

PLANNING COMMISSION

SUBDIVISION AND PLANS OF DEVELOPMENT

ACTIONS

March 27, 2002

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS:

(Presented by Michael Kennedy)

EXPEDITED AGENDA: (Presented by Michael Kennedy)

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL

(Presented by Kevin Wilhite)

(FOR INFORMATIONAL PURPOSE ONLY)

Subdivision: Effinger Drive (A dedication of a portion of Effinger Drive (June 1998)

Magisterial District: Fairfield

Original No. of Lots: 0

Remaining Lots: 0

Previous Extensions: 2

Year(s) Extended: 1 Year (3/26/03)

Subdivision: Oak Hill Manor (May 1999 Plan)

Magisterial District: Fairfield

Original No. of Lots: 40

Remaining Lots: 23

Previous Extensions: 2

Year(s) Extended: 1 Year (3/26/03)

TRANSFER OF APPROVAL

POD-30-94

Deep Run Shopping CenterPhase I

Rawson Haverty, Jr. for AFG Services, LP : Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Duma and Associates to AFG Services, LP. The 3.8 acre site is located along the north line of W. Broad Street (U.S. Route 250), approximately 600 feet west of Gaskins Road on parcel 751-760-9605. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not had an opportunity to discuss the inspector's report with the new owner. The staff recommendation will be made at the meeting.

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval.

(Staff Report by Kevin Wilhite)

 **ACTION: Approved**

REVISED PLAN OF DEVELOPMENT & MASTER PLAN

POD-70-01

Elko Union Church - Elko Road

Engineering Design Associates for Elko Church: Request for approval of a revised plan of development and master plan as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a one-story, 3,000 square foot multi-purpose building addition and a one-story, 507 square foot sanctuary addition and additional parking. The 7.45 acre site is located at 6861 Elko Road (State Route 156) on parcels 856-699-6650 (210-A-16), 856-699-6256 (210-A-19A), 856-699-4984 (210-6-B-6), 856-699-5168 (210-6-B-7), 856-699-8271 (210-6-B-8), 856-699-8287 (210-6-B-9). The zoning is A-1, Agricultural District. Individual well and septictank/drainfield. (**Varina**)

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

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 Elko Road (State Route 156) 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 required building setback shall be measured from the proposed right-of-way line and the parking shall be located behind the proposed right-of-way line.

27. 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. The temporary parking areas shall be properly compacted and maintained at all times.

29. 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.

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

31. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction plans needed to implement this conceptual plan shall require a plan of development review and approved by the Planning Commission and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.

32. When public water is available to the site, fire hydrants will be installed by the owner to meet existing ISO - needed Fire Flow requirements and the County's commercial property maximum hoselay requirement, which presently is 350 feet.

33. All buildings will include, when constructed, a fire detection alarm system. The alarm system will be designed and installed to provide immediate notification to the fire division in the event of an alarm situation at the facility. A twenty-four hour monitoring company must be utilized for this service.

34. 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 Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION

POD-2-02

Glen Allen Community Church - 11808 Nuckols Road

Koontz-Bryant, P. C. for Glen Allen Community Church Trustees: Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2(3)a. of the Henrico County Code, to construct a two-phase, two-story, 20,000 square foot church with parking lot. The 6.80 acre site is located on the south line of Nuckols Road at the southern terminus of Wyndham Park Drive on parcel 741-776-2242 (9-A-20A). The zoning is R-2C, One-Family Residence District (Conditional) and C-1C, Conservation District (Conditional). County water and sewer. **(Three Chopt)**

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

23. The right-of-way for widening of Wyndham Park Drive extended 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. Outside storage shall not be permitted.

28. The proffers approved as a part of zoning cases C-29C-89 and C-48C-90 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 owners shall not begin clearing of the site until the following conditions have been met:

(a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.

(b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.

(c) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Planning Office and the Department of Public Works.

(d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for approval.

34. 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.

35. A standard concrete sidewalk shall be provided along the south side of Nuckols Road and the east and west sides of Wyndham Park Drive extended.

(Staff Report by Christina Goggin)



ACTION: Approved

PLAN OF DEVELOPMENT & MASTER PLAN

POD-12-02

The Shops at Cross Ridge

Jordan Consulting Engineers, P.C. for Staples Mill, L.C. and Courtney Development, Inc. c/o Attack Properties, Inc.: Request for approval of a plan of development and master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 97,000 square foot shopping center on a 9.37 acre site and a master plan for outparcels totaling 3.65 acres. The site is located on the southwest corner of the intersection of Crossridge Glen Way and Staples Mill Road (State Route 33) on parcel 762-764-6451 (40-A-1A). The zoning is B-1, Business District and B-1C, 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:

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

24. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

25. The right-of-way for widening of Staples Mill Road (U.S. Route 33) 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.

