

PLANNING COMMISSION

SUBDIVISION AND PLAN OF DEVELOPMENT

ACTIONS

July 24, 2002

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: Doran Forest (July 2000 Plan)

Magisterial District: Varina

Original No. of Lots: 64

Remaining Lots: 64

Previous Extensions: 1

Year(s) Extended: 1 Year - 7/23/03

Subdivision: Glenwood Lakes (July 1997 Plan)

Magisterial District: Fairfield

Original No. of Lots: 265

Remaining Lots: 194

Previous Extensions: 3

Year(s) Extended: 1 Year - 7/23/03

VARINA:

Deferred from the July 11, 2002 Meeting:

C-31C-02 John W. Montgomery, Jr. for MTM Seven Pines, LLC: Request to amend proffered conditions accepted with Rezoning Case C-45C-00, on Parcel 833-716-9203 (165-A-12B; 5701 Whiteside Road), containing 48 acres, located on the north line of Old Williamsburg Road at its intersection with Whiteside Road. The amendment would change the time limit for inventory to remain on the premises from 60 days to 110 days. The existing zoning is M-1C Light Industrial District (Conditional). The Land Use Plan recommends Planned Industry. The site is

also in the Airport Safety Overlay District.
(Staff Report by Seth Humphreys)



ACTION: Approved

TRANSFER OF APPROVAL

(Deferred from the June 26, 2002, Plan)

POD-117-98

Courtland @ Wyndham(POD-116-96 Revised)

Anthony P. Renaldi, Vice President and Chief Financial Officer for Prospect Homes of Richmond, Inc.: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from C. Richard Dobson Builders, Inc. to Prospect Homes of Richmond, Inc. The 4.9 acre site is located on the west line of Wyndham Park Drive at its intersection with Dominion Club Drive on parcel 740-776-1890. The zoning is RTHC, Residential Townhouse District (Conditional). **(Three Chopt)**

The staff recommends approval of this transfer request with the following conditions:

1. The new developer accepts and agrees to be responsible for continued compliance with the conditions of the original approval.
2. The new developer agrees to correct all site deficiencies, as identified in the inspection report dated June 12, 2002, prior to the issuance of the final Certificate of Occupancy.
3. The new developer agrees to post a defect bond for the construction of roads, driveways and parking areas upon the transfer of the Homeowners Association to homeowners' control as required by Section 24-30.2(a) of the Henrico County Code. The defect bond shall remain in effect for a period of three years from the date of the issuance of the final Certificate of Occupancy.

(Staff Report by Michael Kennedy)



ACTION: Deferred to September 25, 2002

TRANSFER OF APPROVAL

POD-41-78

Sandston Woods

TM Associates Management, Inc. for Sandston Woods Limited Partnership: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from Sandston Woods Associates to Sandston Woods Limited Partnership. The 8.26-acre site is located on the south line of Betner Road, approximately 140 feet east of its intersection with Old Memorial Drive on parcel 837-713-7885. The zoning is R-5, General Residence District and ASO (Airport Safety Overlay District). **(Varina)**

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the transfer of approval. The staff recommendation will be made at the meeting.
(Staff Report by Mike Cooper)



ACTION: Approved

LANDSCAPE PLAN *(Deferred from the June 26, 2002, Meeting)*

LP/POD-15-01

Henrico Senior Living –Reflections – Gay Avenue

Horton & Dodd, P. C. for HC One LP: 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 14.01 acre site is located on the south line of Gay Avenue approximately 750 feet west of its intersection with Laburnum Avenue on parcels 813-717-2321 and 813-716-0660. The zoning is R-5C, General Residence District (Conditional), C-1, Conservation District and ASO, (Airport Safety Overlay) District. **(Varina)**

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

(Staff Report by Leslie News)



ACTION: Approved

PLAN OF DEVELOPMENT, SPECIAL EXCEPTION & ALTERNATIVE FENCE HEIGHT

(Deferred from the June 26, 2002, Meeting)

