

PLANNING COMMISSION

SUBDIVISION AND PLANS OF DEVELOPMENT

ACTIONS

December 18, 2002

The submission deadline for this hearing date was November 1, 2002.

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS:

(Presented by Kevin Wilhite)

EXPEDITED AGENDA: (Presented by Kevin Wilhite)

**PLAN OF DEVELOPMENT, LIGHTING PLAN & SPECIAL EXCEPTION
POD-93-02**

The Villas @ Oakland Chase Midview Road

TIMMONS for Oakland Chase Associates, LLC: Request for approval of a plan of development, lighting plan and a special exception for three-story and four story buildings, as required by Chapter 24, Sections 24-106, 24-2 and 24-94 of the Henrico County Code, to construct 16, three-story apartment buildings and 10, four-story apartment buildings, totaling 332 units. The 25.8-acre site is located on the west line of Midview Road, approximately 700 feet south of its intersection with Darbytown Road on parcel 807-705-5743 and part of 806-704-4472. The zoning is R-5C, General Residence District. County water and sewer. (**Varina**)

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:

11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting height details shall be revised as annotated on the staff plan and included with the construction plans for final signature.

23. The right-of-way for widening of Midview Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at

least sixty (60) days prior to requesting occupancy permits.

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

25. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.

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

27. The proffers approved as a part of zoning case C-64C-02 shall be incorporated in this approval.

28. 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.

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 contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.

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

32. 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.

33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

34. Trash pickup, parking lot cleaning and leaf blowing on the property shall be limited to the hours of 7:00 a.m. to 8:00 p.m., Monday through Saturday.

(Staff Report by Leslie News)



ACTION: Approved

SUBDIVISION (*Deferred from the November 20, 2002, Meeting*)
Laurel Woods, Section B(October 2002 Plan)

Youngblood, Tyler & Associates, P.C. for Edith E. Flora and West End Developers, LLC:
The 1.52-acre site is located on the south side of Sunrise Road, approximately 500 feet west of Pump Road at 11911 Sunrise Road on parcel 738-756-5709. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. 3 Lots (**Three Chopt**)

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. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
13. The proffers approved as part of zoning cases C-32C-02 and C-43C-01 shall be incorporated in this approval.
14. Any reserved area shall be incorporated into an adjoining parcel or lot prior to recordation of the final plat.
15. If applicable, prior to requesting the 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 Christina Goggin)



ACTION: Deferred to February 26, 2003

PLAN OF DEVELOPMENT

POD-84-02

Jiffy Lube – 9215 Quioccasin Road

Balzer & Associates Inc. for Vircal Lubes: 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, 1,830 square foot auto service center. The 1.89-acre site is located at 9215 Quioccasin Road approximately 500 feet west of Inez Road on parcel 750-745-1577. The zoning is B-1C, Business District (Conditional) and B-2C, Business District (Conditional). County water and sewer.
(Tuckahoe)

As of the preparation date of the agenda, the staff has not received an overall grading plan and traffic master for the site subject to zoning case C-15C-01, as requested. Currently, Public Works Design cannot recommend approval until these items are submitted and reviewed. 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 Quioccasin Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
 24. The 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.
 25. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
 26. A standard concrete sidewalk shall be provided along the south side of Quioccasin Road.
 27. Employees shall be required to use the parking spaces provided at the rear of the building(s) as shown on the approved plans.
 28. All repair work shall be conducted entirely within the enclosed building.
 29. Outside storage shall not be permitted.
 30. The proffers approved as a part of zoning case C-15C-01 and provisional use permit case P-2-01 shall be incorporated in this approval.
 31. 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.
 32. 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.
 33. 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.
 34. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
 35. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
 36. 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.
 37. 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.
 38. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
 39. 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.

(Staff Report by Christina Goggin)



ACTION: Deferred to January 22, 2003

PLAN OF DEVELOPMENT

POD-85-02

The Shops at Cross Ridge – Parking Lot Expansion – Staples Mill Road (Route 33)

Jordan Consulting Engineers, P.C. for Gator Investments, L.C.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a parking lot expansion. The 2.21-acre site is located on the southwest corner of Staples Mill Road (U.S. Route 33) and Crossridge Glen Way on parcel 762-764-6451. The zoning is B-1, Business District. **(Brookland)**

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

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

24. The entrances and drainage facilities on (State Route) shall be approved by the Virginia Department of Transportation and the County.

25. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Planning Office prior to any occupancy permits being issued.

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

29. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.

(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-81-02

Westminster Canterbury Expansion – Westbrook Avenue

Austin Brockenborugh & Associates and THW Design for Westminster Canterbury Richmond: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a life care facility. The 38.71-acre site is located at 1500 and 1600 Westbrook Avenue on parcels 783-742-4699, 784-743-1124 and 6204. The zoning is R-6C, General Residence District (Conditional). City water and County sewer. **(Fairfield)**

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

23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.
25. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
26. The proffers approved as a part of zoning case C-5C-02 and provisional use permit case P-3-02 shall be incorporated in this approval.
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. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
29. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
30. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
31. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-91-02

Showbest Fixture Corporation Addition – Sarellen Road and Klockner Drive (POD-15-79 and POD-40-01 Revised)

Engineering Design Associates for JAS-LCS, LLC and Showbest Fixture Corporation:

Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 38,750 square foot warehouse addition to an existing manufacturing facility. The 5.67-acre site is located on the northeast corner of Sarellen Road and Klockner Drive on parcel 813-712-1636. The zoning is M-1, Light Industrial District. County water and sewer. **(Varina)**

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:

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. 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 contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.

27. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Kevin Wilhite)



ACTION: Approved

SUBDIVISION (*Deferred from the November 20, 2002, Meeting*)

Newstead Landing (A Resubdivision of Newstead Landing, Section A and a Portion of Newstead Farms)(September 2002 Plan)

Engineering Design Associates for Newstead Landing L.C.: The 52.7-acre site is located on the south line of Kingsland Road 140 feet east of Osborne Landing (private road) on parcels 808-670-1962, 3363, 4865, 6169, 1028; 808-668-9806 and 809-668-6715. The zoning is A-1, Agricultural District. Private central water and central sewer system. (**Varina**)12 Lots

Three departments cannot recommend approval. First, the Department of Public Works cannot recommend approval because of a lack of water quality calculations and lack of signed Environmental Site Assessment.

Second, the Department of Public Utilities cannot recommend approval because Chapter 23 of the Henrico Code requires each lot be served by either County water, County sewer, private wells or individual sewage disposal system.

There are three conflicts of the County Code and the Planning Office cannot recommend approval. First, the length of Newstead Landing Drive exceeds the length of a cul-de-sac road without an intersecting street, which connects to other streets unless specifically permitted by the Planning Commission. The County Code, Section 19-112, limits cul-de-sac street length to 1,320 feet and approximately 3,882 feet is proposed. Second, Section 19-146(2)(b) of the County Code does not permit use of either private central water or private sewer systems.

Third, Section 24-95(u)(1)a. prohibits the development of new dwellings in the flood plain. Staff recommends the plan as proposed be withdrawn.

If the Commission acts on this request, staff recommends approval of 12 lots (Lots 1-7 and 18-22) which are outside the flood plain, provided each lot is served by an individual well and an individual sewage disposal system, in addition to the standard conditions for subdivisions not served by public utilities and the following additional conditions:

11. 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 & Utilities Easement."

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

13. Each lot shall contain at least one acre, exclusive of the flood plain areas.

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

15. Prior to final approval, evidence shall be provided to the Planning Office that the 10-foot easement and service road shown on the plat (to be removed) across lots 15-22 has been quit claimed and/or relocated.

(Staff Report by Ted McGarry)



ACTION: Deferred to March 26, 2003

PLAN OF DEVELOPMENT AND TRANSITIONAL BUFFER DEVIATION

(Deferred from the November 20, 2002, Meeting)

POD-79-02

Roy's Auto Body Shop (Rev. POD-92-95)

C. E. Duncan & Associates, Inc. for Edwards Holding: Request for approval of a revised plan of development and transitional buffer deviation, as required by Chapter 24, Section 24-106, 24-106(3) a. and 24-106.2 of the Henrico County Code to construct a one-story, 3,120 square foot addition to an existing auto body shop. The 1.21-acre site is located on the northwest corner of the intersection of Aberdeen Street and Blackstone at 1100 Blackstone Avenue on parcel 784-758-6804. The zoning is M-1, Light Industrial 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:

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 contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.

