

PLANNING COMMISSION

SUBDIVISIONS AND PLANS OF DEVELOPMENT

ACTIONS

February 26, 2003

The submission deadline for this hearing date was January 10, 2003.

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 PLANNING COMMISSION APPROVAL

Subdivision: Carter Oaks, Sec. C (July 1993 Plan)
Magisterial District: Tuckahoe
Original No. of Lots: 8
Remaining Lots: 8
Previous Extensions: 10
Year(s) Extended: 1 Year - 02/25/04

FOR INFORMATIONAL PURPOSE ONLY

Subdivision: Sadler Glen (February 2002 Plan)
Magisterial District: Three Chopt
Original No. of Lots: 36
Remaining Lots: 36
Previous Extensions: 1
Year(s) Extended: 1 Year - 02/25/04

THREE CHOPT:

DEFERRED FROM THE FEBRUARY 13, 2003 MEETING:

P-3-03 Dean E. Hawkins, ASLA: Request for a provisional use permit under Sections 24-58.2.d and 24-122.1 of Chapter 24 of the County Code in order to allow an outside dining area at

Garland's Way Restaurant, on part of Parcel 746-772-0397, containing approximately 1,265 square feet, located on the north line of Twin Hickory Road approximately 230 feet west of Nuckols Road (Twin Hickory Town Center-Phase 1). The existing zoning is B-2C Business District (Conditional). The Land Use Plan recommends Commercial Concentration.

(Staff Report by Mark Bittner)



ACTION: Approved

TRANSFER OF APPROVAL (*Deferred from the January 22, 2003, Meeting*)

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). County water and sewer. **(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 to three years from the date of the issuance of the final Certificate of Occupancy.

(Staff Report by Michael Kennedy)



ACTION: Deferred to March 26, 2003

TRANSFER OF APPROVAL (*Deferred from the January 22, 2003, Meeting*)

POD-51-99

Gaskins Retirement Center Matthew Bowe for Meadow Glen of West End, L.P.: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from South Gaskins Retirement LLC (Dr. Nazir Chauldhary) to Meadow Glen of West End L.P. The 9.955-acre site is located along the west line of Gaskins Road (2400 Gaskins Road), approximately 500 feet south of Three Chopt Road on parcel 749-754-2538. The zoning is R-6C, General Residence 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.

(Staff Report by Michael Kennedy)



ACTION: Deferred to March 26, 2003

TRANSFER OF APPROVAL

POD-6-02

Dabbs House Senior Apartments

Robert Newman for Nine Mile Road, LLC: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County from Better Housing Coalition to Nine Mile Road, LLC. The 28.58-acre site is located on the north side of E. Nine Mile Road approximately 213 feet east of Dabbs House Road on parcels 807-723-4816, 6957, 9052 and part of 2803. The zoning is A-1, Agricultural District, R-5, General Residence District and M-1C, Light Industrial District (Conditional). County water and sewer. **(Varina)**

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

(Staff Report by Michael Kennedy)



ACTION: Approved

TRANSFER OF APPROVAL

POD-15-75

Reynolds Metals Office Building

Hirschler Fleischer, P.C. for Reynolds Development, LLC: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County from Reynolds Metals Company to Reynolds Development, LLC. The 24.405-acre site is located 6603 W. Broad Street (U.S. Route 250) on parcel 767-744-3348. The zoning is M-1, Light Industrial District. County water and sewer. **(Three Chopt)**

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

(Staff Report by Michael Kennedy)



ACTION: Approved

LANDSCAPE PLAN *(Deferred from the January 22, 2003, Meeting)*

LP/POD-54-01

Magnolia Point, Sections 1-3

Mike Doczi for Magnolia Pointe, LLC: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 12.141-acre site is located at the intersection of Virginia Center Parkway and Francis Road on parcel 782-767-6816. The zoning is RTHC, Residential Townhouse District (Conditional). **(Fairfield)**

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 landscape and lighting plan are recommended.
(Staff Report by Michael Kennedy)



ACTION: Deferred to March 26, 2003

LANDSCAPE & LIGHTING PLAN

LP/POD-35-02

KFC @ Brookhollow

Landmark Design Group for Tricon Global Restaurants, Inc.: Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico Count Code. The 0.82-acre site is located at the northwest corner of W. Broad Street (U.S. Route 250) and Brookriver Drive on part of parcel 743-761-2163. The zoning is M-1C, Light Industrial District (Conditional) and WBSO (West Broad Street Overlay) District. **(Three Chopt)**