POD-54-02

Summerdale Apartments - Newbridge Road

Horton & Dodd, P. C. for F. W. Properties, LLC and Summerdale, L. P.: Request for approval of a plan of development, a special exception for three-story buildings, and an alternative fence height plan, as required by Chapter 24, Sections 24-106, 24-116(c) and 24-95(l)(7)b of the Henrico County Code to construct 11, three-story apartment buildings, (132 units total), a one-story clubhouse, and a one-story maintenance building. The 9.659 acre site is located at 250 Newbridge Road at the intersection of Newbridge Road and Hawkes Lane on parcel 818-725-1306. The zoning is R-5, General Residence District. County water and sewer. **(Varina)**

As of the preparation date of the agenda, staff has not received a revised plan, as requested. There are also outstanding issues between the applicant and the Department of Public Works regarding the construction of Sullivan Avenue. The applicant is requesting an alternative fence height to allow a 46-inch vinyl fence in the front yard along Hawkes Lane. Division of Police recommends an ornamental iron fence with brick columns for security and durability.

Additionally, this plan of development includes a request for a special exception to allow construction of three-story apartment buildings. As is normal procedure, staff makes no

recommendation regarding the special exception. It is the applicant's responsibility to present evidence to the Commission to support the request.

The staff recommendation will be made at the meeting.

Should the Commission approve the applicant's request for the special exception, and 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 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 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 developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
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. 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. 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 Mike Cooper)



ACTION: Deferred to September 25, 2002

SUBDIVISION

Parview @ Crosspoint (July 2002 Plan)

Michael E. Doczi & Associates, P.L.L.C. for Virginia Center, LLC: The 8.416-acre site is located on the north line of Virginia Center Parkway, approximately $\frac{3}{4}$ mile southeast of I-95 on parcel 790-764-6385. The zoning is R-5AC, General Family Residence District (Conditional). County water and sewer. **(Fairfield)** 28 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-18C-02 and C-21C-96 shall be incorporated in this approval.

13. 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.

14. A concrete sidewalk/golf cart path, a minimum of four feet in width, shall be constructed along the north side of Virginia Center Parkway from Fairway Homes Way to the entrance to the Carriage Homes.

15. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common elements listed in proffer No. 2, case C-21C-96, which must be maintained by a homeowners association, shall be submitted to the Planning Office for review and approval. 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: Approved

PLAN OF DEVELOPMENT & ALTERNATIVE FENCE HEIGHT

(Deferred from the June 26, 2002, Meeting)

POD-51-02

L. B. Smith Expansion –1345 Mountain Road (POD-60-95 Revised)

Draper Aden Associates for Smith Land & Improvement Corporation: Request for approval of a revised plan of development and alternative fence height plan, as required by Chapter 24, Sections 24-106 and 24-95(1)(6) of the Henrico County Code to expand a gravel parking area and construct a six-foot black vinyl clad chain link fence in a front yard with landscaping. The 3.96 acre site is located at 1345 Mountain Road on parcel 782-759-7585. The zoning is M-1, Light Industrial District. County water and sewer. **(Fairfield)**

There are two outstanding issues with which the applicant is not in agreement. First, Public Works has requested improvements, including pavement widening, curb and gutter and drainage structures along Mountain Road. Second, the staff recommends a change in the landscaping plan which requires the provision of a solid screen of the Leyland cypress. 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. Outside storage shall not be permitted.

25. 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.

26. 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.

27. 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.
 28. 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.
 29. All repair work shall be conducted entirely within the enclosed building.
- (Staff Report by Ted McGarry)**



ACTION: Deferred to September 25, 2002

PLAN OF DEVELOPMENT

POD-56-02

Chickahominy Family Practice Office Building –Williamsburg & Whiteside Roads
(POD-90-00 Revised)

Jordan Consulting Engineers, P.C. for Evelyn O. Harden and Chickahominy Family Practice: Request for approval of a revised plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a two-story, 11,977 square foot medical office building. The 3.16-acre site is located on the northwest corner of Williamsburg Road (U. S. Route 60) and Whiteside Road on part of parcel 833-714-8268. The zoning is B-1C, Business District (Conditional) and ASO (Airport Safety Overlay) District. County water and sewer.
(Varina)

There is one outstanding issue. Building Inspections has requested additional handicapped parking spaces and the staff plan has been annotated to show the additional spaces. As of the preparation date of the agenda, the staff has not confirmed acceptance of the parking space location with Building Inspections. 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. The proffers approved as a part of zoning case C-63C-00 shall be incorporated in this approval.
25. 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.
26. 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.
27. 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.
28. 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.
29. 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.

