

**PLANNING COMMISSION**

**SUBDIVISIONS AND PLANS OF DEVELOPMENT**

**ACTIONS**

**April 23, 2003**

The submission deadline for this hearing date was March 7, 2003.

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**ROLL CALL:**

**REQUEST FOR DEFERRALS AND WITHDRAWALS:**

(Presented by Kevin Wilhite)

**EXPEDITED AGENDA:** (Presented by Kevin Wilhite)

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL**

(Presented by Kevin Wilhite)

**FOR INFORMATIONAL PURPOSE ONLY**

**Subdivision:** Sadler Grove (April 2001 Plan)

**Magisterial District:** Three Chopt

**Original No. of Lots:** 56

**Remaining Lots:** 1

**Previous Extensions:** 1

**Year(s) Extended:** 3 Years -04/26/06

**Subdivision:** White Oak Forest (April 1999 Plan)

**Magisterial District:** Varina

**Original No. of Lots:** 60

**Remaining Lots:** 9

**Previous Extensions:** 2

**Year(s) Extended:** 1 Year - 04/28/04

**TRANSFER OF APPROVAL**

**POD-69-91**

American Bearing

**Frank H. Seldes:** Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from B. K. Katherman to Frank H. Seldes. The .784-acre site is located at 2419 Westwood Avenue parcels 777-734-9111 and 9611. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The staff recommends approval of this transfer request with the following additional condition:

1. The site deficiencies, as identified in the inspection report, dated February 24, 2003, shall be corrected by July 23, 2003.

**(Staff Report by Michael Kennedy)**



**ACTION: Approved**

#### **TRANSFER OF APPROVAL**

##### **POD-87-85**

Quioccassin Station Shopping Center –8932 Quioccasin Road

**Commonwealth Commercial Partners, Inc. for Amanakin Farms, Inc.:** Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from QRS Limited Partnership to Amanakin Farms, Inc. The 8.56-acre site is located approximately 200 feet west of Sterling Drive at 8932 Quioccasin Road, on parcel 752-745-3770. The zoning is B-2, Business District. County water and sewer. **(Tuckahoe)**

As of the preparation date of the agenda, the applicant has not closed on the contract for the sale of the property. The staff recommendation will be made at the meeting.

**(Staff Report by Michael Cooper)**



**ACTION: Deferred to May 28, 2003**

#### **TRANSFER OF APPROVAL**

##### **POD-91-85**

The Colonnade Building@ Innsbrook (Formerly The OxfordBuilding)

**Hirschler, Fleischer for Highwoods Realty Limited Partnership:** Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from Chamanreal Inc., N.V. to Highwoods Realty Limited Partnership. The 6.4-acre site is located at 4050 Innslake Drive on parcel 749-760-3757. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

The applicant has requested a deferral to the Planning Commission meeting on June 25, 2003.

**(Staff Report by Kevin Wilhite)**



**ACTION: Deferred to June 25, 2003**

**TRANSFER OF APPROVAL** (*Deferred from the March 26, 2003, Meeting*)

**POD-10-86**

Triangle Park Retail Shops -7110 Patterson Avenue (State Route 6)

**Grubb & Ellis for Moudilos Family, LLC:** Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from 7110 Patterson LLC & Russell Malone III to Moudilos Family, LLC. The 1.15-acre site is located on the north side of Patterson Avenue (U.S. Route 6) approximately 400 feet west of Three Chopt Road on parcels 763-740-1061 and 1271. The zoning is B-1, Business District and B-2C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

As of the preparation date of this agenda, the applicant is still correcting the deficiencies on the site as listed in the inspection report. The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The staff recommendation will be made at the meeting. Should the Commission act on this request, staff suggests the following condition:

1. The site deficiencies, as identified in the inspection report dated March 11, 2003 shall be corrected by May 2, 2003.

**(Staff Report by Christina Goggin)**



**ACTION: Approved**

**PLAN OF DEVELOPMENT**

**POD-27-03**

Chipolte @ Summit Shopping Center – 10501 W. Broad Street (POD-17-96 Revised)

**Balzer & Associates, Inc. and Garland Watkins for SFP Company, L.P:** 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, 3,119 square foot restaurant addition to an existing shopping center. The 1.44-acre site is located along the south line of W. Broad Street (U. S. Route 250) approximately 850 feet east of Cox Road on parcel 749-759-5776. The zoning is B-2C, Business 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:

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. Only retail business establishments permitted in a B-2C, zone may be located in this center.

