

PLANNING COMMISSION

SUBDIVISIONS AND PLANS OF DEVELOPMENT

ACTIONS

May 28, 2003

The submission deadline for this hearing date was April 11, 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: Summerfield Woods(April 1998 Plan)

Magisterial District: Fairfield

Original No. of Lots: 5

Remaining Lots: 5

Previous Extensions: 3

Year(s) Extended: Recommendation Made at Meeting

FOR INFORMATIONAL PURPOSE ONLY

Subdivision: Four Mile Run, (May 2001 Plan)

Magisterial District: Varina

Original No. of Lots: 167

Remaining Lots: 167

Previous Extensions: 0

Year(s) Extended: 1 Year - 05/26/04

FARIFIELD

Deferred from the May 15, 2003 Rezoning Meeting

C-9C-03

Skip Gelletly for EJD Associates, Inc.: Request to conditionally rezone from B-3C Business District (Conditional) and O-2 Office District to RTHC Residential Townhouse District (Conditional) and B-3C Business District (Conditional), Parcels 809-729-7165 and part of Parcel 810-728-3075, containing 29.92 acres (RTHC – 22.86 ac.; B-3C - 7.059 ac.), located at the southeast intersection of Laburnum Avenue and Creighton Road. A townhouse and commercial development is proposed. The applicant proffers a maximum density of no more than 137 units to be developed on the site (The unit density shall not exceed 5.99 units/acre (137/22.86 acres). The RTH District allows a maximum density of nine (9) units per acre. The business use will be controlled by zoning ordinance regulations and proffered conditions. The Land Use Plan recommends Semi-Public. The site is also in the Airport Safety Overlay District. **(Staff Report by Jean Moore)**



ACTION: Approved

LIGHTING PLAN

LP/POD-119-98

Great To Go #3 –4101

Dominion Boulevard Perretz & Young for Woodfin Heating, Inc.: Request for approval of a lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code. The 2.34-acre site is located at the northeast corner of Dominion Boulevard and W. Broad Street (U.S. Route 250) on parcel 747-760-6472. The zoning is B-2C, Business District (Conditional). **(Three Chopt)**

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

(Staff Report by Michael Kennedy)



ACTION: Approved

SUBDIVISION WITH EXCEPTION *(Deferred from the April 23, 2003, Meeting)*

Hanover Estates (April 2003 Plan)

Potts, Minter & Associates, P.C. for CGDS Development Company, LLC: Request for approval of a conditional subdivision and exception pursuant to Section 19-4(c) of the Henrico County Code. The 27.7-acre site is located on the east line of Hanover Road at 445 and 505 Hanover Road approximately 1,000 feet north of Graves Road on parcels 831-723-4522 and 5867. The zoning is A-1, Agricultural District and ASO (Airport Safety Overlay) District. County water and sewer. **(Varina)** 21 Lots

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 the Oak Hall loop road

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 Lots 5 and 10 be redesigned to meet requirements for standard 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 reserved strip shall either be conveyed to parcel 830-723-9129 or incorporated into Lots 17, 18 and 21 prior to recordation.

(Staff Report by Ted McGarry)



ACTION: Deferred to June 25, 2003

SUBDIVISION

Williams Cove (May 2003 Plan)

G. Stuart Grattan for Maxine E. Johnson: The 30.37-acre site is located approximately 1,500 feet south of Local Street at 8751 Strath Road on parcel 817-680-5933. The zoning is A-1, Agricultural District and ASO (Airport Safety Overlay District). Individual well and septic tank/drainfield. (**Varina**) 6 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. Prior to requesting recordation, the developer shall furnish a letter from Dominion Virginia Power and Virginia Natural Gas Pipeline stating that this proposed development does not conflict with its facilities.

12. 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.

13. Each pair of lots shall provide a single shared driveway connecting to Strath Road.

(Staff Report by Ted McGarry)



ACTION: Approved

SUBDIVISION (*Deferred from the April 23, 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**)

The applicant has requested a deferral until the Planning Commission's meeting on July 23, 2003. (**Staff Report by Ted McGarry**)

 **ACTION: Deferred to July 23, 2003**

SUBDIVISION (*Deferred from the April 23, 2003, Meeting*)

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

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

The Planning Office received a revised plan on May 13, 2003, and the staff has not completed its review. The plan proposes private wells on each lot and a private alternative septic system on each lot as permitted by the Henrico County Code. The Planning Office recommends a boulevard entrance at Kingsland Road to make acceptable the length of Newstead Landing Drive. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions not served by public utilities, the following additional conditions are recommended:

4. **AMENDED** – A detailed soil analysis shall be performed and other requirements of the Henrico Health Department shall be met prior to final approval of the plat. Any lot(s) not meeting Health Department approval shall be so noted conspicuously on the plat giving the date tested; or, unsatisfactory areas shall be combined with adjacent approved lots; or, the Health Department shall certify to the Planning Office prior to recordation of the plat that any lot not meeting conventional private onsite sewage disposal regulations has been approved for installation of a private pre-engineered secondary treatment disposal system and reserved area in accordance with current Virginia Department of Health "Sewage Handling and Disposal Regulations." Details of any approved system and reserved area shall be included on the final construction plan prior to recordation of the plat.
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.
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. 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. Any lot 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 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 approved 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. Final approval shall only be granted to unfilled Lots 1-8 and 17-22, Block A and filled experimental Lot 13, Block A until such time as the Virginia Department of Health has granted approval for all remaining lots to be served with experimental pre-engineered secondary treatment disposal systems.