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.

(Staff Report by Ted McGarry)



ACTION: Approved

SUBDIVISION

Meadow Farms (July 2002 Plan)

Youngblood, Tyler & Associates, P.C. for R. F. and B. P. Cauthorne, Revocable Trust and Meadow Farms Associates, L.L.C.: The 4.86-acre site is located on the south line of Meadow Farm Drive behind the Glen Allen Library on part of parcel 764-766-5496. The zoning is R-2C, One-Family Residence District (Conditional) and A-1, Agricultural District. County water and sewer. **(Brookland)** 8 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-17C-02 shall be incorporated in this approval.
13. Prior to requesting recordation, the developer shall furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with its facilities.
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 Ted McGarry)



ACTION: Approved

SUBDIVISION

The Park at Twin Hickory Collector Roads – Old Nuckols Road (July 2002 Plan)

Youngblood, Tyler & Associates, P.C. for HHHunt Corporation: The 8.44 acre site is located on the west side of Nuckols Road across from the intersection of Nuckols Road and Opaca Lane on part of parcels 745-768-7374, 745-769-6845, 5071, 6789, 746-770-0619, 1492, 4038, 745-770-0962, 747-771-2430 and 3965. The zoning is A-1, Agricultural District, RTHC, Residential Townhouse District (Conditional), O-3C, Office District (Conditional), R-5AC, General Residence District (Conditional) and R-6C, General Residence District (Conditional). County water and sewer. **(Three Chopt)** 0 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. 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 detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along both sides of Hickory Bend Drive shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
13. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along both sides of Hickory Park Drive shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
14. A County standard sidewalk shall be constructed along the west side of Hickory Bend Drive.
15. A County standard sidewalk shall be constructed along the north side of Hickory Park Drive.
16. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
17. The proffers approved as part of zoning case C-13C-02 shall be incorporated in this approval.
18. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common areas by a property owners 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.
19. Traffic controls included signalization shall be provided in accordance with the requirements of the County Traffic Engineer.
20. Turning lane improvements shall be provided in accordance with the requirements of the County Traffic Engineer.

(Staff Report by Michael Kennedy)



ACTION: Deferred to August 15, 2002

PLAN OF DEVELOPMENT

POD-52-02

The Townes at Twin Hickory

Youngblood, Tyler & Associates for HHHunt Corporation: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 69, two-story townhouses for sale units. The 11.33 acre site is located at 11621 and 11547 Old Nuckols Road, approximately 0.2 mile east of Shady Grove Road on parcels 744-773-3059 and 744-777-6354. The zoning is RTHC, Residential Townhouse 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:

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 subdivision plat for The Townes at Twin Hickory shall be recorded before any building permits are issued.
24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The 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 Old Nuckols Road.
27. The proffers approved as a part of zoning case C-20C-02 shall be incorporated in this approval.
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. 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. 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.
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. 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.
(Staff Report by Michael Kennedy)



ACTION: Approved

SUBDIVISION

The Greens at CrossRidge (July 2002 Plan)

