

PLANNING COMMISSION

SUBDIVISION AND PLAN OF DEVELOPMENT

**AGENDA
November 28, 2001**

The submission deadline for this hearing date was September 28, 2001.

For questions about the agenda, contact [Diana Carver](#), 501-4606.

9:00 A.M.

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 Extensions	Year(s) Extended
Clarendon Woods Controlled Density (October 2000 Plan)	Fairfield	210	142	0	1 Year 11/20/02
The Greens @ CrossRidge (Rev. Nov. 2000 Plan)	Brookland	167	167	0	1 Year 11/20/02
Wilton View (August 1997 Plan)	Varina	40	40	3	1 Year 11/20/02
Wyndham Forest (October 1999)	Three Chopt	119	39	1	3 Years 11/17/04

Plan)

FOR PLANNING COMMISSION APPROVAL

Subdivision	Magisterial District	Original No. of Lots	Remaining Lots	Previous Extensions	Year(s) Extended
Fairlawn (October Plan)	1993 Varina	69	10	7	

As of the preparation date of this agenda, a request for extension has not yet been received. The staff recommendation will be made at the meeting.

TRANSFER OF APPROVAL *(Deferred from the October 24, 2001, Meeting)*

POD-85-96

The Cameron at Virginia Center, Phase I
(Formerly The Chesapeake at Virginia Center, Phase 1)

Patrick J. Lally for Real Estate Advisory: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Virginia Center, Inc. and Security Capital Atlanta, Inc. to Real Estate Advisory. The 18.7 acre site is located on the northwest corner of Brook Road (U.S. Route 1) and Virginia Center Parkway on parcels 32-A-102 and 103. The zoning is R-5C, General Residence District (Conditional). County water and sewer. **(Fairfield)**

As of the preparation date of the agenda, the new owner has not confirmed a date by which the minor discrepancies will be completed. The staff recommendation will be made at the meeting.

(Staff Report by [Ted McGarry](#))



ACTION: Deferred to December 19, 2001

TRANSFER OF APPROVAL *(Deferred from the October 24, 2001, Meeting)*

POD-20-98

The Cameron at Virginia Center, Phase II
(Formerly The Chesapeake at Virginia Center, Phase II)

Patrick J. Lally for Real Estate Advisory: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Virginia Center, Inc. and Security Capital Atlanta, Inc. to Real Estate Advisory. The 6.3 acre site is located on the northwest corner of Brook Road (U.S. Route 1) and Virginia Center Parkway on part of parcels 33-A-9 and 8. The zoning is R-6C, General Residence District (Conditional). County water and sewer. **(Fairfield)**

As of the preparation date of the agenda, the new owner has not confirmed a date by which the minor discrepancies will be completed. The staff recommendation will be

made at the meeting.
(Staff Report by [Ted McGarry](#))

 ACTION: Deferred to December 19, 2001

TRANSFER OF APPROVAL (*Deferred from the October 24, 2001, Meeting*)

POD-61-90
Glen Eagles Shopping
Center – Ridgefield
Parkway

Blackwood Development Company for Richfield Associates, LLC: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Richmond Glen Eagle Association and Paragon Group to Richfield Associates, LLC. The 12.42 acre site is located at the northeast intersection of Ridgefield Parkway and Glen Eagles Drive on parcel 66-A-11F. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

As of the preparation date of this agenda, the staff has not reached agreement with the applicant on the completion date for correcting the site deficiencies. The staff recommendation will be made at the meeting.

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

 ACTION: Deferred to December 19, 2001

TRANSFER OF APPROVAL (*Deferred from the October 24, 2001, Meeting*)

POD-113-78
POD-69-77
POD-79-73
Holiday Inn – W. Broad
Street

John A. Wilson for Columbia Properties Virginia, Ltd.: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from W. B. Johnson Properties to Columbia Properties Virginia Ltd. The 6.67 acre site is located along the west line of W. Broad Street (U. S. Route 250), approximately 1,600 feet north of Horsepen Road on parcel 92-A-28. The zoning is B-3, Business District, B-2, Business District and R-6, General Residence District. County water and sewer. **(Three Chopt)**

As of the preparation date of this agenda, the staff has not reached agreement with the applicant on the completion date for correcting the site deficiencies. The staff recommendation will be made at the meeting.

