

PLANNING COMMISSION

SUBDIVISION AND PLANS OF DEVELOPMENT

ACTIONS

April 25, 2001

The submission deadline for this hearing date was March 9, 2001.

ROLL CALL:

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

EXPEDITED AGENDA: (Presented by Kevin Wilhite)

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: (Presented by Kevin Wilhite)

(FOR INFORMATIONAL PURPOSE ONLY)

SUBDIVISION	MAGISTERIAL DISTRICT	ORIGINAL NO. OF LOTS	REMAINING LOTS	PREVIOUS EXTENSION	YEARS EXTENDED
Hunters Run (April 1999 Plan)	Varina	52	30	1	1 Year - 4/24/02
Hunton Park (A Ded. of Hunton Parkway) (March 1997 Plan)	Brookland	0	0	3	1 Year - 4/24/02
Sadler Glen (April 2000 Plan)	Three Chopt	59	29	0	1 Year - 4/24/02
Turkey Island Bluffs (April 2000 Plan)	Varina	32	11	0	1 Year - 4/24/02
White Oak Forest (April 1999 Plan)	Varina	61	9	1	1 Year - 4/24/02

TRANSFER OF APPROVAL

POD-95-74

Elegant Hair & Nail Salon (Formerly Pizza Hut)
5210 Chamberlayne Road

Paresh D. Patel: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Pizza Hut of America, Inc. to Paresh Patel. The 0.45 acre site is located on the west line of Chamberlayne Road (U.S. Route 301), approximately 200 feet north of Azalea Avenue on parcel 95-A-23. The zoning is B-3, Business District. County water and sewer (**Fairfield**)

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. Only one minor discrepancy was found and the owner agrees to complete the repair before the meeting. The staff recommends approval of this transfer request. (**Staff Report by Ted McGarry**)

 **APPROVED**

TRANSFER OF APPROVAL

POD-54-87

Interport II (Central Virginia Food Bank) - 4444 Sarellen Road

W. E. Singleton for Crenshaw Singleton Properties: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Central Virginia Food Bank, Inc. to Crenshaw Singleton Properties. The 2.18-acre site is located on the north side of Sarellen Road east of Glen Alden Drive on parcel 172-3-F-3B. The zoning is M-1, Light Industrial District and ASO (Airport Safety Overlay) District. (**Varina**)

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 Mike Kennedy**)

 **APPROVED**

TRANSFER OF APPROVAL

POD-54-90

Oakley's Center Phase I - 4200 Oakley's Court

Hirschler, Fleischer, Weinberg, Cox & Allen for C & G, LLC: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Oakley's Center Associates to C & G, LLC. The 8.5-acre site is located on the south line of Oakley's Court east of Oakley's Lane on parcel 154-3-B-1. The zoning is M-1C, Light Industrial District (Conditional) and ASO (Airport Safety Overlay) District. (**Varina**)

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

(Staff Report by Mike Kennedy)

 **APPROVED**

TRANSFER OF APPROVAL


POD-14-97

Rite-Aid, Westwood Retail Center

McCandlish Kaine for Sky, Inc.: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Richmond Horsepen, LLC to David W. Clarke, Esquire for Sky, Inc. The 1.837 acre site is located at 6221 W. Broad Street (U.S. Route 250) on parcels 103-4-28-10 and 103-A-1. The zoning is B-2C, Business District (Conditional). **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. As of the preparation of this agenda, staff has not received a bond to cover the deficiencies as identified in the inspection report dated April 10, 2001, and also recommends that the deficiencies be corrected no later than June 25, 2001. The staff recommendation will be made at the meeting.

(Staff Report by Christina Goggin)

 **Deferred to May 23, 2001**

LANDSCAPE PLAN

LP/POD-22-99

Four Mile Creek Commercial Center - Convenience Store

Balzer & Associates for Essex Properties of VA, Inc.: Request for approval of a landscape plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the County Code. The 3.21-acre site is located along the south line of New Market Road (State Route 5), 1,600 feet east of its intersection with I-295 on parcel 249-A-51B and part of 249-A-51. The zoning is B-3C, Business District (Conditional) and ASO, Airport Safety Overlay District. **(Varina)**

As of the preparation date of this agenda, the staff has not had an opportunity to complete its review of the plan. The staff recommendation will be made at the meeting. Should the Commission act on the request, the standard conditions for landscape plans are recommended.

(Staff Report by Leslie News)

 **APPROVED**

LANDSCAPE & LIGHTING PLAN

LP/POD-52-00

Walgreens - N. Parham & Three Chopt Roads

Balzer & Associates for G.H.K. Developments Inc.: Request for approval of a landscape and lighting plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 5.84-acre site is located on the southwest corner of the intersection of Three Chopt Road and N. Parham Road on parcels 79-A-36 and part of 79-A-39 and 79-A-38A. The zoning is B-2C, Business District (Conditional) and O-2C, Office District (Conditional). **(Tuckahoe)**

As of the preparation date of this agenda, staff has not received a revised lighting plan as requested. The revised landscape plan was received on the preparation date of the agenda, and staff has not had an opportunity to complete its review. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for landscape and lighting plans are recommended.

