

PLANNING COMMISSION

SUBDIVISION AND PLANS OF DEVELOPMENT

ACTIONS

July 23, 2003

The submission deadline for this hearing date was June 6, 2003.

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 PLANNING COMMISSION APPROVAL

Subdivision: Glenwood Lakes (July 1997 Plan)

Magisterial District: Fairfield

Original No. of Lots: 265

Remaining Lots: 110

Previous Extensions: 4

Year(s) Extended: 1 Year - 07/28/04

FOR INFORMATIONAL PURPOSE ONLY

Subdivision: Trivett Woods (May 2002 Plan)

Magisterial District: Fairfield

Original No. of Lots: 8

Remaining Lots: 8

Previous Extensions: 0

Year(s) Extended: 1 Year - 07/28/04

PLAN OF DEVELOPMENT (*Deferred from the June 25, 2003, Meeting*)

POD-39-03

Promenade Shops – Shopping Center – 11647 W. Broad Street

Hulcher & Associates, Inc. for First Union National Bank and Blackwood 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 one-story, 39,418 square foot neighborhood shopping center. The 4.56-acre site is located on the south side of W. Broad Street St. (U.S. Route 250) approximately 200 feet west of Spring Oak Drive on part of parcels 737-762- 4724 and 738-762-3715. The zoning is B-1C, Business District (Conditional), B-2C, Business District (Conditional) and WBOS, West Broad Street Overlay District. County water and sewer. (**Three Chopt**)

As of the preparation date of the agenda, the staff has received a revised plan, but has not had opportunity to complete its review. Staff is also anticipating revised architectural elevations. The plan submitted relies on the design and construction of the access road and proffered 6-foot brick screen wall by others (POD-36-01 First Union National Bank). Staff's concern is that the other POD will expire and the shopping center will not have any approved construction plans for access or screening. 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 sidewalk 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 permit has 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.** Employees shall be required to use the parking spaces provided at the rear of the building(s) as shown on the approved plans.
- 28.** All repair work shall be conducted entirely within the enclosed building.
- 29.** Outside storage shall not be permitted.
- 30.** The proffers approved as a part of zoning cases C-69C-95, C-59C-00 and C-5C-01 shall be incorporated in this approval.
- 31.** 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.
- 32.** This business shall not remain in operation after midnight and no exterior signs shall remain lighted after 12:00 midnight.
- 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. 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.
 39. 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.
 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.
 41. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
 42. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
 43. If the final construction plans for the access road and brick wall are proposed with another POD, final plans for this project (building and parking) will not be approved until plans for the access road and brick wall are approved. A building permit will not be issued until the road and wall are built or bonded and no temporary or final certificate of occupancy will be issued until road and wall construction is complete and ready for public use.
- (Staff Report by Christina Goggin)**



ACTION: Approved

PLAN OF DEVELOPMENT

POD-42-03

Steak Escape – 3820 Gaskins Road

Foster & Miller, P.C. for Circuit City Stores, Inc. and Little General Store, 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, 2,657 square foot restaurant. The 0.763-acre site is located on the northwest corner of Mayland Drive and Gaskins Road on part of parcel 751-758-9042. The zoning is M-1C, Light Industrial 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 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-7C-81 shall be incorporated in this approval.
29. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.
30. 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. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up delivery facilities, the owner/occupant shall close the drive-up delivery facilities until a solution can be designed to prevent traffic backup.
33. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
34. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
35. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
36. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to issuance of a certificate of occupancy for this development.
37. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Christina Goggin)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-44-03

W. Broad Retail –7712 W. Broad Street

Balzer & Associates, Inc. for Victor Moes and MGT Construction: 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, 7,800 square foot retail building. The 0.74-acre site is located on the

southeastern corner of W. Broad Street (U.S. Route 250) and Cardinal Road on parcel 765-751-3714. The is zoning B-3, 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 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. All repair work shall be conducted entirely within the enclosed building.
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. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
33. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
34. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
35. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
36. 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.
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

TRANSFER OF APPROVAL

POD-46-01

Commerce Bank @ Virginia Center Station – 9811 Brook Road

John Kincheloe, AIA for South Trust Bank: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from Virginia Center Ventures, LLC to South Trust Bank. The 11.2-acre site is located at 9811 Brook Road on parcel 783-768-9219. The zoning is M-1C, Light Industrial District (Conditional). **(Fairfield)**

The bank building has not been constructed and the bank has now been sold. In order to obtain a building permit, a transfer of approval is necessary. 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 Ted McGarry)



ACTION: Approved

SUBDIVISION (*Deferred from the June 25, 2003, Meeting*)

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)** 20 Lots

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the revised plan.

