

PLANNING COMMISSION

SUBDIVISION AND PLAN OF DEVELOPMENT

AGENDA

March 28, 2001

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

The agenda for this meeting will be posted closer to the meeting date. For questions about the agenda, contact [Diana Carver](#), 501-4606.

ROLL CALL:

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

EXPEDITED AGENDA: (Presented by [Ted McGarry](#))

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

(FOR INFORMATIONAL PURPOSE ONLY)

Subdivision	Magisterial District	Original No. of Lots	Remaining of Lots	Previous Extensions	Year(s) Extended
Effinger Drive (June 1998 Plan) (A Ded. of a portion of Effinger Drive)	Fairfield	0	0	1	1 Year 03/27/02
Oak Hill Manor (March 1999 Plan)	Fairfield	40	23	1	1 Year 03/27/02

TUCKAHOE:

Deferred _____ **from** _____ **the** _____ **March** _____ **8,** _____ **2001** **Meeting:**
C-15C-01 **Andrew M. Conclin for Lucor:** Request to conditionally rezone from R-3 One

Family Residence District to O-1C Office District (Conditional), B-1C and B-2C Business Districts (Conditional), Parcels 90-2-A-1 (Johnson Heights) and 90-A-19, 20 and 20A, containing 5.106 acres, located on the south line of Quioccasin Road approximately 150 feet west of Inez Road. A mixed-use development including office, retail and an automobile service use is proposed. The use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Suburban Residential 2, 2.4 to 3.4 units net density per acre, and Office. Staff: [Lee](#) [Householder](#).

 **ACTION: Approved**

Deferred from the March 8, 2001 Meeting:

P-2-01 Andrew M. Condlin for Lucor: Request for a provisional use permit under Sections 24-58.2(c) and 24-122.1 of Chapter 24 of the County Code in order to allow a 15,000 square foot enclosed, air-conditioned three-bay auto service station on Part of Parcel 90-A-19, containing 0.431 acres, located on the south line of Quioccasin Road approximately 250 feet east of Pemberton Road. The existing zoning is R-3 One Family Residence District but is proposed for B-2C Business District (Conditional). Staff: [Lee](#) [Householder](#).

 **ACTION: Approved**

TRANSFER OF APPROVAL (*Deferred from the February 28, 2001, Meeting*)

POD-86-96 Theodore and Faye Kefalas for Marpisa LLC: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Brookside Property Associates L.P. to Marpisa LLC. The 1.8 acre site is located at the southwest corner of W. Broad Street (U.S. Route 250) and Tanelorn Drive on parcel 59-3-A-2A. 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 date of this agenda, staff is working with the new owner to correct the deficiencies on the site. The staff recommendation will be made at the meeting.

(Staff Report by [Kevin](#) [Wilhite](#))

 **ACTION: Approved**

TRANSFER OF APPROVAL

POD-47-96 Tim Kessel for Fletcher's Enterprise: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Mathews Automotive to Fletcher's Enterprises. The 0.761 acre site is located at 8631 Sanford Road on parcel 61-03-B-6. The zoning is M-1 Light Industrial District. **(Brookland)**

This project was approved May 28, 1996, and expires May 28, 2001. It has not been constructed. 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 Christina Goggin)

 ACTION: Approved

LANDSCAPE PLAN

LP/POD-51-00 Merchants Tire - Quioccasin Station Shopping Center (POD-87-85 and POD-31-96 Revised)	Meta Construction Inc. for TCC BTG Quioccasin Mt. 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 1.20 acre site is located in an existing shopping Quioccasin Station located approximately 160 feet north of Quioccasin Road on the west line of Starling Drive on parcel 90-6-A-2 and part of 90-A-32B. The zoning is B-3C, Business District (Conditional) and B-2C, Business District (Conditional). (Tuckahoe)
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Revised plans were received on the preparation date of the agenda, and staff has not had an opportunity to complete its review. Staff's 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)