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

 ACTION: Deferred to December 19, 2001

TRANSFER OF APPROVAL

POD-5-98
Mountaineer Properties


The Boyd Group, LLC for the Homeview Condo Association: Request for approval of a transfer of approval, as required by

Retail Center –
Homeview Drive

Chapter 24, Section 24-106 of the Henrico County Code, from Homeview Associates and Mountaineer Properties to Homeview Condo Association. The 2.0 acre site is located along the east line of Homeview Drive, approximately 550 feet north of W. Broad Street (U.S. Route 250) on part of parcel 59-A-12C. The zoning is B-3C, Business District (Conditional). **(Brookland)**

As of the preparation date of this agenda, the staff has not reinspected the site to determine if the site deficiencies, as identified in the inspector's report dated October 24, 2001, have been corrected. The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The staff recommendation will be made at the meeting.

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

 **ACTION: Approved**

LANDSCAPE, LIGHTING & ALTERNATIVE FENCE HEIGHT PLAN
(Deferred from the October 24, 2001, Meeting)

LP/POD-40-96
Madison @ Spring
Oaks Phase I – Three
Chopt Road

Youngblood, Tyler & Associates, P.C. for SHLP Madison Development, L.L.C.: Request for approval of a landscape, lighting and alternative fence height plan, as required by Chapter 24, Sections 24-106, 24-106.2 AND 24-95(l)(6)b. and c. of the Henrico County Code. The 16.73 acre site is located on the north line of Three Chopt Road, approximately 500 feet west of Pump Road on parcel 46-A-1W. The zoning is R-5C, General Residence District (Conditional) and WBSO (West Broad Street Overlay) District. **(Three Chopt)**

The alternative fence height request is to allow six-foot high ornamental iron fencing with brick columns to be located in the front yard along Three Chopt Road and Spring Oak Drive. Outstanding issues exist regarding coordination of landscaping and fencing with utility easements. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for landscape and lighting plans are recommended.

(Staff Report by [Leslie News](#))

 **ACTION: Approved**

LANDSCAPE, LIGHTING & ALTERNATIVE FENCE HEIGHT PLAN
(Deferred from the October 24, 2001, Meeting)

LP/POD-82-96
Madison @ Spring
Oaks Phase II – Three
Chopt Road

Youngblood, Tyler & Associates, P.C. for SHLP Madison Development L.L.C.: Request for approval of a landscape, lighting and alternative fence height plan, as required by Chapter 24, Sections 24-106, 24-106.2 and 24-95(l)(6) b. and c. of the Henrico County Code. The 20.63 acre site is located on the

north line of Three Chopt Road, approximately 1,000 feet west of Pump Road on parcel 36-A-50A. The zoning is R-5C, General Residence District (Conditional) and WBSO (West Broad Street Overlay) District. **(Three Chopt)**

The alternative fence height request is to allow six-foot high ornamental iron fencing with brick columns to be located in the front yard along Three Chopt Road and Spring Oak Drive. Outstanding issues exist regarding coordination of landscaping and fencing with utility easements. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for landscape and lighting plans are recommended.

(Staff Report by Leslie News)

 ACTION: Approved

SUBDIVISION

Raintree East (November 2001 Plan) **Youngblood, Tyler & Associates for Ivystone Properties, Inc.:** The 3.20 acre site is located on the south line of Ridgefield Parkway approximately 600 feet west of Falconbridge Drive on parcel 67-A-19. The zoning is R-2A, One-Family Residence District. County water and sewer. **(Tuckahoe)** 7 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 final approval, the Engineer shall furnish the Planning staff a plan showing a dwelling and proposed parking and driveways situated on each lot, in conjunction with the lot grading plan required by the Department of Public Works, to determine if the lot design is adequate to meet the requirements of Chapter 24 of the Henrico County Code.
13. The detailed plant list and specifications for the landscaping to be provided within the planting strip easement along Ridgefield Parkway shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

(Staff Report by Leslie News)

 ACTION: Approved

TRANSFER OF APPROVAL

POD -29-00
The Gardens @ Twin Hickory **Hirschler Fleischer for HHHunt Corporation:** Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from HHHunt Corporation to Twin Hickory Apartments Limited Partnership. The 40.77 acre site is located on the east side of Twin Hickory

Lake Drive at intersection with Hickory Bend Drive on part of parcels 27-A-5A, 27-A-9A and 27-A-11. The zoning is R-5C, General Residence District (Conditional) and C-1, Conservation District. County water and sewer. **(Three Chopt)**