(Staff Report by Leslie News)

 **APPROVED**

LANDSCAPE PLAN

LP/POD-24-00

Wawa, Inc. - Mountain Road and Brook Road (U. S. Route 1)

Jordan Consulting Engineers for Wawa, Inc.: Request for approval of a landscape plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 3.1 acre site is located at the intersection of Brook Road (U. S. Route 1) and Mountain Road on parcel 53-A-40. The zoning is B-3, Business District. **(Fairfield)**

As of the preparation date of this agenda, the staff has not had an opportunity to complete its review of the plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for landscape plans are recommended.

(Staff Report by Leslie News)

 **APPROVED**

SUBDIVISION

Sadler Grove (April 2001 Plan)

Youngblood, Tyler & Associates, P.C. for Queen Esther Bush, Lillie B. Morton Estate, T-N Corporation of Virginia, Donna F. Tyler, et. als. and Sadler Grove, L.L.C.: The 26.64 acre site is located at the intersection of Sadler Road and Wonder Lane (private) on parcels 27-A-34 and 35, 37-A-14, 17 and 18. The zoning is R-3C, One-Family Residence District (Conditional) and C-1, Conservation District. County water and sewer. **(Three Chopt)** 56 Lots

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

12. Each lot shall contain at least 11,000 square feet exclusive of floodplain areas.

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."

The detailed plant list and specifications for the landscaping to be provided within the 20-foot-wide buffer along Sadler Grove Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

A County standard sidewalk shall be constructed along the north and south sides of Sadler Grove Road.

The proffers approved as part of zoning cases C-2C-01 and C-77C-99 shall be incorporated in this approval.

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.

A maximum of 50 lots shall be recorded in this subdivision prior to the construction of a second point of access.

The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public Works, which addresses the possible future extension of any stub street.

Prior to final subdivision approval, the applicant shall provide evidence satisfactory to the County Attorney of its legal right to construct a public road over top of Wonder Road (private).

The applicant shall quitclaim his interest in Wonder Road and any other private access roads or easements within the bounds of this development prior to recordation of the subdivision plat.

(Staff Report by Kevin Wilhite)



APPROVED

SUBDIVISION (*Deferred from the March 28, 2001, Meeting*)

Stoney Run Estates (February 2001 Plan)

Engineering Design Associates for Barbara Bannister Estate and Glenwood Investments, LLC: The 15.03 acre site is located at 3111 Creighton Road, approximately 1,450 feet south of Featherwood Way on part of parcel 140-A-45. The zoning is R-3AC, One-Family Residence District (Conditional) and ASO, Airport Safety Overly District. County water and sewer.
(Varina) 44 Lots

As of the preparation date of this agenda, the staff not received a revised plan or application which complies with all proffers of rezoning case C-74C-98. 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:

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."

The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Creighton Road and Concept Road 140-1 shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

Each lot shall contain at least 9,500 square feet, exclusive of floodplain areas.

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)

 **APPROVED**

PLAN OF DEVELOPMENT

POD-26-01

KSB, Inc. - Saraellen Road (POD-38-87 Revised)

Engineering Design Associates for Wolfgang & Helga Kühborth and KSB, 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, 21,850 square foot manufacturing addition to an existing plant and a one-story 13,279 square foot office building. The 5.874 acre site is located at 4415 Saraellen Road on parcel 172-3-F-3A. 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:

The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.

Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.

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.

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

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

(Staff Report by Ted McGarry)

 **APPROVED**

PLAN OF DEVELOPMENT

POD-27-01

Dr. Jessup Dental Office Addition - Wilkinson Road (POD-87-91 Revised)

Engineering Design Associates for Ronald J. Jessup: Request for approval of a revised plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 1,418 square foot addition to an existing, 1,573 square foot office. The 0.554 acre site is located at 1130 Wilkinson Road, the northwest corner of Wilkinson Road and Dirk Drive on parcel 63-7-A-1A. The zoning is O-2, Office 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:

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.

The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.

Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.

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.

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

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

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.

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 Mike Kennedy)

 **APPROVED**

LANDSCAPE AND LIGHTING PLAN

LP/POD-56-00

Staples Mill Road Baptist Church

Hulcher & Associates for Staples Mill Road Baptist Church: Request for approval of a landscape and lighting plan as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 5.63 acre site is located at 10101 Staples Mill Road (U.S. Route 33) on the southeast corner of Warren Road and Staples Mill Road on parcel 40-A-22. The zoning is R-2, One-Family Residence District. **(Brookland)**

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, the standard conditions for landscape and lighting plans are recommended.

