood Road
(May 2000 Plan)

County of Henrico for Virginia Center Inc.: The 16.4 acre site is located along the east line of Brook Road (U.S. Route 1) and includes approximately 5,000 linear feet of J.E.B. Stuart Parkway from the intersection of J.E.B. Stuart Parkway with Brook Road looping southward toward Virginia Center Parkway; approximately 4,000 linear feet of Telegraph Road from its intersection with J.E.B. Stuart Parkway to the County line; and approximately 590 linear feet of Ethelwood Road. County water and sewer. **(Fairfield) 0 Lots**

This project is for the dedication of existing and proposed roads for County right of way. The staff recommends conditional approval subject to the annotations on the plans and the standard conditions for subdivisions served by public utilities.

(Staff Report by Leslie News)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-47-00 Paragon Office Park - Genesis Youth Service Institute - Glenside Drive	Balzer & Associates for Youth Services International: 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, 55,391 square foot residential rehabilitation facility for youth and a two-story, 15,525 square foot future addition. The 5.13 acre site is located at Paragon Office Park, Glenside Drive and Bethlehem Road on part of parcel 93-A-1C. The zoning B-2C, Business District (Conditional). County water and Sewer. (Brookland)
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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 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.**
25. **The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.**
26. **Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.**
27. **Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.**
28. **Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.**
29. **Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.**
30. **The owners shall not begin clearing of the site until the following conditions have been met:**

- a. **The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.**
 - b. **After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.**
 - c. **The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Planning Office and the Department of Public Works.**
 - d. **The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for Planning Commission approval.**
31. **Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to issuance of a certificate of occupancy for this development.**
32. **The conceptual master plan, as submitted with this application, is for planning and information 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 Michael Kennedy)



ACTION: Deferred to June 28, 2000

PLAN OF DEVELOPMENT

POD-4-00
Audubon Business
Centre - Audubon
Drive

Charles C. Townes & Associates, P.C. for International Airport Centre and 5600 Audubon Drive, LLC: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct an office/warehouse complex consisting of a one-story, 40,640 square foot building, a one-story, 73,920 square foot building and a one-story, 45,684 square foot building. The 19.418 acre site is located on the north line of Audubon Drive, approximately 1,200 feet west of International Center Drive on part of parcel 163-A-19E. The zoning is M-1, Light Industrial District and M-1C, Light Industrial District (Conditional). **(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 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 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.**
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. **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. **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. **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 Leslie News)



ACTION: Approved

SUBDIVISION

Echo Lake Ridge
(May 2000 Plan)

Jordan Consulting Engineers P.C. for Attack Properties and Gunst & Associates: The 23.37 acre site is located on the east side of Echo Lake Park on the west side of Springfield Road 300 feet north of its intersection with Springfield Road relocated on parcels 20-A-27C, 27A and 27F. The zoning is R-3C, One-Family Residence (Conditional) and C-1C, Conservation District (Conditional). County water and sewer.
(Three Chopt) 35 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 limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-Year Floodplain." Dedicate floodplain as a "Variable Width Drainage & Utility Easement."**
13. **The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Springfield Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.**
14. **A County standard sidewalk shall be constructed along the south side of Springfield Road, (U.S. Route 157) from the subdivision entrance west to the Echo Lake Park property.**
15. **Any necessary off-site drainage easements must be obtained prior to final approval of the construction plans by the Department of Public Works.**
16. **The location of the "no parking signs" required along the 40 foot right-of-way shall be shown on the construction plans. The developer shall include "no parking signs" in his request for street signs and such installation must occur prior to requesting the first occupancy permit. The Zoning Conformance Officer shall inspect for continuing compliance prior to issuance of each subsequent occupancy permit until County acceptance of the street.**

(Staff Report by Mikel Whitney)



ACTION: Approved

PLAN OF DEVELOPMENT - REVISED ARCHITECTURAL ELEVATIONS (*Deferred from the April 26, 2000, Meeting*)

POD-80-99 (Revised) Downtown Short Pump - Silver Diner **Balzer & Associates for Short Pump Entertainment, L.L.C., Bee-Fit, 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. 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 additional revised architectural elevations, as requested. The staff recommendation will be made at the meeting. The original POD conditions of October 27, 1999, would remain in effect.
(Staff Report by Kevin Wilhite)



ACTION: Deferred to June 28, 2000

LANDSCAPE PLAN

LP/POD-3-99 Home Depot **Home Depot U.S.A., Inc.:** 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 22.76 acre site is located on the south west corner of W. Broad Street (U.S. Route 250) and Horsepen Road on parcels 92-A-39, 40, 41, 47; 92-9-D-11, 12, 18; 92-9-F-3, 4, 5, 6 and 7. The zoning is B-3, Business District. **(Three Chopt)**

As of the preparation date of the agenda, staff has not completed its review. The staff recommendation will be made at the meeting.

(Staff Report by Jim Strauss)



ACTION: Deferred to June 28, 2000

PLAN OF DEVELOPMENT

POD-31-00

Krispy Kreme

Doughnuts - W. Broad Street

LaPrade Brothers for Natalie C. Bisger Trust et al and Krispy

Kreme Doughnuts 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 one-story, 3,865 square foot doughnut bakery and retail sales building. The 0.899 acre site is located at 4910 W. Broad Street (U. S. Route 250) on the northeast corner of W. Broad Street and Bishop Road on part of parcels 115-14-A-3 and 4. The zoning is B-3, Business District. County water and sewer. **(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:

22. **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.**
23. **The entrances and drainage facilities on W. Broad Street (U.S. Route 250) shall be approved by the Virginia Department of Transportation and the County.**
24. **A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Planning Office prior to any occupancy permits being issued.**
25. **The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.**
26. **A standard concrete sidewalk shall be provided along the north side of W. Broad Street (U.S. Route 250).**
27. **Outside storage shall not be permitted.**
28. **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.**

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. 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.
31. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
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 Henrico County maintained right-of-way. The elevations will be set by Henrico County.
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.