The Department of Public Works and the Planning Office had several issues with the previous plan. The Department of Public Works requested a revised plan to bring Oak Hall Drive into conformity with the Department of Public Works road standards, to delineate the floodplain, and to provide proper side and rear yards abutting the RPA.

The Planning Office requested that the lots at the end of each cul-de-sac be redesigned to meet the requirements for cul-de-sac lots. 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 "20-foot strip to be conveyed to Theresa J. Jordan" shall either be conveyed or incorporated into Lots 16, 17, and 20 prior to recordation.

(Staff Report by Ted McGarry)

 **ACTION: Approved**

SUBDIVISION (*Deferred from the June 25, 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

Prior to the June 25, 2003, meeting, the applicant met with the Virginia Department of Health and discussed optional on-site systems, which may meet the Department of Health Criteria. As of the preparation date of the agenda, there has been no formal submission to the Health Department and no approval has been granted. Should the Commission act on this request, in addition the standard conditions for subdivisions not served by public utilities, the following additional conditions are recommended:

4. AMENDED – This approval is of the conditional plat only. Final approval shall be limited to Lots 1-8 and 17-22, Block A until such time as the Virginia Department of Health has granted approval for sewage disposal on remaining lots or until a final plat is prepared that conspicuously indicates all lot(s) not receiving Virginia Department of Health approval for sewage disposal and states that there shall be no construction on lots without such approval. Details of approved sewage disposal systems and reserved areas for such systems shall be included with the final construction plan prior to construction plan approval.

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

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

13. Each lot shall contain at least one acre, exclusive of the flood plain areas. The buildable area for each lot shall be outside the 100 year floodplain after filling is approved as set forth in conditions 16 and 17.

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

15. Prior to final approval, evidence shall be provided to the Planning Office that the 16-foot access easement and service road shown on the plat (to be removed), across lots 15-22 and the proposed public road, has been quit claimed and/or relocated.

16. Engineered fill shall be used for filling within the buildable area for a principal structure or accessory structure. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for review and approval by the Building Official prior to the issuance of a building permit on any lot with engineered fill. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

17. The fill and revisions to the 100 year floodplain shall be specifically approved in writing by the Federal Emergency Management Agency (FEMA). Evidence of this approval shall be submitted to the Director of Public Works and Planning prior to final approval of the construction plans.

18. Prior to recordation of the plat, the developer shall provide a buildable area plan showing information for each lot within the subdivision. These plans shall be a part of the revised construction plans submitted for review and for signature. The buildable area plan shall be a minimum of 1" to 50' scale or larger and shall show the buildable area for the principal structure, all setback dimensions, the minimum lot width (front building line), the area of each lot found to be suitable for the location of the septic drainfield system and reserved drainfield area on the lot, or alternative system, and if applicable, the 100 year floodplain location, the area of each lot exclusive of floodplain, and Chesapeake Bay Act Preservation areas and setback dimensions when applicable.

19. The applicant shall provide a 25-foot natural buffer along the eastern property line abutting Lots 17-22.

(Staff Report by Ted McGarry)



ACTION: Approved

SUBDIVISION (*Deferred from the May 28, 2003, Meeting*)

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**) 0 Lot

The applicant has requested to withdraw this plan from the Planning Commission agenda.