(Staff Report by Leslie News)

 **APPROVED**

PLAN OF DEVELOPMENT & MASTER PLAN

POD-31-01

Trigon - Blue Cross and Blue Shield - Phase 1 and Master Plan - Staples Mill Road & W. Broad Street (POD-168-85 Revised)

Draper Aden Associates for Trigon: Request for approval of a revised plan of development and master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct phase one parking and a three-level parking deck, a future 308,000 square foot, four-story office building, and remodeling of the existing 265,000 square foot, four-story office building and northern parking area. The total building area is 573,000 square feet. The 27.18 acre site is located at 2015 Staples Mill Road on parcels 115-A-27, 28 and 29 and N-2003-20 (City of Richmond). The zoning is B-3, Business District and B-3C, Business District (Conditional). County water and sewer. **(Brookland)**

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

(Staff Report by Jim Strauss)

 **APPROVED**

PLAN OF DEVELOPMENT

POD-28-01

Dabney Office Warehouse - Dabney Road

Grattan Associates, P.C. for Brandywine Dabney, L.L.C. and Manakin Farms, 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, 18,000 square foot office warehouse. The 1.49-acre site is located on the northeast corner of Dabney Road and Tomlyn Street on part of parcel 104-A-32G. The zoning is M-2, General Industrial District. County water and sewer. **(Brookland)**

As of the preparation date of this agenda, the staff has not received a revised plan as requested. The applicant indicated that they were going to acquire some additional land to the northwest to better design that side of the site. 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.

The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.

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.

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.

The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.

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

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

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 Christina Goggin)

 **APPROVED**

PLAN OF DEVELOPMENT AND ALTERNATIVE FENCE HEIGHT

POD-23-01

Northside Recreation Hall - Meadowbridge Road

Charles H. Fleet & Associates for M. L. Pinchbeck: Request for approval of a plan of development and alternative fence height, as required by Chapter 24, Section 24-106 and 24-95(1)(5)b of the Henrico County Code to convert an existing retail building to a catering hall and construct a 308 square foot bathroom addition and a parking lot. A six-foot high fence would be located within the required front yard along Meadowbridge Road. The 0.4869 acre site is located at 3708 Meadowbridge Road at Savannah Avenue on parcel 117-6-A-23. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

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

request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.

A standard concrete sidewalk shall be provided along the west side of Meadowbridge Road.

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.

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

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 Mike Kennedy)



Deferred to May 23, 2001

PLAN OF DEVELOPMENT (*Deferred from the March 28, 2001, Meeting*)

POD-6-01

Short Pump Town Center - W. Broad Street (POD-123-98 Revised)

McKinney & Company for Short Pump Town Center LLC: 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 two-story, 1,300,000 square foot regional shopping center. The 147.19 acre site is located on the north line of W. Broad Street (U.S. Route 250), opposite its intersection with Lauderdale Drive on parcels 36-A-26, 27, 28, 29, 30, 31, 32, 34A, 35A, 36, 37, 38 and part of parcels 36-A-13 and 15. The zoning is B-3C, Business District (Conditional) and W.B.S.O. (West Broad Street Overlay) District. County water and sewer. **(Three Chopt)**

This plan of development is a revision to a plan originally approved by the Planning Commission on December 15, 1998. POD-123-98 approved construction of a one and two-story, 928,173 square foot regional shopping center with a 21-screen, 5414-seat movie theatre. This proposed revision increases the size of the center to 1,300,000 square feet. The movie theatre would be replaced by a fifth large tenant space without a currently specified tenant. Also, more second story leasable space has been added. The vehicular access and parking in the central area that was part of the original plan has now been eliminated, resulting in a pedestrian-only plaza.

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan. A revised traffic study has recently been submitted and is now under review. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

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 and specifications and mounting height details shall be submitted for Planning Office review and Planning Commission approval.

23. The right-of-way for widening of W. Broad Street (U.S. Route 250) as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

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.

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.

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.

The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.

Outside storage shall not be permitted.

The proffers approved as a part of zoning case C-29C-98 shall be incorporated in this approval.

Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.

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.

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

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.

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

No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s), except in the pedestrian plaza areas and other locations specifically approved at the time of landscape plan approval.

The existing 10-foot and 50-foot access easements shall be abandoned prior to the issuance of any building permits in this development.

The access drive connection with the property to the east of this development shall be constructed as part of this plan and evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to the issuance of a certificate of occupancy for this development.

The access drive connection with the property to the west of this development shall be constructed either when the adjacent property to the west is developed or when an outparcel abutting the said access drive connection is developed.

(Staff Report by Kevin Wilhite)

 **APPROVED**

APPROVAL OF MINUTES: March 28, 2001

 **APPROVED**

PUBLIC HEARING: Ordinance - To Amend the County Code to Require a Conditional Use Permit for Any Non-commercial Kennels in One-Family Residence Districts and in Recorded Subdivisions in Agricultural Districts (Ben Blankinship)

 **APPROVED**

ADJOURNed at 11:55 a.m.