26. 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.

27. 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.
28. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
29. The proffers approved as a part of zoning case C-17C-00 shall be incorporated in this approval.
30. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
31. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
32. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
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 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 conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction plans needed to implement this conceptual plan shall require a plan of development review and approved by the Planning Commission and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.
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 Mike Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-13-02

Wella Manufacturing -Office Building
(POD-116-88 Rev.)
4650 Oakleys Lane

Draper Aden Associates for Wella Manufacturing of Virginia, Inc. and Kjellstrom & Lee Construction: 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, 9,000 square foot administration building with additional parking. The 23.3 acre site is located at 4650 Oakleys Lane on parcel 818-718-5133 (155-A-3C). The zoning is M-1C, Light Industrial District (Conditional) and ASO (Airport Safety Overlay) District. County water and sewer. **(Varina)**

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

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-50C-88 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.

(Staff Report by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION

POD-14-02

Long & Foster Office Building - Williamsburg and Elko Roads

E. D. Lewis & Associates for Wilton Development: Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2(3)a. of the Henrico County Code to construct a one-story, 6,345 square foot office building. The 3.15 acre site is located on the southwest corner of Williamsburg Road (U.S. Route

60) and Elko Road (State Route 156) on part of parcel 847-711-9746 (177-A-40). The zoning is B-3, Business District. County water and septic tank/drainfield. **(Varina)**

There is one outstanding issue. The applicant proposes a septic tank drainfield be located on a parcel which does not contain the principal use which it would serve. This is contrary to long-standing County policy. Staff recommends Ruritan Road be abandoned which would provide a contiguous parcel on which both the drainfield and principal use would be located. The Department of Recreation & Parks is in agreement with this request and is willing to accept the stub entrance to the office site as an alternative access to Ruritan Road.

Staff recommends the transitional buffer deviation as annotated on the plan. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

1A. The owner shall enter into the necessary contracts with the Department of Public Utilities for connections to public water.

1B. 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 developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.

24. The entrances and drainage facilities on Elko Road (State Route 156) 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. 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.

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 Virginia Department of Transportation maintained right-of-

way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.

31. 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-16-02

Bank of Richmond - W. Broad Street & N. Gayton Road

Carter Design for Gayton & Broad Associates, L.P. and the Bank of Richmond, N.A.:

Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a three-story, 8,700 square foot building for a bank and administrative offices. The 1.0 acre site is located on the northeast corner of W. Broad Street (U.S. Route 250) and N. Gayton Road on part of parcel 734-765-4705 (36-A-47). The zoning is B-3C, Business District (Conditional) and WBSO (W. Broad Street Overlay District). 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. 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. Employees shall be required to use the parking spaces provided at the rear of the building(s) as shown on the approved plans.

26. All repair work shall be conducted entirely within the enclosed building.

27. Outside storage shall not be permitted.

28. The proffers approved as a part of zoning cases C-27C-98 and C-62C-98 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. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up teller facilities, the owner/occupant shall close the drive-up teller facilities until a solution can be designed to prevent traffic backup.

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. 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.

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

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.

(Staff Report by Christina Goggin)



ACTION: Approved

PLAN OF DEVELOPMENT & MASTER PLAN

POD-19-02

Bon Secours @ Wellesley, Phase 1 and Master Plan

TIMMONS for Bon Secours Richmond Health System: Request for approval of a plan of development and master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a two-story, 50,000 square foot medical office building. The 7.8 acre portion (Phase 1) of this 41.06 acre site is located at the southwest corner of W. Broad Street (U.S. Route

250) and Lauderdale Drive on parcel 736-762-2022 (36-A-49). The zoning is O-3C, Office District (Conditional), B-2C, Business District (Conditional), and WBSO (West Broad Street Overlay District). County water and sewer. **(Three Chopt)**

The master plan provided with this plan of development shows a substantial change from that submitted at the time of rezoning of the property. It is the opinion of the staff that the proffered conditions allow such a change to be approved by the Planning Commission in conjunction with this first phase. The centrally located medical complex remains the key component of this site, but most of the outparcels along W. Broad Street and Lauderdale Drive have been eliminated, including the previously approved First Citizens Bank site (POD-10-01). The only outparcels anticipated to remain are for a medical building at the southeast corner and the assisted-living development at the southwest corner of the site. The master plan is being approved in concept only and all subsequent phases of this development will still require plan of development approval.