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

(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT RECONSIDERATION

POD-38-98

Mount Vernon Baptist Church – Modular Classroom Building

Youngblood, Tyler & Associates for Mt. Vernon Baptist Church: Request for reconsideration of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to amend an annotation requiring removal of five modular classroom buildings by May 2003 and extend the period to May 2008. The 26.00-acre site is located on the north line of Nuckols Road approximately 130 feet west of Opaca Lane on parcel 018-A-027. The zoning is A-1, Agricultural District. County water and sewer. **(Three Chopt)**

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

(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-16-03

Pizza Hut @ Lowes Plaza –9486 S. Broad Street (POD-3-03 and POD-41-99 Revised)

Huft & Proffitt, Inc. for Colonial Foods Real Estate, II, LLC: Request for approval of a revised plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 3,600 square foot single building and associated parking to serve as a restaurant with drive-thru pick up window. The 0.92-acre site is located at 9426 W. Broad Street on parcel 755-757-9394. The zoning is B-2, Business District. County water and sewer. **(Brookland)**

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

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 Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT (*Deferred from the February 13, 2003, Meeting*)

POD-7-03

Park Commons @ Twin Hickory

Youngblood, Tyler & Associates, P. C. 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 60 detached condominiums. The 12.99-acre site is located on the west side of Hickory Bend Drive and the south side of Twin Hickory Road on part of parcels 745-770-0962; 746-770-1492 and 0619; 745-769-6789. 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:

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 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.
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 west side of Hickory Bend Drive and south side of Twin Hickory Road.
29. The proffers approved as a part of zoning case C-13C-02 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 pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Planning Office - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The bond shall become effective as of the date that the Homeowners Association assumes responsibility for the common areas.
33. 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. 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.

36. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, must be developed with engineered fill. All material shall be deposited and compacted in accordance with the uniformed Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for review and approval by the Director of Public Works and the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report shall be furnished to the Planning Office.

37. 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: Deferred to March 26, 2003

SUBDIVISION (*Deferred from the December 18, 2002, Meeting*)

Laurel Woods, Section B (October 2002 Plan)

Youngblood, Tyler & Associates, P.C. for Edith E. Flora and West End Developers, LLC:

The 1.52-acre site is located on the south side of Sunrise Road, approximately 500 feet west of Pump Road at 11911 Sunrise Road on parcel 738-756-5709. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. 3 Lots (**Three Chopt**)

The applicant has requested to withdraw this case from further consideration.

(Staff Report by Christina Goggin)



ACTION: Withdrawn

PLAN OF DEVELOPMENT (*Deferred from the November 20, 2002, Meeting*)

POD-68-02

Blackwood Retail Glen Eagles Shopping Center

Balzer & Associates, Inc. for Richfield Associates, 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 6,600 square foot building addition in an existing shopping center. The 0.90-acre site is located on the northwest corner of Ridgefield Parkway and Eagles View Drive in the Glen Eagles Shopping Center on part of parcel 740-500-0178. The zoning is B-2C, Business District (Conditional). County water and sewer. (**Tuckahoe**)

The applicant has requested a deferral until the Planning Commission's meeting on May 28, 2003. The fee for this request has been received.

(Staff Report by Christina Goggin)

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

PLAN OF DEVELOPMENT

POD-2-03

BMW Parking Addition – 8716 W. Broad Street (Virginia Homes for Boys)

E. D. Lewis & Associates, P.C. for Virginia Home for Boys in Richmond and BER

Properties, 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 car sales lot. The 1.343-acre site is located on the north side of W. Broad Street (U.S. Route 250), approximately 600 feet east of Homeview Drive on part of parcel 760-757-5611. The zoning is B-3, Business District.

(Brookland)

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. 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 W. Broad Street (U.S. Route 250) 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 north side of W. Broad Street (U. S. Route 250).

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

29. Outside storage shall not be permitted.

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

(Staff Report by Christina Goggin)

 **ACTION: Approved**

PLAN OF DEVELOPMENT & LANDSCAPE PLAN

POD-17-03

BMW Parking (Church Site) - 2510 Darnell Road

E. D. Lewis & Associates for Asbury Automotive North Carolina Real Estate Holding, LLC: Request for approval of a plan of development and landscape plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a parking lot for employee parking and car storage. The 4.0-acre site is located on the west side of Darnell Road at the western terminus of Lynn Avenue on parcel 760-756-7631. The zoning is B-3C, Business District (Conditional) and C-1C, Conservation District (Conditional). **(Brookland)**

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

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

25. Outside storage shall not be permitted.

26. The proffers approved as a part of zoning cases C-40C-02 and C-67C-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. 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.