(Staff Report by Ted McGarry)



ACTION: Withdrawn

SUBDIVISION

Fort Gilmer Estates (July 2003 Plan)

Engineering Design Associates for William Rush and Dorothy W. Gardner and Lee Conner Realty: The 45.51-acre site is located approximately 1,500 feet north of Mill Road at the eastern terminus of Fortress Place on parcel 809-687-5989. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. (**Varina**) 34 Lots

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for subdivisions not served by public utilities, and the following additional conditions:

11. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Mill Road, shall be submitted to the Planning Office for

review and approval prior to recordation of the plat.
(Staff Report by Ted McGarry)



ACTION: Deferred to August 14, 2003

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION (*Deferred from the June 25, 2003, Meeting*)

POD-104-00

Sandston Senior Retirement Community (Formerly Sandston Plateau) (Reconsideration) 600 Old Williamsbrug Road

Engineering Design Associates for Southside Community Development & Housing

Corporation: Request for reconsideration of a plan of development and special exception, as required by Chapter 24, Sections 24-2, 29(c), 94(b) and 106 of the Henrico County Code, to construct a three-story, 100-unit independent living adult facility. The 19.135 acres site is located at 520 E. Williamsburg Road (U. S. Route 60) on parcel 831-715-9157. The zoning is R-5, General Residence District, A-1, Agricultural District 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 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 entrances and drainage facilities on (U.S. Route 60) shall be approved by the Virginia Department of Transportation and the County.
26. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Planning Office prior to any occupancy permits being issued.
27. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
28. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
29. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
30. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
31. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of

Transportation.

32. The owners shall not begin clearing of the site until the following conditions have been met:

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

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

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

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

33. 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.

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. The subdivision plat for Pine Creek South shall be recorded or an alternate secondary fire access drive shall be provided in accordance with the requirements of the Fire Marshall, prior to the issuance of an occupancy permit.

The following conditions are recommended to apply to the special exception authorizing construction of a three -story building:

1. The improvements to be constructed on the portion of the property zoned R-5 General Residence shall provide independent multi-family residential living accommodations and related services only for the elderly and/or handicapped persons (exclusive of management personnel), their spouses, children, brothers, sister or aides but in no event in excess of two (2) persons per bedroom or three (3) persons per apartment. For the purposes hereof the term "elderly" shall mean persons sixty-two (62) years of age or older.

2. Any building constructed on the portion of the property zoned R-5 General Residence shall be constructed substantially in accordance with and of the same exterior building materials as the building elevation shown on the plan entitled "Sandston Senior Retirement Community, Henrico County, Virginia" prepared by Edward Winks James Snowa Architects, P.C. dated 6/5/03 unless otherwise specifically requested by the Developer and approved by the Planning Commission. Such building shall contain at least the following features:

a) The building shall be completely fire sprinklered.

b) The following amenities shall be provided for the benefit of residents: elevator, two (2) card or game rooms, a library, an 850 square foot community meeting room with a service kitchen, trash chutes, and tenant storage rooms with individual storage cubicles, laundry rooms shall be

provided on each floor and additional services appropriate to age restricted housing may be offered.

- c) Perimeter landscaping and lighting shall comply with multi-family design standards.
- d) The following security measures shall be provided: emergency pull-cords in all bedrooms and bathrooms, which shall be monitored by management or by a monitoring service and a locked vestibule with controlled access

3. Any portion of the property which may be located within the one hundred-year (100-year) flood plain, as determined at the time of plan of development review, shall only be used for open space and passive recreational activities. No permanent or enclosed building (excluding buildings such as gazebos or picnic shelters), or parking spaces shall be constructed within such portion of the property.

4. No building constructed on the property shall exceed three (3) stories in height, exclusive of decorative architectural features.

(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-47-03

Virginia Credit Union @Dominion Village – Laburnum Avenue

Koontz-Bryant, P.C. and Skip Gelletly for VEPCO and EDJ Associates, 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, commercial bank. The 2.26-acre site is located southeast corner of Creighton Road and Laburnum Avenue on parcel 809-729-7165. The zoning is B-3C, Business District (Conditional). County water and sewer. **(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, 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 Laburnum Avenue 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. A standard concrete sidewalk shall be provided along the east side of Laburnum Avenue.
28. The proffers approved as a part of zoning case C-9C-03 shall be incorporated in this approval.
29. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
30. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
31. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
32. 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.
33. 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 may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/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.