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 [Michael Kennedy](#))

 **ACTION: Approved**

PLAN OF DEVELOPMENT RECONSIDERATION

POD-29-00

The Gardens @ Twin Hickory

Youngblood, Tyler & Associates, P.C. for HHHunt Corporation: Request for approval of its reconsideration of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to amend a condition regarding the construction of Hickory Bend Drive. The 40.77 acre site is located on the east side of Twin Hickory Lake Drive at intersection with Hickory Bend Drive on part of parcels 27-A-5A, 27-A-9A and 27-A-11. The zoning is R-5C, General Residence District (Conditional) and C-1, Conservation District. County water and sewer. **(Three Chopt)**

The applicant has requested reconsideration of condition No. 23 of POD-29-00, The Gardens @ Twin Hickory, approved by the Planning Commission at its April 26, 2000 meeting. That condition requires Hickory Bend Drive, which divides the property, to be recorded before any occupancy permits are issued.

The applicant has requested an amendment to that condition to permit the issuance of temporary certificates of occupancy without dedication of the right-of-way. The applicant has indicated that since the property is financed by a federal agency, approval of the dedication requires the agency's approval, the process for which will extend after some buildings are ready to occupy.

The staff recommends approval subject to the previously approved annotations on the plan, the original conditions and the following revised condition No. 23.

~~23. The subdivision plat for Hickory Bend Drive shall be recorded before any occupancy permits are issued.~~

23. **REVISED** – Final Occupancy Permits shall be withheld until the right-of-way for Hickory Bend Drive has been dedicated and the developer has posted, with the Planning Office, the Subdivision Bond for that portion of Hickory Bend Drive to be constructed with the Gardens at Twin Hickory, and has escrowed with the Department of Public Works \$150,000 for the extension of Hickory Bend Drive.

A full-width utility easement and an access easement shall be recorded prior to the issuance of any occupancy permits.

(Staff Report by Michael Kennedy)

 ACTION: Approved

PLAN OF DEVELOPMENT RECONSIDERATION

POD-7-00
Shady Grove YMCA,
Phase II

Youngblood, Tyler & Associates, P.C. for YMCA of Greater Richmond, Inc.: Request for approval of its reconsideration of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to permit extended use of a temporary trailer. The 22.64 acre site is located at 11255 Nuckols Road, at the intersection of Nuckols Road and Twin Hickory Road. The zoning is A-1, Agricultural District. County water and sewer. **(Three Chopt)**

The applicant has requested reconsideration of condition No. 27 of POD-7-00, Shady Grove YMCA, Phase II, approved by the Planning Commission at their February 2, 2000, meeting. That condition requires removal of a temporary modular unit by January 26, 2002. The applicant has indicated that due to the rapid growth in the Wyndham and Twin Hickory communities, the demand for programs has out paced their development schedule.

The applicant has indicated that they are currently working on plans to implement the Phase III improvements shown on their master plan and anticipate that those facilities will be available by the Summer of 2004. In the meantime, the applicant has requested permission to continue to utilize the modular unit located behind their existing facility. In addition, staff recognizes that the demand for services by the residents of Wyndham and Twin Hickory increases the need for better pedestrian access and recommends the following additional condition No. 31 to address that need. Staff recommends approval of the request subject to the previously approved annotation on the plans, the original conditions and the following revised condition No. 27 and additional condition No. 31.

27. **REVISED** – The temporary modular unit and related improvements shall be removed from the site on or before June 30, 2004.

31. **ADDED** - A pedestrian trail shall be extended along Twin Hickory Road from Nuckols Road to the northern end of the existing pedestrian trail and from the southern end of the existing pedestrian trail to the southern boundary of the site.

(Staff Report by Michael Kennedy)

 ACTION: Approved

PLAN OF DEVELOPMENT RECONSIDERATION

POD-30-99
Reflections of West
Creek
(Formerly Summit
Gayton Apartments)

Foster & Miller, P.C. for North Gayton Road Venture, LLLP:
Request for approval of its reconsideration of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to amend architectural elevations, to relocate three garage buildings, and to amend the name of the project. The 22.649-acre site is located on the east line of Gayton Road Extended on part of parcel 36-A-45 and part of 36-A-43. The zoning is R-5C, General Residence District (Conditional) and R-6C, General Residence District (Conditional). County water and sewer. **(Three Chopt)**

The applicant has requested reconsideration of the layout plan and architectural elevation plans for POD-30-99, Reflections at West Creek (Formerly Summit Gayton Apartments) approved by the Planning Commission at their May, 26, 1999 meeting. The revised layout plan would relocate three garage buildings closer to I-295. The relocated buildings would provide improved sound buffering from I-295. The revised elevations require Planning Commission approval pursuant to the proffers for zoning case number C-62C-98.