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

31. At such time plans for additional improvements or exterior alterations are submitted for the site, a landscape plan for all of the proffered and required buffers will be submitted concurrently for review and approval by the Planning Commission.

(Staff Report by Christina Goggin)

 **ACTION: Approved**

LANDSCAPE PLAN

LP/POD-52-01

Shrader Road Medical Facility

Balzer & Associates, Inc. for Shrader Road, L.C.: 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 2.37-acre site is located on the north side of Shrader Road, approximately 1,000 feet west of Hungary Spring Road on parcel 765-752-1282. The zoning is O-2C, Office District (Conditional).
(Brookland)

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 standard conditions for landscape plans are recommended.
(Staff Report by Jim Strauss)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-13-03

Church of The Epiphany – 8000 Hermitage Road

Hulcher & Associates for Church of the Epiphany: 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, 4,600 square foot classroom and office addition. The 5.985-acre site is located at 8000 Hermitage Road across from Gibraltar Drive on parcel 775-752-8156. The zoning is R-3, One-Family Residence 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. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
24. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
25. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
26. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
27. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
28. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of

plan approval.
(Staff Report by Ted McGarry)

 **ACTION: Approved**

**PLAN OF DEVELOPMENT & LIGHTING PLAN
POD-14-03**

Branch Bank & Trust – Short Pump Town Center

McKinney & Company for Short Pump Town Center, LLC and Branch Bank & Trust:
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, 8,610 square foot bank building with drive-thru facilities. The 1.934-acre site is located on the north line of W. Broad Street (U. S. Route 250), approximately 300 feet east of its intersection with Lauderdale Drive on parcel 737-762-8670. 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 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:

- 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-15-03

Chick-Fil-A – 9110 W. Broad Street (POD-105-84 Revised)

Bohler Engineering, P.C. for Broad Street F.F., LLC and Chick-Fil-A, 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, 4,304 square foot restaurant. The 0.93-acre site is located on the northwest corner of Tuckernuck Drive and W. Broad Street (U.S. Route 250) on part of parcel 757-757-9923. 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. 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. 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.

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

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

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

29. 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.

32. Outside storage shall not be permitted.

33. Evidence of a cross access agreement must be submitted to the Planning Office and approved prior to issuance of a certificate of occupancy for this development.

(Staff Report by Michael Cooper)



ACTION: Approved

SUBDIVISION

Biloxi Estates (February 2003 Plan)

Engineering Design Associates for Ausland Homes, Inc.: The 0.981-acre site is located at the southwest intersection of Bayard and Biloxi Roads on parcel 814-726-5543. The zoning is R-2, One-Family Residence District. County water and sewer. 2 Lots (**Fairfield**)

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 18,000 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

Stony Run Estates (February 2003 Plan)

Potts, Minter & Associates for Stony Run Development Co., LLC: The 14.80-acre site is located on the east line of Creighton Road, approximately 200 feet north of its intersection with Stony Dale Drive on parcel 806-727-6208. The zoning is R-3C, One-Family Residence District (Conditional) and C-1, Conservation District. County water and sewer. 33 Lots (**Varina**)

As a revised plan was received on the preparation date of the agenda, and staff has not had an opportunity to complete its review. The revised plan was requested to address the proposed future realignment of Creighton Road, and provision of increased setbacks to Creighton Road of 25 feet due to its designation as a major collector on the County's Major Thoroughfare Plan. The staff's 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 25-foot-wide planting strip easement along Creighton Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
14. The proffers approved as part of zoning case C-66C-02 shall be incorporated in this approval.

(Staff Report by Leslie News)



ACTION: Approved

LANDSCAPE PLAN

LP/POD-83-01

The Lodge at Hunton Park

Hanover R.S. Limited Partnership for Lodge at Hunton Park, L.P.: 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 30-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)**

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

(Staff Report by Leslie News)



ACTION: Approved

APPROVAL OF MINUTES: January 22, 2003 Minutes



ACTION: Approved

BEGINNING AT 9:30 A. M.

RESOLUTION: Fire Station 22 Site – Substantially In Accord with the County of Henrico Comprehensive Plan **(Three Chopt District)**

(Staff Report by Audrey Anderson)



ACTION: Approved

ADJOURNed at 11:30 p.m.