 ACTION: Approved

PLAN OF DEVELOPMENT *(Deferred from the January 24, 2001, Meeting)*

POD-95-00 Superstar, Inc. Service Center - 9999 Brook Road (POD-3-96 Revised)	Foster & Miller, P.C. for Superstar, 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, 969 square foot service bay addition. The 1.316 acre site is located at 9999 Brook Road at the southeast corner of Brook Road (U.S. Route 1) and J.E.B. Stuart Parkway on parcel 33-A-3C. The zoning is B-3C, Business District (Conditional). County water and sewer. (Fairfield)
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This plan was deferred from the January Planning Commission meeting at the applicant's request. As of the preparation date of this agenda, there are two outstanding issues. First, STI Properties (Formerly Virginia Center, Inc.) which has approval authority under private covenants, has not approved the changes. Secondly, there is neighborhood opposition from several residents of Holy Glen. The applicant, Mr. Harry Pradhan, proposes to meet with both STI Properties and the neighborhood before the Commission's March 28 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 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. 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 and Division of Fire.
27. 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.
28. 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.
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. 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.
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. Refuse containers or refuse storage facilities shall be serviced only between the hours of 6:00 a.m. and 6:00 p.m.
33. The car wash located on the property shall be closed at the close of business.
34. The owner or manager on duty shall be responsible for temporarily closing the care wash facility to prevent backup of vehicles onto the public right-of-way when the on-site stacking space is inadequate to serve customer demand.
35. The proffers approved as a part of zoning case C-116C-88 shall be incorporated in this approval.
36. All repair and service work shall be conducted entirely within the enclosed building, the doors of which shall remain closed during repair or service operations.

(Staff Report by Ted McGarry)

 ACTION: Deferred to May 23, 2001

SUBDIVISION (Deferred from the February 28, 2001, Meeting)

Matnick Estates (February 2001 Plan) **Engineering Design Associates for Nancy S. Kesler:** The 25.63 acre site is located at 8461 Willis Church Road on the northeast corner of Willis Church Road and Hare Road on parcel

253-A-21. The zoning is A-1, Agricultural District and ASO, Airport Safety Overlay District. Individual Well and septic tank/drainfield.
(Varina) 7 Lots

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

11. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement on Lot 3 along Hare Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
12. Each pair of lots shall provide a single shared driveway connecting to Willis Church and Hare Roads or as approved by the Director of Planning at time of final approval.
13. New dwellings on Lots 2, 4 and 5 shall be located a minimum of 200 feet from any private stable or enclosures located on Lot 8.

(Staff Report by Ted McGarry)

 **ACTION: Approved**

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

Stoney Run Estates **Engineering Design Associates for Barbara Bannister Estate and Glenwood Investments, LLC:** The 15.03 acre site is located (February 2001 Plan) 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 the agenda, the staff not received a revised plan or application which complies with all buffers 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:

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 Creighton Road and Concept Road 140-1 shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
14. Each lot shall contain at least 9,500 square feet, exclusive of floodplain areas.
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

Ted

McGarry)



ACTION: Deferred to April 28, 2001

PLAN OF DEVELOPMENT

POD-25-01

McDonalds at Staples Mill and Parham Roads

CEGG Associates, L.C. for Third Generation, L. P., Eric Markowski and Jerry L. Campbell, Trustee: 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, 4,154 square foot restaurant with drive-thru. The 1.59 acre site is located at 8800 Staples Mill Road at the northwest corner of Staples Mill Road (U.S. Route 33) and E. Parham Road on parcel 61-A-29, 30 and 31. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

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:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits
23. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
24. 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.
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 plans and 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 right-of-way for widening of E. Parham 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.
30. The entrances and drainage facilities on Staples Mill Road (U.S. Route 33) shall be approved by the Virginia Department of Transportation and the County.
31. 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.

32. The proffers approved as a part of zoning case C-36C-00 shall be incorporated in this approval.
33. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up delivery facilities, the owner/occupant shall close the drive-up delivery facilities until a solution can be designed to prevent traffic backup.

(Staff Report by Ted McGarry)
 ACTION: Approved

LIGHTING PLAN

LP/POD-22-99 **Balzer & Associates for Essex Properties of VA, Inc.:** Request for approval of a lighting plan as required by Chapter 24, Section 24-106 of the County Code. The 2.36 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. The zoning is B-3C, Business District (Conditional) and ASO, Airport Safety Overlay District. **(Varina)**

Four Mile Creek Commercial Center - Convenience Store

The proposed lighting plan utilizes a combination of decorative lantern fixtures, 12 feet height, along Henricus Boulevard and shoebox fixtures, 30 feet height as allowed by proffers, on the interior of the site. The gas canopy will have recessed, flat lens fixtures. The shoebox fixtures are proposed to be 1000 watt fixtures. Due to the prominent location of this site in relation to future development of the area, and its location along Scenic Route 5, staff has recommended that the wattage be reduced to 400 watts, which is in accordance with the County Commercial Lighting Guidelines and customary practice. The applicant is not in agreement with this recommendation. Should the Commission act on this request, the standard conditions for lighting plans are recommended.