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

28. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-90-02

Airport Self Storage – 520 W. Williamsburg Road

Engineering Design Associates for Julia F. Robins Family Limited Partnership, L. Clarke Jones, Jr., Virginia Anne Jones Dobbins and Camco, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a self storage warehouse complex consisting of a 73,500 square foot Phase 1, and an 18,000 square foot Phase 2. The 5.23-acre site is located at 520 W. Williamsburg Road (U.S. Route 60) on part of parcel 823-716-7341. The zoning is M-1C, Light Industrial District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

There is one outstanding issue. A determination has yet to be made whether the proposed exterior building materials shown on the architectural plans are substantially in conformance with the exterior building materials shown in the zoning case. The staff recommendation will be made at the meeting. Split faced block is proposed in place of the concrete panel. 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 entrances and drainage facilities on U.S. Route 60 shall be approved by the Virginia Department of Transportation and the County.

24. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Planning Office prior to any occupancy permits being issued.

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

26. The proffers approved as a part of zoning case C-50C-02 shall be incorporated in this approval.

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. Deviations from County standards for pavement, curb or curb and gutter design shall be

approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.

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

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

31. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.

32. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-83-02

The Manor at Hunton Park, Semidetached Dwellings on Zero Lot Lines

Foster & Miller, P.C. for RMA/Hunton, L.C. and Builders Resource & Development Co., 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 80 semidetached dwellings on zero lot lines. The 20.971-acre site is located at the northwest corner of the intersection of Mill Road and Long Meadow Drive on parcels 764-774-7892 and 766-774-0706. The zoning is R-5AC, General Residence 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 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. 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 private easements for construction, drainage, and maintenance access for abutting lots shall be provided and shown on the POD plans.

25. Building permit application requests 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. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.

27. The proffers approved as a part of zoning case C-48C-01 shall be incorporated in this approval.
 28. 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.
 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 contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
 31. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
 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. Each building permit application shall include certification that Proffer No. 15 (sound suppression) will be provided.
- (Staff Report by Ted McGarry)**



ACTION: Approved

SUBDIVISION

Sadler Glen (November 2002 Plan)

Foster & Miller, P.C. for Joseph E. Liesfeld, Jr. and JRED, LLC: The 2.723-acre site is located along the southern line of Interstate 295 on parcels 745-767-6902, 745-766-1855 and 3912. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. 5 Lots (**Three Chopt**)

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

12. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along I-295 shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
 13. The proffers approved as part of zoning case C-4C-01 shall be incorporated in this approval.
 14. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
- (Staff Report by Kevin Wilhite)**



ACTION: Approved

SUBDIVISION

Sadler Place (November 2002 Plan)

Foster & Miller, P.C. for Joseph E. Liesfeld, Jr. and JRED, LLC: The 14.74-acre site is located along the south line of Interstate 295 and at the northern terminus of Sadler Grove Road on part of parcels 745-766-3912 and 1855 and part of parcel 745-767-6902. The zoning is R-3C, One-Family Residence District (Conditional) and C-1, Conservation District. County water and sewer. 32 Lots (**Three Chopt**)

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

12. Prior to requesting final approval, the engineer shall furnish the Planning Staff a plan showing a dwelling situated on Lot 19, Block A, to determine if the lot design is adequate to meet the requirements of Chapter 24, of the Henrico County Code.

13. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100 year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."

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

15. The proffers approved as part of zoning case C-4C-01 shall be incorporated in this approval.

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

(Staff Report by Kevin Wilhite)



ACTION: Approved

SUBDIVISION

Herndon Townes, Section A (December 2002 Plan)

Foster & Miller, P.C. for Robert G. & Brenda R. Herndon & Mountain – Woodman, LLC: The 8.374 acre site is located on the northeast corner of Woodman and Mountain Road (2219 Mountain Road) on part of parcel 776-766-3112, 776-765-5797 and 5984. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. (**Fairfield**) 70 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 condition:

13. The proffers approved as part of zoning case C-45C-02 shall be incorporated in this approval.
(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-89-02

Herndon Townes, Section A Mountain Road (POD-47-02 Revised)

Foster & Miller, P.C. for Robert G. & Brenda R. Herndon and Mountain – Woodman

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 70 townhouse units. The 8.374-acre site is located on the northeast corner of Woodman and Mountain Roads at 2219 Mountain Road on part of parcels 776-766-3112, 776-765-5797 and 5984. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Fairfield)**

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

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 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 Herndon Townes, Section A shall be recorded before any building permits are issued.

26. The right-of-way for widening of Mountain Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

27. 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.

28. 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.

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

30. The proffers approved as a part of zoning case C-45C-02 shall be incorporated in this approval.

31. 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.