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

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

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. The entrances and drainage facilities on W. Broad Street (U.S. Route 250) shall be approved by the Virginia Department of Transportation and the County.

28. 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.

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

30. A standard concrete sidewalk shall be provided along the south side of W. Broad Street (U.S. Route 250).

31. Employees shall be required to use the parking spaces provided at the rear of the building(s) as shown on the approved plans.

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

33. Outside storage shall not be permitted.

34. The proffers approved as a part of zoning case C-16C-91 shall be incorporated in this approval.

35. 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.

36. 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.

37. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.

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

39. 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.

40. 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.

41. 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.

42. The conceptual master plan, as submitted with this application, is for planning and information purposes only.

43. 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**

### **POD-28-03**

The Shoppes @ Westgate @ Wellesley (POD-22-02 Revised)

#### **Balzer & Associates, Inc. for Wellesley Centre, L.C. and TGM Realty Investors, 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, 36,862 square foot shopping center. The 6.633-acre site is located at the intersection of W. Broad Street (U.S. Route 250) and Lauderdale Drive on parcel 737-762-4724. The zoning is B-2C, Business District (Conditional) and WBSO (West Broad Street Overlay) District. County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not received revised architectural elevations incorporating existing Westgate @ Wellesley architectural details into the proposed shopping center as requested. 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. Only retail business establishments permitted in a B-2C zone may be located in this center.
24. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
25. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
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. 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 east side of Lauderdale Drive.
29. All repair work shall be conducted entirely within the enclosed building.
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning case C-75C-02 shall be incorporated in this approval.
32. 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.
33. 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.
34. 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.
35. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
36. 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.

37. 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.

38. 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.

39. The conceptual master plan, as submitted with this application, is for planning and information purposes only.

40. 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, TRANSITIONAL BUFFER DEVIATION & BUFFER SCREEN MATERIAL ALTERNATIVE**

### **POD-21-03**

Brook Run Animal Clinic –7412 Brook Road (U.S. Route 1)

**Timmons Group for Dr. Michael Zuccaro:** Request for approval of a plan of development, transitional buffer deviation with buffer screen material alternative, as required by Chapter 24, Sections 24-106 and 24-106.2(3)a of the Henrico County Code, to construct a one-story, 4,641 square foot animal clinic and related improvements. The 0.585-acre site is located on the west side of Brook Road (U. S. Route 1) approximately 400 feet north of Lakeside Avenue on parcels 784-752-5837 and 5844. The zoning is B-2, Business District. County water and sewer.

**(Fairfield)**

As of the preparation date of the agenda, the staff has not received a plan that meets minimum submission requirements. The applicant has requested a wavier for stormwater detention from the Department of Public Works Design but has not submitted the necessary information required to review the waiver request. The staff, therefore, cannot complete its review or make a recommendation at this time.

Also, the applicant is requesting a transitional buffer width and screen material deviation from the County Code. The site requires a 25-foot minimum buffer and the code permits an alternative to lessen the required width with the construction of a six-foot brick or architectural block of approved design and material. The applicant is requesting a six-foot decorative wooden fence and a planting area width reduction of an additional seven feet. Thus, the applicant would provide a six-foot buffer planting area in conjunction with the wooden fence. The staff recommendation will be made at the meeting.

Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits.
23. The 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 Brook Road (U.S. Route 1) 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 Brook Road (U.S. Route 1).
28. Outside storage shall not be permitted.
29. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
30. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
31. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
32. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans, unless otherwise waived by the Department of Public Works.
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 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** (*Deferred from the March 26, 2003, Meeting*)

**POD-05-03**

St. Mary's MOB Four -5601 Bremono Road

**Balzer & Associates, Inc. and Dean Deforest Director Facilities Development for St. Mary's Hospital Bon Secour Richmond and Woolfolk Medical Group:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a four-story, 129,443 square foot medical office building and a five-level, 624 space parking deck. The 11.108-acre site is located at the southwest corner of Monument Avenue and Bremono Road on parcels 768-737-4978, 2490, 3397 and 2576; 768-738-4003 and 2201. The zoning is O-3, Office District and O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not had 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:

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. A standard concrete sidewalk shall be provided along the west side of Bremono Road.
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-44C-85 and C-79C-99 shall be incorporated in this approval.
29. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
30. 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 loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
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 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. Prior to the issuance of the building permit for this project or any other building or additions on the complex, the noise problem from the cooling tower at the existing medical office building shall be satisfactorily resolved unless otherwise approved by the Director of Planning.



36. Hours of site development activity and building shell construction will be limited from 7:00 a.m. to 7:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. on Saturday. No site development activity or shell construction shall take place on Sunday.

37. A construction operations plan will be submitted for County review and approval prior to final plan approval. This document will address the relocation of existing parking displaced during construction as well as construction staff/operation parking.

38. St. Mary's Hospital – Bon Secour Richmond will provide hospital security from 7:00 a.m. to 7:00 p.m., seven days a week to patrol parking within the residential areas during and after construction of the new building. The hospital will notify all employees of the hospital and medical office buildings to display their vehicle parking sticker and violators parking within the residential areas will be reprimanded per employee policy.

39. St. Mary's Hospital – Bon Secour Richmond will post a \$94,000 bond specifically for HVAC/mechanical equipment sound suppression for the proposed building. Plans for the suppression equipment installation and the bond will be submitted concurrently with the building permit application and such equipment shall be installed and functioning properly prior to issuance of a final certificate of occupancy for the building.

40. The proposed building will not be structurally engineered to exceed a maximum of six (6) stories and a height of 76.32 feet from the average established curb grade along the Monument Avenue frontage. A revised Plan of Development for approval by the Planning Commission will be required for this addition.

**(Staff Report by Christina Goggin)**



**ACTION: Approved**

## **LANDSCAPE & LIGHTING PLAN**

### **LP/POD-39-02**

Cost Plus @ Brookland

**Timmons Group for Glenbrook Properties:** 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 9.593-acre site is located on the northwest intersection of W. Broad Street (U.S. Route 250) and Brookriver Drive on parcel 743-761-2163. The zoning is M-1C, Light Industrial District and WBSO (West Broad Street Overlay) District. County water and sewer. **(Three Chopt)**

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

**(Staff Report by Michael Kennedy)**



**ACTION: Approved**

## **SUBDIVISION**

**Sterling Forest Parkway (April 2003 Plan)**

**Bay Design Group for County of Henrico:** The .4364-acre site is located between Wilkinson Road and Diane Lane on parcel 793-753-4548. The zoning is R-2, One-Family Residence District

and R-2AC, One-Family Residence District (Conditional). County water and sewer. **(Fairfield)** 0 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 Michael Kennedy)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-31-03**

Chili's @ Short Pump Town Center (POD-6-01 Revised)

#### **Balzer & Associates, Inc. for Short Pump Town Center, LLC and Chesapeake Foods, Inc.:**

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, 5,555 square foot restaurant with outdoor dining. The 1.53-acre site is located along the north line of W. Broad Street (U.S. Route 250), northwest of its intersection with Spring Oak Drive on part of parcel 738-762-6056. The zoning is B-3C, Business District (Conditional) and WBSO (West Broad Street Overlay) District. Private 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 architectural plans for this project. In addition, site plan issues pertaining to the proposed entrance from the shopping center access road, the provision of sufficient landscape area on the northern edge of the parking lot, and the adequacy of the remaining out-parcel for future development have not been resolved. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
24. Outside storage shall not be permitted.
25. The proffers approved as a part of zoning case C-29C-98 shall be incorporated in this approval.
26. 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.
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 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. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.