(Staff Report by Mikel Whitney)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-35-00 **Foster & Miller, P.C. for First Union National Bank and Attack-Lakepointe, 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 an access drive. The 13.291 site is located at the northern terminus of Dominion Boulevard on part of parcels 37-A-47, 48 and 37-2-E-1A. The zoning is O-3C, Office District (Conditional). 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 plan or meet with the applicant on the submittal. The staff recommendation will be made at the meeting.

(Staff Report by Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-40-00 **Koontz-Bryant, P.C. for Second Baptist Church:** 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, 32,226 square foot family life center with offices, and a two-story, 4,278 square

Second Baptist Church
- River Road

foot sanctuary addition and additional parking. The 10.0 acre site is located on the northeast corner of the intersection of South Gaskins Road and River Road on parcels 111-A-11 and 12. The zoning is R-1, One-Family Residence District. County water and sewer. **(Tuckahoe)**

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan. The staff recommendation will be made at the meeting.

(Staff Report by Jim Strauss)



ACTION: Approved

BEGINNING AT 10:00 A. M.

PLAN OF DEVELOPMENT

POD-42-00

Springfield Commons

Jordan Consulting Engineers for R.A.S. LLC: 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, 11,640 square foot office building, a one-story, 15,240 square foot office building and a one-story, 14,640 square foot office building. The 4.44 acre site is located along the west line of Springfield Road (State Route 157), approximately 900 feet north of W. Broad Street (U.S. Route 250) on parcel 48-A-23B. The zoning is O-2C, Office 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:

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. 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 entrances and drainage facilities on Springfield Road (State Route 157) 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 developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
27. Outside storage shall not be permitted.
28. 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. 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 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 Kevin Wilhite)



ACTION: Deferred to June 28, 2000

PLAN OF DEVELOPMENT

POD-43-00

Westgate 1 - Westgate
@ Wellesley

TIMMONS for Wellesley Centre, L.C. and Liberty Property Trust:

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, 82,406 square foot office building and access drive. The 7.37 acre site is located along the north line of Three Chopt Road, approximately 290 feet east of Lauderdale Drive on part of parcel 36-A-49. The zoning is O-3C, Office District (Conditional) 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 and additional architectural information, 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. 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 entrances and drainage facilities on W. Broad Street (U.S. Route 250) 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 developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
27. Outside storage shall not be permitted.
28. 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. 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. The conceptual master plan, as submitted with this application, is for planning and information purposes only.

(Staff Report by Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-45-00

Katherman -
Lexington Commons

Balzer & Associates, P.C. for Katherman Investments: 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, 8,000 square foot office building and a one-story, 21,000 square foot office building. The 3.01 acre site is located at 10148 W. Broad Street (U. S. Route 250), approximately, 370 feet east of intersection of W. Broad Street (U. S. Route 250) and Fort McHenry Parkway on parcel 48-A-14E. 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. 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 entrances and drainage facilities on W. Broad Street (U.S. Route 250) 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 developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.
27. 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.
28. Any necessary off-site drainage easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans by the Department of Public Works.
29. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
30. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
31. Insurance Services Office (ISO) calculations must be included with the utilities plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
32. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
33. 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.
34. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to issuance of a certificate of occupancy for this development.

(Staff Report by Mikel Whitney)



ACTION: Approved

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION

POD-44-00
Gaskins Centre
Towers - Gaskins
Road

E. D. Lewis & Associates for Gaskins Centre, L.C.: Request for approval of a plan of development and special exception for buildings exceeding three stories in height as required by Chapter 24, Sections 24-106 and 24-94 of the Henrico County Code to construct two eight-story, condominiums with a total of 80 units and a two-level parking deck. The 6.72 acre site is located at the northern intersection of Gaskins Road and Castile Drive on part of parcel 99-A-12. The zoning is R-6C, One-Family Residence District (Conditional). County water and Sewer.
(Tuckahoe)

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

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

- 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 right-of-way for widening of Gaskins 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. The developer shall provide fire hydrants as required by the Department of Public Utilities in its approval of the utility plans and contracts.**
- 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. 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 June 28, 2000

PLAN OF DEVELOPMENT

POD-46-00
Hyatt Richmond @
Brookfield

Mozingo & Associates for Lend Lease Real Estate Investments and Hyatt Richmond: 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, 7,112 square foot ballroom addition to an existing hotel. The 12.7 acre site is located at the southeast intersection of W. Broad Street (U. S. Route 250) and I-64 on parcel 92-A-22. The zoning is 0-3, Office District. County water and Sewer. **(Brookland)**

As of the preparation date of the agenda, the applicant has not demonstrated that there is sufficient parking available to support the ballroom addition. Use of existing parking on the adjacent GE Financial Assurance property is being proposed. The staff's recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard 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. **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.**

(Staff Report by Kevin Wilhite)



ACTION: Approved

APPROVAL OF MINTUES: March 22, 2000



ACTION: Approved

RESOLUTION: Short Pump Park Addition Site - Substantially In Accord with the County of Henrico Comprehensive Plan

(Staff Presentation by Audrey Anderson)



ACTION: Public Hearing scheduled for June 28, 2000

WORK SESSION: Zoning Ordinance Amendments Pertaining to Section 24-2, et al.

(Staff Presentation by Eric Lawrence)



ACTION: Approved

ADJOURNed at 12:40 p.m.