(Staff Report by Michael Kennedy)



ACTION: Deferred to August 14, 2003

PLAN OF DEVELOPMENT

POD-48-03

Dominion Chevrolet Parking Deck – W. Broad Street

Timmons Group for The Linhart 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 three-story parking deck. The 9.13-acre site is located on the north line of W. Broad Street (U.S. Route 250) east of North Gayton Road extended (12050 W. Broad Street) on part of parcel 734-764-5375. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Three Chopt)**

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

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture and specifications and mounting

- height details shall be submitted for Planning Office review and Planning Commission approval.
23. The 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 proffers approved as a part of zoning case C-62C-98 shall be incorporated in this approval.
 26. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
 27. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Michael Kennedy)



ACTION: Approved

SUBDIVISION

Grey Oaks Park Drive (July 2003 Plan)

Youngblood, Tyler & Associates, P. C. for Route 271, LLC and Loftis Real Estate

Development, Inc.: The 3.76-acre site is located on the west side of Pouncey Tract Road between Shady Grove Road and Nuckols Road on parcels 738-772-9227. The zoning is A-1, Agricultural District. County water and sewer. **(Three Chopt)** 0 Lots

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

12. The details for the landscaping to be provided within the 10-foot-wide planting strip easement along Grey Oaks Park Avenue shall be submitted to the Planning Office for review and approved prior to recordation of the plat.
13. The proffers approved as part of zoning case C-16C-03 shall be incorporated in this approval.
14. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
15. A County standard sidewalk shall be constructed along one side of Grey Oaks Park Drive.
16. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

(Staff Report by Michael Kennedy)



ACTION: Approved

**LANDSCAPE & ALTERNATIVE FENCE HEIGHT PLAN
LP/POD-61-86**

Stony Run Townhouses –Rocky Creek Lane and Ridgefield Parkway

Winston D. Spain for Stony Run Townhouse Associates: Request for approval of a landscape and alternative fence height plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 5.11-acre site is located at 2026 Rocky Creek Lane on parcel 744-752-0544. The zoning is RTH, Residential Townhouse District. **(Tuckahoe)**

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

(Staff Report by Michael Kennedy)



ACTION: Approved

SUBDIVISION

W. Hermitage Park (July 2003 Plan) Greenway Avenue and Impala Drive

TIMMONS and J. Thomas O’Brien, Jr. for The Tetra Company: The 0.83-acre site is located at the northwest corner of the intersection of Greenway Avenue and Impala Drive, approximately 300 feet from the intersection of Impala Drive and Dumbarton Road on parcel 776-775-6163. The zoning is R-4, One-Family District. County water and sewer. **(Brookland) 4 Lots**

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for subdivisions not served by public utilities, and the following additional conditions:

12. Each lot shall contain at least 8,000 square feet, exclusive of the flood plain areas.
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 Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT (*Deferred from the May 28, 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)**

No additional information regarding the status of this project has been received since the previous agenda.

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: Approved

SUBDIVISION

The Manors of Sleepy Hollow (July 2003 Plan)

Koontz-Bryant, P.C. for Julia Frauser Robins Estate and Wilton Development

Corporation: The 42.02-acre site is located on the east line of Sleepy Hollow Road between Sleepy Hollow Road and N. Parham Road, approximately 800 feet south of its intersection with Derbyshire Road, at 411 Sleepy Hollow Road on parcels 751-737-3739 and 751-738-3309. The

zoning is R-1, One-Family Residence District and R-2, One-Family Residence District. County water and sewer. **(Tuckahoe)** 50 Lots

Staff has received numerous inquiries from citizens in the surrounding community regarding traffic and drainage issues, related both to this development and existing conditions in the area. Traffic studies in the area are being performed by the Department of Public Works. A portion of the lake on this property is proposed to be filled to accommodate development of some of the lots. The developer will be required to meet requirements and obtain all necessary permits from the U.S. Army Corps of Engineers and Department of Environmental Quality for impacts to waters of the U.S. prior to approval of the construction plans. Additionally, conditions to ensure the dam meets all applicable regulations will apply to this project.

A revised plan has been requested to address several issues, including lot layout and road design, right-of-way dedication, common area and access for the lake and dam, planting strip easements, and flood plain. The developer has scheduled a community meeting to address citizens concerns prior to the meeting.