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

**(Staff Report by Kevin Wilhite)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT & LIGHTING PLAN**

### **POD-29-03**

Jared @ Short Pump TownCenter (POD-6-01 Revised)

**McKinney & Company for Short Pump Town Center, LLC and West Broad Street & Hagen Drive Development:** Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 6,075 square foot retail building in a regional shopping center. The 0.82-acre site is located on the north line of W. Broad Street (U.S. Route 250), northeast of its intersection with Spring Oak Drive on part of parcel 739-762-1061. The zoning is B-3C, Business District (Conditional) and WBSO (West Broad Street Overlay) District. Private 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 architectural plans for this project. In addition, site plan issues pertaining to the proposed entrance from the shopping center access road and the provision of a loading space have not been resolved. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

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

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. The proffers approved as a part of zoning case C-29C-98 shall be incorporated in this approval.

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. 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**

**PLAN OF DEVELOPMENT  
POD-30-03**

Uno's @ Short Pump TownCenter (POD-6-01 Revised)

**Carter Design for Short Pump Town Center, LLC and Short Pump Investment Group, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 6,722 square foot restaurant in a regional shopping center. The 1.49-acre site is located 680 feet north of W. Broad Street (U. S. Route 250) and approximately 1,500 feet west of Lauderdale Drive on parcel 736-764-3817. The zoning is B-3C, Business District (Conditional) and WBSO (West Broad Street Overlay) District. Private 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 architectural plans for this project. In addition, site plan issues pertaining to the proposed entrance from the shopping center's western access road, the extent of construction of the western access road, and the location of the retaining wall within the ten-foot landscape buffer have not been resolved. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
24. Outside storage shall not be permitted
25. The proffers approved as a part of zoning case C-29C-98 shall be incorporated in this approval.
26. 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.
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 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: Deferred to May 28, 2003**

### **SUBDIVISION**

**Hanover Estates** (April 2003 Plan)

**Potts, Minter & Associates, P.C. for CGDS Development Company, LLC:** The 27.7-acre site is located on the east line of Hanover Road at 445 and 505 Hanover Road approximately 1,000 feet north of Graves Road on parcels 831-723-4522 and 5867. The zoning is A-1, Agricultural District and ASO (Airport Safety Overlay) District. County water and sewer. (**Varina**) 21 Lots

The Department of Public Works and the Planning Office have issues with the plan. The Department of Public Works requested a revised plan to bring the Oak Hall loop road into conformity with the Department of Public Works road standards, delineation of the floodplain, and provision of proper side and rear yards abutting the RPA.

The Planning Office requests that stem lots 5, 13, 14 and the orientation of lots 16 and 17 conform to the standards for cul-de-sac lots on the revised plan requested by the Department of Public Works. The staff recommendation will be presented 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 Hanover Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

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 reserved parcel shall either be conveyed to parcel 830-723-9129 or incorporated in Lot 16.

(Staff Report by Ted McGarry)

 **ACTION: Deferred to May 28, 2003**

### **SUBDIVISION**

**Old Hanover** (April 2003 Plan)

**Goodfellow, Jalbert, Beard & Associates, Inc. for Hopper Homes, Inc.:** The 12.19-acre site is located on the north line of Old Hanover Road between I-295 and Young Drive on parcels 833-725-2005 and 3607. The zoning is A-1, Agricultural District and ASO (Airport Safety Overlay) District. County water and septic tank/drainfield. (**Varina**) 8 Lots

The Department of Public Works requires Stanvich Court align at a perpendicular intersection with Old Hanover Road and the applicant shall provide an acceptable offset from the Young Drive intersection. This will require Lots 7 and 8 be redesigned in order to meet lot width requirements. A revised plan has been 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 water and septic tank/drainfield, the following additional conditions are recommended:

12. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along I-295 shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

13. Each lot shall contain at least one acre.

**(Staff Report by Ted McGarry)**



**ACTION: Approved**

### **SUBDIVISION**

**Mankin Industrial Park** (A Dedication of Oakley's Lane Relocated)(April 2003 Plan)

**Engineering Design Associates for Godsey Properties, Inc.:** The 60.696-acre site is located along the north line of Oakleys Lane at 4450 Oakley's Lane approximately 600 feet west of Holly Avenue on parcel 817-721-5981. The zoning is M-1C, Light Industrial District (Conditional) and ASO (Airport Safety Overlay) District. **(Varina)**

As of the preparation date of the agenda, the staff developer conference has not been held and the plan review has not been completed. The staff recommendation will be made at the meeting.