(Staff Report by Leslie News)
 ACTION: Approved

PLAN OF DEVELOPMENT & MASTER PLAN *(Deferred from the February 28, 2001, Meeting)*

POD-21-01 **Michael E. Doczi & Associates, PLLC for Mount Olive Baptist Church:** Request for approval of a plan of development and master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 800 seat sanctuary church expansion. The 8.1966 acre site is located at 8775 Mount Olive Avenue on parcels 52-A-74A, 72 and part of 75. The zoning is R-3, One-Family Residence District and A-1, Agricultural District. County water and sewer. **(Fairfield)**

Mount Olive Baptist Church
 8775 Mount Olive Avenue off Mountain Road

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 and Division of Fire.
24. 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.
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 plans and 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. 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 Ted McGarry)
 ACTION: Approved

PLAN OF DEVELOPMENT

POD-22-01
Holly Glen at Twin
Hickory

E. D. Lewis for HHHunt Communities and Holly Glen Associates, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 68, two-story condominiums, three buildings each at 5,752 square feet and 4 buildings each at 5,891 square feet. The 13.8 acre site is located on the north side of Twin Hickory Lake Drive, 700 feet south of Old School Drive on part of parcel 27-A-5A, 9A, 8, 6, 31 and part of 26-A-31. The zoning is RTHC, Residential Townhouse 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 right-of-way for widening of Twin Hickory Lake Drive 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 and Division of Fire.
27. A 25-foot planting strip to preclude ingress or egress along the west side of Twin Hickory Lake Drive shall be shown on the approved plans. The details shall be included with the required landscape plans for review and approval.
28. The proffers approved as a part of zoning case C-48C-98 shall be incorporated in this approval.
29. Prior to issuance of a building permit, the developer must furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.
30. 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.
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 pavement shall be of an SM-2A type 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.
33. 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.
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 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 approval.
- 36. The unit house numbers shall be visible from the parking areas and drives.
- 37. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be ordered from the County and installed prior to any occupancy permit approval.
- 38. A draft of the Declaration of Covenants, Conditions and Restrictions shall be submitted to the Planning Office for review, prior to final approval. The proposed Homeowners Association for the project shall be responsible for the exterior maintenance of all buildings and grounds.

(Staff Report by [Michael Kennedy](#))

 **ACTION: Approved**

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

<p>POD-10-01 First Citizens Bank - W. Broad Street</p>	<p>Kimley-Horn & Associates, Inc. for Bon Secours - Richmond Health System and First Citizens Bank: 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, 18,846 square foot bank with drive thru facilities and offices. The 3.69 acre site is located on the south line of W. Broad Street (U.S. Route 250), approximately 200 feet west of Lauderdale Drive on part of parcel 36-A-49. The zoning is B-2C, Business District (Conditional) and WBSO (West Broad Street Overlay) District. County water and sewer. (Three Chopt)</p>
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As of the preparation date of the agenda, the staff has not completed its review of the revised architectural plans. The staff recommendation will be made at the meeting. Should the Commission action 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 and Division of Fire.
- 25. The proffers approved as a part of zoning case C-68C-95 shall be incorporated in this approval.
- 26. 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.

27. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
28. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up teller facilities, the owner/occupant shall close the drive-up teller facilities until a solution can be designed to prevent traffic backup.
29. 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.
30. 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.
31. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
32. The access drive serving this project (submitted and approved under a separate plan of development) shall be completed prior to the issuance of a certificate of occupancy.

(Staff Report by Kevin Wilhite)
 **ACTION: Approved**

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


<p>POD-14-01 Mayland and Parham Office Building - Parham Road</p>	<p>TIMMONS for Mayland Investors, L.C. and Maypar Associates, 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, 103,000 square foot office building. The 12.15 acre site is located approximately 60 feet from the northeast corner of the intersection of Parham Road and Mayland Drive and fronting 211 feet on Parham Road and 1,234 feet on Mayland Drive on parcel 69-A-78A. The zoning is O-2, Office District. County water and sewer. (Three Chopt)</p>
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As of the preparation date of this agenda, the staff has not received a revised plan, as requested. There are three issues that the applicant needs to address prior to staff recommending approval. The issues are 1) new additional access drives into the development site will be limited to Parham Road, 2) provide pavement widening and curb and gutter on Mayland Drive and 3) installation of a standard concrete sidewalk along Mayland Drive. 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. New additional access drives onto the site will be limited to Parham Road.
24. The right-of-way for widening of Mayland Drive 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.
25. 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.