Wingate & Kestner for Courtney Development, Inc.: The 22.302-acre site is located on Hungary Road adjacent to Duncroft on part of parcel 766-762-1042. The zoning is R-2C, One-Family Residence District (Conditional). County water and sewer. **(Brookland)** 58 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. 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. Prior to requesting recordation, the developer shall furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with its facilities.
13. Each lot shall contain at least 13,500 square feet, exclusive of the flood plain areas.
14. 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."
15. The developer shall construct an all-weather surface walkway within, and a fence along, each side of the access 40-foot strip between Lots 21 thru 22, Block E. The type, design, and other details shall be indicated on the construction plans for the approval of the Planning Office and the Department of Recreation & Parks.
16. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Hungary Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
17. The detailed plant list and specifications for the landscaping to be provided within the 20-foot-wide planting strip easement along Edwardsville Drive shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
18. A County standard sidewalk shall be constructed along the north side of Edwardsville Drive.
19. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
20. The proffers approved as part of zoning case C-17C-00 shall be incorporated in this approval.
21. 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 Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-33-02

Kentucky Fried Chicken2 in 1 (POD-11-77 Revised)

LandMark Design Group and James C. Avery for Tricon Global Restaurants, 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, 3,200 square foot fast-food restaurant and associated parking. The 0.94-acre site is located on the northeast corner of Patterson Avenue and Quail Lane on parcel 751-741-5673. The zoning is B-2C, Business District (Conditional). County water and sewer. (**Tuckahoe**)

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:

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 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 Patterson Avenue (State Route 60) 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. A standard concrete sidewalk shall be provided along the west side of Patterson Avenue (State Route 60).
28. The proffers approved as a part of zoning case C-28C-02 shall be incorporated in this approval.
29. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.
30. 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. 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.
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. 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.

35. The building shall be constructed of red brick and the brick shall not be painted at any time.

36. 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 (*Deferred from the June 26, 2002, Meeting*)

POD-28-02

Dakota Estates Townhouses

TIMMONS for The Tetra Company and The Dakota Group, Ltd.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 82 townhouses for sale. The 13.69 acre site is located on the west line of Midview Road approximately 400 feet south of its intersection with Darbytown Road on parcel 807-705-5743 and part of parcel 806-704-4472. The zoning is RTH, Residential Townhouse District and R-5, 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 revised architectural plans. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for, 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 Dakota Estates shall be recorded before any building permits are issued.

26. 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.

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 developer shall provide fire hydrants as required by the Department of Public Utilities

and Division of Fire.

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. 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.

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 final approval of construction plans for this development.

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

(Staff Report by Leslie News)



ACTION: Approved

SUBDIVISION

Thomas Mill (July 2002 Plan)
11868 Old Washington Highway

Foster & Miller, P.C. for WWJ, LC and B & B Development Corporation: The 78.60-acre site is located on the north line of Old Washington Highway between the Chickahominy River and the CSX Railroad across from Kellipe Road on parcels 772-779-6780, 773-777-3550 and part of 773-777-1078. The zoning is A-1, Agricultural District. County water and septic tank/drainfield. **(Brookland)** 47 Lots

As of the preparation date of the agenda, the staff has not received a revised plan and additional information concerning existing easements, as requested. Currently Planning and Public Works Environmental Division cannot recommend approval of the plan as submitted. The Environmental Division needs to see the location of the Resource Protection Area along the river to determine if the proposed lots provide adequate buildable area. Planning needs to see a revised layout providing public road access to the parcels adjacent to the existing railroad that are not part of this application. Also, staff needs additional information as to the effect the subdivision will have on the 24-foot ingress/egress easement granted by the Henrico County Circuit Court. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public water and septic tank/drainfield, and the annotations on the plan, the following additional conditions are recommended:

12. Prior to requesting recordation, the developer shall furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with its facilities.
 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. The plan must be redesigned to provide at least the 150-foot minimum lot width required and as regulated by Chapter 24, of the Henrico County Code.
 15. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
- (Staff Report by Christina Goggin)**



ACTION: Deferred to September 25, 2002

SUBDIVISION (*Deferred from the June 26, 2002, Meeting*)
Ivy Heights (June 2002 Plan)

Foster & Miller, P. C. for Valerie D. Fuller, Renee Halterman, and TWC, LLC: The 7.63 acre site is located on the west line of N. Ivy Avenue approximately 1000 feet north of Mae Street on parcels 825-727-2361 and 825-729-8078. The zoning is R-3, One-Family Residence District. County water and sewer. (**Varina**) 20 Lots