**(Staff Report by Ted McGarry)**



**ACTION: Deferred to May 28, 2003**

### **SUBDIVISION** (*Deferred from the March 26, 2003, Meeting*)

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

**Engineering Design Associates for Newstead Landing L.C.:** The 52.7-acre site is located on the south line of Kingsland Road 140 feet east of Osborne Landing (private road) on parcels 808-670-1962, 3363, 4865, 6169, 1028; 808-668-9806 and 809-668-6715. The zoning is A-1, Agricultural District. Private central water and central sewer system. **(Varina)** 30 Lots

The Planning Office has not received any additional information since the December 18, 2002, Planning Commission meeting. Two departments cannot recommend approval. The Department of Public Utilities cannot recommend approval because Chapter 23 of the Henrico Code requires each lot be served by either County water, County sewer, private wells or individual sewage disposal system.

The Planning Office cannot recommend approval because there are three conflicts with the County Code. First, the length of Newstead Landing Drive exceeds the length of a cul-de-sac road without an intersecting street - which connects to other streets unless specifically permitted by the Planning Commission. The County Code, Section 19-112, limits cul-de-sac street length to

1,320 feet and approximately 3,882 feet is proposed. Second, Section 19-146(2)(b) of the County Code does not permit use of either private central water or private sewer systems. Third, Section 24-95(u)(1)a. prohibits the development of new dwellings in the flood plain. Staff recommends the plan as proposed be withdrawn.

**(Staff Report by Ted McGarry)**



**ACTION: Deferred to May 28, 2003**

**PLAN OF DEVELOPMENT** (*Deferred from the March 26, 2003, Meeting*)

**POD-22-03**

Bethlehem Road Office Building – Bethlehem Road

**Engineering Design Associates for Hugh W. Owens:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a two-story, 6,450 square foot office building. The 2.58-acre site is located at 6501 Old Bethlehem Road on parcels 769-745-9774 and 770-745-1768. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Brookland)**

*The applicant has requested a deferral to the May 28, 2003, meeting.*

A revised plan has been requested to address several outstanding issues, including provision of the required 15-foot landscape strip between the parking lot and rights-of-way, provision of adequate fire access, provision for 50/10 stormwater requirements, and elimination of encroachment, with the exception of the entrance road, into the RPA. The Planning Office, Department of Public Works, and Division of Fire can not recommend approval of the current plan, as submitted. As of the preparation date of the agenda, a revised plan has not been received. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

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

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

25. 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-51C-02 shall be incorporated in this approval.

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

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

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

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

31. 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 Leslie News)**

 **ACTION: Deferred to May 28, 2003**

### **SUBDIVISION**

**Fortune Heights** (April 2003 Plan)

**Edwards, Kretz, Lohr & Associates for Virginia A. Johnson:** The 0.998-acre site is located at the northeast intersection of Fortune Road and Ardmore Drive, approximately 300 feet south of Parham Road, on parcel 759-753-9152. The zoning is R-3, One-Family Residence District. County water and sewer. **(Three Chopt)** 3 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. Each lot shall contain at least 11,000 square feet.

13. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.

**(Staff Report by Michael Cooper)**

 **ACTION: Approved**

### **SUBDIVISION**

**Highland Springs** (April 2003 Plan)

**Potts, Minter & Associates, P.C. for D. N. Cole, Inc.:** The 11.50-acre site is located on the southeast corner of S. Kalmia Avenue and Summer Street adjacent to Southern Railway, on parcels 820-720-1928 and 2375. The zoning is R-3, One-Family Residence District. County water and sewer. **(Varina)** 23 Lots

As of the preparation date of the agenda, there are outstanding issues that have not been addressed by the applicant. Specifically, the Department of Public Works – Environmental Department cannot recommend approval because wetland limits are not correctly shown on the plans. Staff has requested a revised plan to address these concerns. Staff recommendation will be made at the meeting.

**(Staff Report by Michael Cooper)**

 **ACTION: Approved**



**APPROVAL OF MINUTES:** March 26, 2003 Minutes

 **ACTION: Approved**

**ADJOURNed** at 10:12 a.m.