32. 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.

33. 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.

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

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

36. 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.

37. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

38. Perimeter buffer landscaping shall satisfy the perimeter buffer standard contained in the Multi-family Development Guidelines adopted by the Board of Supervisors on November 28, 2000, at the time of landscape plan review.

(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-86-02

Carmax – Richmond Expansion – Sadler Road

Foster & Miller, P.C. for Morrell Family, LLC and Carmax: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a vehicle parking and storage lot and a 1,768 square foot vehicle inspection building for auctions. The 3.8-acre site is located on the southeast corner of Sadler and Old Sadler Roads on part of parcel 746-761-5525. The zoning is B-3C, Business District (Conditional). **(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:

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 Sadler Road and Old Sadler Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
26. All repair work shall be conducted entirely within the enclosed building.
27. Outside storage shall not be permitted except for automobiles, vans, sport utility vehicles and trucks not exceeding an empty weight of 10,000 pounds, shall not be permitted.
28. The proffers approved as a part of zoning case C-56C-02 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. 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 contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
32. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Christina Goggin)



ACTION: Approved

SUBDIVISION

Pemberton Crossing, Section A (December 2002 Plan) Pemberton Road

Foster & Miller, P.C. for Gail M. and Llewellyn Held, Jr. and The Pemberton Group, LLC:

The 8.318 acre site is located on the east line of Pemberton Road approximately 300 feet south of its intersection with Mayland Drive on parcel 753-756-8642. The zoning is R-5AC, General Residence District (Conditional). County water and sewer. **(Three Chopt)** 31 Lots

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

(Staff Report by Michael Cooper)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-92-02

Pemberton Crossing, Section A – Pemberton Road

Foster & Miller, P.C. for Gail M. and Llewellyn Held, Jr. and The Pemberton Group, LLC:

Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 31 single family residential zero lot line homes. The 8.343-acre site is located on the east line of Pemberton Road (State Route 157), approximately 300 feet south of the intersection of Pemberton Road and Mayland Drive on parcel 753-756-8642. The zoning is R-5AC, General Family Residence District (Conditional). County water and sewer. **(Three Chopt)**

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

(Staff Report by Michael Cooper)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-87-02

The Shoppes @ Staples Mill Staple Mill Road (U.S. Route 33)

E. D. Lewis & Associates, for Northgate Associates, LLC and Gugini LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 24,592 square foot neighborhood shopping center. The 3.181-acre site is located on the west side of Staples Mill Road (U.S. Route 33) at the intersection of Staples Mill Road (U.S. Route 33) and Hermitage Road on parcel 771-752-0193. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

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

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

24. The entrances and drainage facilities on U.S. 33 shall be approved by the Virginia Department of Transportation and the County.

25. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Planning Office prior to any occupancy permits being issued.

26. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
27. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
28. The proffers approved as a part of zoning case C-41C-02 shall be incorporated in this approval.
29. All exterior lighting fixtures shall be designed and arranged so the source of light is not visible from the roadways or adjacent residential properties. The lighting shall be low intensity, residential in character, and the height or standards shall not exceed 15 feet.
30. 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.
31. 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.
32. 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.
33. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
34. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
35. 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.
36. 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.
37. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
38. The applicant shall use best efforts prior to a certificate of occupancy to have the 20-foot alley along the north property line vacated.

(Staff Report by Michael Cooper)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-88-02

Grove Park Square – Nuckols Road (POD-7-99 and POD-1-97Revised)

McKinney & Company for Highwoods Realty Limited Partnership: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to

construct 10, one-story, office/service buildings totaling 65,259 square foot. The 6.51-acre site is located along the south line of Nuckols Road, approximately 530 feet east of Shady Grove Road on parcel 744-775-9229 and part of parcel 744-775-3543. The zoning is O/SC, Office/Service District (Conditional). County water and sewer. **(Three Chopt)**

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

23. The right-of-way for widening of Nuckols Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
26. A standard concrete sidewalk shall be provided along the south side of Nuckols Road.
27. Outside storage shall not be permitted.
28. The proffers approved as a part of zoning case C-30C-89 shall be incorporated in this approval.
29. 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.
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 contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
33. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
34. 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.
35. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Kevin Wilhite)



ACTION: Approved

APPROVAL OF MINUTES: November 20, 2002, Minutes



ACTION: Approved

ADJOURNed at 10:29 a.m.