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 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 & Utilities Easement."
 13. The detailed plant list and specifications for the landscaping to be provided within the 10-foot-wide planting strip easement along N. Ivy Avenue shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
 14. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
- (Staff Report by Mike Cooper)**



ACTION: Approved

LIGHTING PLAN
LP/POD-83-01

The Lodge @ Hunton Park

Foster & Miller, P.C. for Clarendon Associates, L.L.C.: Request for approval of a lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County. The 30.00-acre site is located on the north line of Hunton Park Boulevard, approximately 1,200 feet east of Staples Mill

Road (U.S. Route 33) on parcel 762-775-1005. The zoning is R-5C, General Residence District (Conditional) and C-1, Conservation District. **(Brookland)**

Revised plans have been requested to address the annotations on the plan, which include elimination of unshielded wall packs throughout the site which have been used to light parking areas. In addition, the Division of Police has expressed concern about the light levels, which fall well below recommended minimum levels throughout the complex. 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, the standard conditions for lighting plans are recommended.

(Staff Report by Leslie News)



ACTION: Deferred to September 25, 2002

SUBDIVISION (*Deferred from the June 26, 2002, Meeting*)

Trivett Woods (May 2002 Plan)

Goodfellow, Jalbert, Beard & Associates, Inc. for Salous-West LLC: The 3.92 acre site is located between Telegraph Road and Battlefield Road south of Francis Road on parcel 785-765-6083. The zoning is R-2A, One-Family Residence District. County water and sewer. **(Fairfield)** 8 Lots

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the revised plan. Additionally, there are outstanding issues to be worked out between the applicant and the Department of Public Works. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

12. Each lot shall contain at least 13,500 square feet, exclusive of the flood plain areas.
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. The detailed plant list and specifications for the landscaping to be provided within the 10-foot-wide planting strip easement along Battlefield Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
15. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
16. The dwelling on Lot 1, as shown on the conditional subdivision plan, shall be oriented so that the front faces Trivett Woods Court.
17. All cul-de-sac lots shall meet the requirements of Section 24-95(v) of the County Code.
18. A landscaping plan for the 10-foot-wide landscape buffer along the northern property line of Lot 8, as shown on the conditional subdivision plan, shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

(Staff Report by Mike Cooper)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-57-02

Quioccasin Baptist Church – Quioccasin Road

Hulcher & Associates, Inc. for Trustees of Quioccasin Baptist Church: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 8,522 square foot fellowship hall/gymnasium. The 3.82-acre site is located along the south line of Quioccasin Road, approximately 260 feet east of Blue Jay Lane on parcels 751-745-9705, 751-744-8877, 752-745-1602 and 752-744-2499. The zoning is R-3, One-Family Residence District. County water and sewer. **(Tuckahoe)**

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 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. Outside storage shall not be permitted.
26. 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.
27. 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.

(Staff Report by Kevin Wilhite)



ACTION: Approved

SUBDIVISION

Brookside Gardens (July 2002 Plan)

Engineering Design Associates and G. L. McKinney for Delores Jean Carey and Mojave, LLC: The 1.96 acre site is located along the east line of Edgewood Avenue, approximately 80 feet south of Wilkinson Road on part of parcel 787-754-1417. The zoning is R-3, One-Family Residence District. County water and sewer. **(Fairfield)** 4 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. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.

13. The storage building shall be removed if no principle structure is constructed on Lot 2.
(Staff Report by Mike Cooper)



ACTION: Approved

PLAN OF DEVELOPMENT (*Deferred from the June 26, 2002, Meeting*)
POD-53-02

Shady Grove United Methodist Church - 4701 Shady Grove Road (POD-78-98 Revised)

TIMMONS for Shady Grove United Methodist Church: Request for approval of a revised plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a two-story, 16,178 square foot educational building and a one-story, 6,090 square foot fellowship hall for an existing church. The 8.62 acre site is located at the southeast corner of Pouncey Tract Road (State Route 271) and Shady Grove Road on parcels 739-769-2272 and 3330. The zoning is A-1, Agricultural District. County water and private 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:

- 1B. The owner shall enter into the necessary contracts with the Department of Public Utilities for connections to public sewer. The septic tank location shall be approved by the County Health Department before a building permit is issued. Connection shall be made to the public sewer when available within 300 feet of the site/building.
23. The right-of-way for widening of Shady Grove Road and Pouncey Tract Road (State Route 271) 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 Pouncey Tract (State Route 271) 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. A standard concrete sidewalk shall be provided along the south side of Shady Grove and the east side of Pouncey Tract Road (State Route 271).
29. All repair work shall be conducted entirely within the enclosed building.
30. Outside storage shall not be permitted.
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 applicant shall furnish proof to the Planning Office that conditions satisfactory to the Health Department have been met that insure the proposed septic tank drainfield system is suitable for this project prior to the issuance of a building permit.
33. 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.
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. 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. The conceptual master plan, as submitted with this application is for planning and information purposes only.
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 two temporary 24' x 70' modular units and related improvements shall be removed with the approval of Phase III or no later than July 7, 2005.

(Staff Report by Christina Goggin)



ACTION: Approved

PLAN OF DEVELOPMENT POD-59-02

Hunters Trace Balzer & Associates, Inc. for Lillian S. Bernard and Stephen N. Thomas:

Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 12, single-family residential detached dwellings with zero lot lines. The 3.47-acre site is located at the southern terminus of Pinedale Road, 115 feet south of Avery Green Drive on parcel 744-772-8254 and part of 744-772-1191. 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 Hunters Trace shall be recorded before any building permits are issued.
28. 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.
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-9C-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. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

(Staff Report by Christina Goggin)



ACTION: Approved

SUBDIVISION (*Deferred from the June 26, 2002, Meeting*)
Logan Estates (May 2002 Plan)

Edwards, Kretz, Lohr & Associates for Maguire Properties, L.L.C.: The 5.24 acre site is located along the south line of Church Road at its intersection with Oak Point Lane on parcel 741-756-4435. The zoning is R-2AC, One-Family Residence District (Conditional). County water and sewer. (**Tuckahoe**) 9 Lots

As of the preparation date of the agenda, the staff has not received any information regarding the status of an agreement to be worked out between the applicant and the Department of Public Works for the use of a lot as a temporary sediment basin for the construction of John Rolfe Parkway. 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 detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Church Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
13. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
14. Exterior construction and development shall begin no earlier than 7:00 a.m. and shall end no

later than 8:30 p.m., Monday through Friday, and 8:00 a.m. to 8:30 p.m. on Saturday and 1:00 p.m. to 8:30 p.m. on Sunday.

(Staff Report by Mike Cooper)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-61-02

Temporary Classroom Trailer – Northstar Academy – Shrader Road

Beamon & Associates, P.C. for Northstar Academy: Request for approval of a temporary plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to maintain existing temporary classroom space. The 1.894-acre site is located at 8055 Shrader Road on parcel 763-752-8296. The zoning is B-2, Business District. County water and sewer.

(Brookland)

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

23. Outside storage shall not be permitted.

24. The temporary classroom trailer and related improvements shall be removed from the site on or before September 1, 2003.

(Staff Report by Michael Kennedy)



ACTION: Approved

LANDSCAPE PLAN

LP/POD-66-01

9001 Brook Road Mini Storage

J. Calvin Holcombe, AIA for 9001 Brook Road Mini Storage Associates: 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 1.039-acre site is located on the west line side of Telegraph Road, approximately 210 feet north of its intersection with Mountain Road on parcel 784-759-3838. The zoning is B-3C, Business District (Conditional). **(Fairfield)**

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

(Staff Report by Christina Goggin)



ACTION: Approved

APPROVAL OF 2003 CALENDAR



ACTION: Approved

PUBLIC HEARING: Urban Mixed Use Zoning District and Urban Mixed Use Comprehensive Plan Amendment
(Staff Report by John Marlles)



ACTION: Approved

ADJOURN AT 11:37 a.m.