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

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

25. The 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 west side of Lauderdale Drive.

27. Outside storage shall not be permitted.

28. The proffers approved as a part of zoning case C-68C-95 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. The master plan, as submitted with this application, is approved in concept only as a modification of the plan filed with the original rezoning case. All future phases of this development shall require plan of development approval by the Planning Commission and shall be subject to all regulation in effect at the time such subsequent plans are submitted for review/approval.

(Staff Report by Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-20-02

CVS-Town Center @Twin Hickory

Hankins & Anderson, Inc. for Retlaw 100 L.L.C. and The Rebkee Company: 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, 10,880 square foot retail pharmacy with a drive thru facility. The 1.64 acre site is located at the northwest corner of Nuckols Road and Twin Hickory Road on part of parcel 746-773-1046. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not received a revised site or architectural plans, 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 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. The proffers approved as a part of zoning cases C-19C-94, C-56C-94, C-49C-96 and C-68C-99 shall be incorporated in this approval.

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. 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.
29. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
30. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
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 Kevin Wilhite)

 **ACTION: Approved**

LANDSCAPE PLAN
LP/POD-107-00

The Cottages @ CrossRidge - Section One

James River Nurseries, Inc. for Eagle Construction of Virginia Inc.: Request for approval of a landscape plan for Section One, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 13.17 acre site is located on the south line of CrossRidge Glen Way, west of Staples Mill Road (State Route 33) on parcel 764-763-4685 (40-12-A-105). The zoning is R-5AC, General Residence District (Conditional). (Brookland)

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

5. Engineering details and materials samples for the wall will be submitted for staff review and approval prior to construction.
6. 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 Kennedy)

 **ACTION: Approved**

LANDSCAPE & LIGHTING PLAN

LP/POD-40-00

Second Baptist Church - River Road

Russell Harper for Higgins & Gerstenmaier: Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 10 acre site is located on the northeast corner of the intersection of South Gaskins Road and River Road on parcels 743-737-0432 and 1972 (111-A-11 and 12). The zoning is R-1, One-Family Residence District. **(Tuckahoe)**

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.

(Staff Report by Jim Strauss)



ACTION: Approved

SUBDIVISION

Forest Lodge, Section H (March 2002 Plan)

Foster & Miller, P.C. for L. Earl Kelley: The 1.222 acre site is located on the south line of Mountain Road, approximately 446 feet west of Hamilton Road on parcel 770-767-0064 (31-3-2-3). The zoning is R-2, One-Family Residence District. County water and sewer. (Brookland) 2 Lots

The staff recommends conditional approval subject to the annotations on the plans and the standard conditions for subdivisions served by public utilities.

(Staff Report by Christina Goggin)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-17-02

Bartley Pond Bay Design Group, P.C. for Forest G. Urban and Caskey Construction:

Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 33, two-story residential townhouse units for sale. The 4.38 acre site is located at the southeast corner of Pemberton Road and future Mayland Drive on parcel 754-756-0177 (58-2-A-11) and part of parcel 754-757-1808 (58-2-A-10). The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)**

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

23. The entrances and drainage facilities on Pemberton Road (State Route 157) 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-49C-01 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. 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.
 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. 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.
 33. The unit house numbers shall be visible from the parking areas and drives.
 34. 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.
 35. Construction plans shall not be approved by the Planning Office until the Director of Planning has granted final subdivision approval.
- (Staff Report by Kevin Wilhite)**



ACTION: Approved

PLAN OF DEVELOPMENT

POD-18-02

Millspring Townes, Section 2

Bay Design Group, P.C. for Wilton Development Corporation: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 45, two-story, townhouse units for sales. The 5.58 acre site is located along the west line of Hungary Spring Road, approximately 200 feet north of Olde West Drive on parcel 765-757-8865 (50-A-39). The zoning is RTHC, Residential Townhouse District (Conditional) and C-1, Conservation 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:

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 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.

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

25. The proffers approved as a part of zoning case C-30C-01 shall be incorporated in this approval.

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

27. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.

28. 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.

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

31. 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.

(Staff Report by Kevin Wilhite)



ACTION: Approved

PUBLIC HEARING

DEFERRED FROM FEBRUARY 27, 2002

To Amend and Reordain Section 24-014 Entitled "Signs" of the Code of the County of Henrico to Regulate Changeable message Signs.

(Staff Report by Ben Blankinship)



ACTION: Approved

APPROVAL OF MINUTES: February 27, 2002 minutes



ACTION: Approved

ADJOURNed at 10:46 a.m.