The revised elevations would reduce the clubhouse from two stories to one story in height. The proffers for case number C-62C-98 specify that a clubhouse shall be provided but does not specify the size of the building. The revised elevation would also reduce the amount of brick used to finish the buildings and would eliminate some of the screen walls on the lower units. The proffers contained a typical front elevation that showed the approximately 50% brick finish and brick screen walls on the lower level units. The proffer provides that the elevations shall be generally consistent with the proffered elevations subject to such changes as may be requested and approved at the time of Plan of Development review.

The previously approved POD plans showed that design wrapping around the buildings.

Since that time, a new developer has assumed control of the property and has requested permission to reduce the amount of brick on the sides of the buildings that do not directly face interior drives. This change would reduce the amount of brick finish to approximately 25% overall. The applicant has indicated that the cost savings from the reduced brick finish would be used to enhance landscaping. (Staff notes that the landscape plan will return to the Planning Commission for review and approval.) Staff recommends approval of the revised plan and architectural elevations subject to the previously approved annotations on the plans and original conditions.

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



ACTION: Deferred to December 19, 2001

PLAN OF DEVELOPMENT & MASTER PLAN

POD-80-01
Parsons Walk at Twin
Hickory

Youngblood, Tyler & Associates, P.C. for HHHunt Corporation: Request for approval of a plan of development and a master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct Section A, zero lot line subdivision with 53 lots and future Sections B and C, zero lot line

subdivision with 64 lots. The 28.66 acre site is located on the south line of Twin Hickory Lake Drive across from proposed Hickory Woods on part of parcel 37-A-1 and 2. The zoning is R-5AC, General Residence 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. Roof edge ornamental features that extend over the zero lot line, and which are permitted by Section 24-95(i)(1), must be authorized in the covenants.
24. Eight-foot easements for construction, drainage, and maintenance access for abutting lots shall be provided and shown on the POD plans.
25. Building permit request for individual dwellings shall each include two (2) copies of a layout plan sheet as approved with the plan of development. The developer may utilize alternate building types providing that each may be located within the building footprint shown on the approved plan. Any deviation in building footprint or infrastructure shall require submission and approval of an administrative site plan.
26. Architectural plans for this development must meet the standards of the April 24, 1995, Planning memo of Zero Lot Line Development Standards. The standard memo addresses the building relationship to the zero lot line and include: minimum percentage of wall on the zero lot line, number, size and location of window and door openings in first and second floors and height and setbacks for fences abutting decks.
27. The subdivision plat for Twin Hickory Lake Drive Phase III and Parsons Walk shall be recorded before any building permits are issued.
28. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
29. The proffers approved as a part of zoning case C-44C-01 shall be incorporated in this approval.
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. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

(Staff Report by Michael Kennedy)



ACTION: Approved

SUBDIVISION

Woodman Hills
(November 2001 Plan)

QMT Corporation for Gregory A. Windsor & Robert P. Bain and Bawin L.L.C.: The 11.88 acre site is located on the west line of Woodman Road, approximately 0.4 mile south of the intersection of Woodman and Mountain Roads on parcels 41-A-8, 20A and part of 31-A-77. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. **(Fairfield)** 34 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 proffers approved as part of zoning case C-54C-01 shall be incorporated in this approval.
13. Landscaping in the island located in "Road A" requires a maintenance agreement with the Department of Public Works prior to plat recordation.
14. Prior to final approval of lots 8, 30, 32, 33 and the reserved parcel, the applicant shall determine the legal status and ownership of the 25-foot road/easement/access strip to parcel 31-A-77 and provide this information to the Director of Planning and the County Attorney. The road shall be abandoned, vacated or rights thereto quitclaimed if necessary prior to recordation of the plat.