A revised plan was received on the preparation date of the agenda and staff has not had an opportunity to complete its review. The staff recommendation will be made at the meeting. Should the Commission act on this request, the following 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 N. Parham Road and Sleepy Hollow Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

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

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

16. Any lot, in previously inundated areas, to be filled within the buildable area for a principal structure or accessory structure shall be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and report shall be submitted for review and approval by the Building Official prior to issuance of a building permit on any lot with engineered fill. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

17. The clearing of healthy trees measuring 6 or more inches in diameter on any lot shall be limited to areas required to accommodate dwellings, driveways, sidewalks, open yard areas, utility lines and any other areas typically required for construction of a dwelling, unless otherwise approved by the Director of Planning.

18. Prior to final subdivision approval, provide evidence to the Director of Public Works indicating if the dam is required to be included in the Virginia Dam Safety Program.

19. Prior to final subdivision approval, a dam breach analysis shall be submitted for review and approval to the Director of Public Works.

(Staff Report by Leslie News)



ACTION: Deferred to August 14, 2003

SUBDIVISION

Winterberry (July 2003 Plan)

Engineering Design Associates for Barbara Rozeta Jones Deberry, Frances Delores Jones Davis and Godsey Properties, Inc.: The 6.00-acre site is located along the western line of Springfield Road (State Route 157), at the intersection of Springfield Road and Olde Milbrooke Way on parcels 755-768-1347 and 2764. The zoning is R-3C, One-Family District (Conditional). County water and sewer. **(Brookland)** 13 Lots

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

12. Each lot shall contain at least 11,000, square feet.

13. The final plat shall contain a statement that this subdivision is on an abandoned coal mine site. The wording shall be approved by the Planning Staff and the County Attorney, and shall be conspicuously on the face of the plat.

14. Before the plat is recorded, the developer shall submit to the Planning Office a detailed report prepared by a qualified professional engineer specifying the proposed treatment of mine shafts and scars. The report shall be reviewed by the Design Division of Public Works, and shall be made a part of the construction plans approved for the subdivision.

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

16. The proffers approved as part of zoning case C-8C-03 shall be incorporated in this approval.

17. The detailed plant list and specification for the landscaping to be provided within the 25-foot-wide landscape strip along Springfield Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

(Staff Report by Michael Cooper)



ACTION: Approved

PLAN OF DEVELOPMENT (*Deferred from the June 25, 2003, Meeting*)

POD-38-03

Retail Shops – Town Center@ Twin Hickory

Hankins & Anderson for Retlaw 100, LCC: 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, 7,000 square foot retail center in an existing shopping center. The 0.67-acre site is located

approximately 800 feet north of the intersection of Nuckols and Twin Hickory Roads on 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 master plan, as requested. Staff is concerned that the current conceptual master plan does not accurately reflect the proffered open space requirements. Meetings have been scheduled with staff, the developer, and the residents of Twin Hickory to resolve all outstanding issues. The staff recommendation will be made at the meeting. Should the Commission act on this request in addition to the standard conditions for subdivisions served by public utilities, and 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.** Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
- 28.** Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
- 29.** Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
- 30.** 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.
- 31.** 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.
- 32.** No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
- 33.** Written approval from the adjacent property owner to the east (parcel 746-773-2756) authorizing the site work on his property is required prior to Planning Office approval of the construction plans.
- 34.** The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.

(Staff Report by Michael Cooper)

 **ACTION: Approved**

SUBDIVISION

Mayland Townes (July 2003 Plan)

Bay Design Group, P.C. for Jane Patterson Bernhard and Accent Builders & Developers, LLC: The 7.6-acre site is located on the north line of Mayland Drive, approximately 820 feet west of Parham Road on parcel 757-753-0896. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)** 42 Lots

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

12. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
 13. The proffers approved as part of zoning case C-62C-02 shall be incorporated in this approval.
 14. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
 15. The detailed plant list and specifications for the landscaping to be provided within the 30-foot-wide landscaped buffer along Mayland Drive shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
- (Staff Report by Michael Cooper)**