26. 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.
27. 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.
28. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
29. A standard concrete sidewalk shall be provided along the north side of Mayland Drive.
30. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
31. Insurance Services Office (ISO) calculations must be included with the plans and approved by the Department of Public Utilities prior to the issuance of a building permit.
32. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
33. The 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 approval.
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 Christina Goggin)
 ACTION: Approved

LANDSCAPE PLAN

LP/POD-77-99 **Foster & Miller, P.C. for Circuit City Stores, Inc.:** Request for Knowledge approval of a landscape plan as required by Chapter 24, Sections Beginnings 24-106 and 24-106.2. The 2.2 acre site is located on the west line of Deep Rock Road, 900 feet south of W. Broad Street (U. S. Route 250) on parcel 48-4-A-48. The zoning is M-1C, Light Industrial District (Conditional). **(Three Chopt)**

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

(Staff Report by Jim Strauss)
 ACTION: Approved

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

POD-6-01 **McKinney & Company for Short Pump Town Center LLC:** Short Pump Town Center - W. Broad Street Request for approval of a revised plan of development, as (POD-123-98 Revised) 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. 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.
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 entrances and drainage facilities on W. Broad Street (U.S. Route 250) shall be approved by the Virginia Department of Transportation and the County.
26. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Planning Office prior to any occupancy permits being issued.
27. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
28. Outside storage shall not be permitted.
29. The proffers approved as a part of zoning case C-29C-98 shall be incorporated in this approval.
30. 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.
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. 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.
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. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
35. 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.
36. The existing 10-foot and 50-foot access easements shall be abandoned prior to the issuance of any building permits in this development.
37. 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.

38. The access drive connecting 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)


 ACTION: Deferred to April 28, 2001

SUBDIVISION

Middle Quarter
(March 2001 Plan) **Grattan Associates, P.C. for Higgins Family Limited Partnership and CGS Properties, L.L.C.:** The 8.945 acre site is located approximately 700 feet north of S. Gaskins Road on Middle Quarter Lane on part of parcels 123-A-5, 8 and 10. The zoning is R-O, One-Family Residence District. County water and sewer. **(Tuckahoe) 5 Lots**

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.

(Staff Report by Jim Strauss)

 ACTION: Approved

PLAN OF DEVELOPMENT

POD-16-01
Townes @ Shady Grove, Section 2 - Shady Grove Road **Bay Design Group, P.C. for Wilton Real Estates & Development:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 33, two-story residential townhouse units for sale. The 5.39 acre site is located on the east line of Shady Grove Road, approximately 950 feet north of its intersection with Old Nuckols Road on parcel 10-A-21, and part of parcels 10-A-19, 20 and 22. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff had not received any additional information in response to comments concerning accessibility for emergency equipment within this development. The staff recommendation will be made at the meeting.

The conditional subdivision layout approved by the Planning Commission on October 25, 2000, has been slightly altered to accommodate a cemetery that has since been discovered on the site. The alteration affects Block W and will probably result in the loss of one lot in this development. Should the Commission act on the request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

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

24. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be ordered from the County and installed prior to any occupancy permit approval.
25. The subdivision plat for Townes at Shady Grove, Section 2 shall be recorded before any building permits are issued.
26. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
27. A standard concrete sidewalk shall be provided along the east side of Shady Grove Road.
28. The proffers approved as a part of zoning cases C-19C-00 and C-28C-99 shall be incorporated in this approval.
29. 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.
30. The pavement shall be of an SM-2A type 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.
31. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
32. 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.
33. An easement shall be granted to allow access to the existing cemetery and an annotation placed on the subdivision plat.
34. Final subdivision approval shall be granted prior to Planning Office approval or the construction plans


(Staff Report by Kevin Wilhite)
 ACTION: Approved

APPROVAL OF MINUTES: February 28, 2001

 ACTION: Approved

WORK SESSION: A briefing on proposed zoning ordinance amendment pertaining to private kennels.

(Staff Presentation by Ben Blankinship)

 ACTION: Approved to forward to April 25, 2001 for a public hearing

ADJOURNed at 11:37 a.m.