(Staff Report by Ted McGarry)

 **ACTION: Approved**

PLAN OF DEVELOPMENT & LIGHTING PLAN

POD-78-01
Rigsby Road Retail
Shops

QMT Corporation for Than Phan & Lan Thi Huynh: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 3,814 square foot retail building. The .41 acre site is located on the south line of Rigsby Road approximately 60 feet east of Pinehaven Road on parcels 92-9-B-8, 9 and part of 102-10-B-1. The zoning is B-2, Business District. County water and sewer. **(Three Chopt)**

The applicant has requested a deferral until the Planning Commission's meeting on December 19, 2001, in order to submit revised site plans and architectural plans.

(Staff Report by Kevin Wilhite)

 **ACTION: Deferred to December 19, 2001**

LANDSCAPE PLAN

LP/POD-69-00

Kings Crossing, Phase
V
Castile Road

William H. Spell, LLC: 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 11.6 acre site is located on the south line of Castile Road, approximately 630 feet east of Pump Road on parcels 99-A-7, 58C and part of 89-A-28B. The zoning is R-5, General Residence District. **(Tuckahoe)**

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

(Staff Report by [Jim Strauss](#))

 **ACTION: Approved**

LANDSCAPE PLAN

LP/POD-31-01

Trigon – Blue Cross
and Blue Shield –
Phase 1A
Landscape Plan –
Staples Mill Road and
W. Broad Street

Commonwealth Architects: 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 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). **(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. Should the Commission act on this request, the standard conditions for landscape plans are recommended.

(Staff Report by [Jim Strauss](#))

 **ACTION: Approved**

PLAN OF DEVELOPMENT

POD-77-01

Staples Mill South -
Storage Lot – School
Avenue
(POD-112-88 Expired)

Foster & Miller, P.C. for Staples Mill South Mini-Storage Associates: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct an automobile, truck, recreational vehicle, and boat storage facility. The 1.19 acre site is located on the northern terminus of School Avenue, approximately 105 feet north of Aspen Avenue on parcel 82-A-41. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

There is one outstanding issue. The property owner does not want to build School Avenue to County standards. The owner has proposed constructing a driveway connecting Aspen Avenue with the subject property. A meeting with the Director of Public Works has been requested to discuss a waiver. Further, The Division of Police is very concerned with the proposed use in this location. As such, they strongly recommend the implementation of several security measures in an effort to keep stored vehicles safe from theft and vandalism. The applicant has made no commitment on the Police recommendations.

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. No storage of wrecked or inoperative vehicles shall be permitted.

(Staff Report by Ted McGarry)

 ACTION: Deferred to December 19, 2001

PLAN OF DEVELOPMENT & MASTER PLAN

POD-79-01

John Rolfe Commons
Shopping Center –
John Rolfe Parkway
and Ridgefield Parkway

Santec Consulting Services for Wilton Family Partnership

III: 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 the first phase of a community shopping center. Phase 1 consists of an 8,500 square foot, one-story retail building and an 87,800 square foot, two-story retail building. The 34.90 acre site is located on the northwest corner of Ridgefield Parkway and proposed John Rolfe Parkway on part

of parcel 66-A-13. The zoning is B-2C, Business District (Conditional) and O-2C, Office District (Conditional). County water and sewer. **(Tuckahoe)**

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

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits.
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 Ridgefield Parkway and John Rolfe Parkway as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least 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 required building setback shall be measured from the proposed right-of-way line and the parking shall be located behind the proposed right-of-way line.
27. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
28. A standard concrete sidewalk shall be provided along the north side of Ridgefield Parkway and the west side of John Rolfe Parkway.
29. Employees shall be required to use the parking spaces provided at the rear of the building(s) as shown on the approved plans.
30. All repair work shall be conducted entirely within the enclosed building.
31. Outside storage shall not be permitted.

32. The proffers approved as a part of zoning case C-66C-88 shall be incorporated in this approval.
33. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.
34. Any necessary off-site drainage 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.
35. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
36. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
37. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
38. 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.
39. 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.
40. 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.

28. The proffers approved as a part of zoning case C-57C-00 shall be incorporated in this approval.
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 plans and approved by the Department of Public Utilities prior to the issuance of a building permit.
31. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

(Staff Report by Kevin Wilhite)

 ACTION: Approved

APPROVAL OF MINUTES: September 26, 2001 and October 24, 2001 Minutes

 ACTION: Approved (both)

ADJOURNED AT 11:45 A.M.