 **ACTION: Approved**

PLAN OF DEVELOPMENT

POD-46-03

Mayland Townes – 8640 Mayland Drive

Bay Design Group, P.C. for Jane Patterson Bernhard and Accent Builders & Developers, LLC: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct 42, two-story, townhouse units. The 7.6-acre site is located on the north line of Mayland Drive, approximately 820 feet west of Parham Road on parcel 757-753-0896. 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 had an opportunity to complete its review of the revised plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type and the following additional conditions are recommended:

23. The subdivision plat for Mayland Townes shall be recorded before any building permits are issued.
24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
26. The detailed plant list and specifications for the landscaping to be provided within the 30-foot-wide landscape buffer along Mayland Drive shall be included with the required landscape plans for review and approval.
27. The proffers approved as a part of zoning case C-62C-02 shall be incorporated in this approval.
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. 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. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
31. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Planning Office - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The bond shall become effective as of the date that the Homeowners Association assumes responsibility for the common areas.
32. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Michael Cooper)



ACTION: Approved

PLAN OF DEVELOPMENT (ARCHITECTURAL PLANS) (*Deferred from the June 25, 2003, Meeting*)

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 architectural plans for 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. 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)**

The Planning Commission approved the site plan for this project on May 28, 2003. The applicant requested that consideration of the architectural plans for the project be deferred to allow them to make changes to the façade, as recommended by staff. As of preparation date of the agenda, the staff has not received any revised plans from the applicant for review. The staff recommendation will be made at the meeting. There are no proposed changes to the Planning Commission's conditions of approval, dated May 28, 2003.

(Staff Report by Kevin Wilhite)



ACTION: Withdrawn

PLAN OF DEVELOPMENT

POD-41-03

Chipotle Mexican Grill @Short Pump Town Center

McKinney & Company for Short Pump Town Center, LLC and Chipotle Mexican Grill:

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, 2,790 square foot restaurant with outdoor dining. The 0.8-acre site is located approximately 350 feet north of W. Broad Street (U.S. Route 250) at 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 received revised 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:

- 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: Approved

PLAN OF DEVELOPMENT & REVISED MASTER PLAN

POD-45-03

Highwoods Plaza – 4650 Cox Road

McKinney & Company for Highwoods Markel Associates, LLC and Highwoods Realty Limited Partnership: Request for approval of a plan of development and revised master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a five-story, 120,000 square foot office building, a four-story, 110,000 square foot office building, and a two-story parking deck. The 36.117-acre site is located at 4650 Cox Road on parcels 749-766-9485; 749-766-6604; 749-765-7952; 750-765-0494, 4697 and 750-766-3162. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

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

(Staff Report by Jim Strauss)



ACTION: Approved

PLAN OF DEVELOPMENT (*Deferred from the June 25, 2003, Meeting*)

POD-33-03

Victory Nissan – W. Broad Street

Bay Design Group for Victory Automotive 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 two-story, 24,000 square foot automotive sales and service facility. The 5.94-acre site is located at the intersection of W. Broad Street (U.S. Route 250), John Rolfe Parkway and Old Three Chopt Road on parcel 740-761-8451. The zoning is B-3, Business District and A-1, Agricultural District. County water and sewer. **(Three Chopt)**

As of the preparation date of this agenda, the staff had not completed its review of the revised site plans, as requested. In addition, revised architectural plans have not been submitted.

Staff had recommended that the applicant revise this Plan of Development to address staff and agency concerns relating to site issues, and revise the architectural plans and the design of the building and coordinate the selection of materials, colors finishes and to harmonize with the architectural design guidelines for the area. The Planning Staff recommendation will be made at

the meeting.
(Staff Report by Jim Strauss)

 **ACTION: Approved**

APPROVAL OF MINUTES: June 25, 2003 Minutes

 **ACTION: Approved**

APPROVAL OF THE 2004 CALENDAR

 **ACTION: Approved**

WORK SESSION: Proposed Zoning Ordinance Amendment Regarding Permitted Height of Stage Towers in Residential Districts
(Staff Presentation by Ben Blankinship)

 **ACTION: Approved for Public Hearing**

DISCUSSION: Briefing on Office/Service Regulations and Development Standards
(Staff Presentation by David D. O'Kelly)

ADJOURN