(Staff Report by Ted McGarry)



ACTION: Deferred to June 25, 2003

SUBDIVISION WITH EXCEPTION

Glendale Woods (May 2003 Plan)

Engineering Design Associates for James River Lumber Co., Inc. and Hamlin Homes:

Request for approval of a conditional subdivision and exception pursuant to Section 19-4 (c) of the Henrico County Code for one double frontage lot on Hob Nob Hill Road. The 91.98-acre site is located at the southeast intersection of Charles City Road (State Route 156) and Warriner Road on parcel 852-687-8364. The zoning is A-1, Agricultural District and ASO (Airport Safety Overlay District). Individual well and septic tank/drainfield. (**Varina**) 41 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. Prior to requesting recordation, the developer shall furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with its facilities.

12. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Charles City and Hob Nob Hill Roads shall be submitted

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

 **ACTION: Approved**

LANDSCAPE PLAN
LP/POD-86-02

Carmax – Richmond Expansion

Jeff Loman for Carmax Auto Super Stores: 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 3.8-acre site is located on the southeast corner of the intersection of Sadler and Old Sadler Roads on part of parcel 746-761-5525. The zoning is B-3C, Business District (Conditional). **(Three Chopt)**

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

(Staff Report by Jim Strauss)

 **ACTION: Approved**

LANDSCAPE & LIGHTING PLAN & SPECIAL EXCEPTION
LP/POD-48-00

Horsepen Road Townhouses-Phase 2

McKinney & Company for New Apartments LLC: Request for approval of a landscape and lighting plan, and special exception for a private noncommercial recreation area, as required by Chapter 24, Sections 24-106 and 24-106.2, 24-24-12(b) and 24-29(a) of the Henrico County Code. The 11.20-acre site is located at 6708 Darthmouth on parcels 766-742-8033; 767-742-1736; 767-741-2394 and 3268 and 766-741-9079. The zoning is R-5, General Family Residence District and R-5C, General Family Residence District (Conditional). **(Three Chopt)**

The applicant has submitted a request for Planning Commission approval of a special exception for the recreation area, as it is located on a separate parcel and by definition is not an accessory use. The recreational area is allowed as a conditional use permitted by special exception. As is normal procedure, staff makes no recommendation for regarding the special exception. It is the applicant's responsibility to present evidence to the Commission to support the request.

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

(Staff Report by Jim Strauss)

 **ACTION: Approved**

**TRANSFER OF APPROVAL
POD-19-97**

Westerre III – Westerre Parkway

Balzer & Associates, Inc. for Liberty Property Limited Partnership: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from Westerre Land Development, LLC and Trammel Crow Company to Liberty Property Limited Partnership. The 4.135-acre site is located along the west line of Westerre Parkway, approximately 1,000 feet south of W. Broad Street (U.S. Route 250) on part of parcel 749-759-7710. The zoning is B-2C, Business District (Conditional) and O-3C, Office District (Conditional). **(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 Kevin Wilhite)**



ACTION: Approved

**TRANSFER OF APPROVAL
POD-72-99**

Westerre IV – Westerre Parkway

Balzer & Associates, Inc. for Liberty Property Limited Partnership: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from Westerre Land Development, LLC and Trammel Crow Company to Liberty Property Limited Partnership. The 4.82-acre site is located along the south line of Westerre Parkway, approximately 1,100 feet south of W. Broad Street (U.S. Route 250) on part of parcel 749-759-7710. The zoning is O-3C, Office District (Conditional). **(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 Kevin Wilhite)**



ACTION: Approved

PLAN OF DEVELOPMENT (*Deferred from the April 23, 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 a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 6,722 square foot restaurant in a regional shopping center. The 1.49-acre site is located 680 feet north of W. Broad Street (U.S. Route 250) and approximately 1,500 feet west of Lauderdale Drive on parcel 736-764-3817. The zoning is B-

3C, Business District (Conditional) and WBSO (West Broad Street Overlay) District. Private water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not received revised architectural plans, as requested. In addition, site plan issues pertaining to the proposed entrance from the shopping center's access road and the location and details of the retaining wall within the 10-foot landscape buffer have not been resolved. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
24. Outside storage shall not be permitted
25. The proffers approved as a part of zoning case C-29C-98 shall be incorporated in this approval.
26. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.
27. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
28. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
29. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT & LIGHTING PLAN

POD-34-03

Parc Place @ Short PumpTown Center

McKinney & Company for Short Pump Town Center, LLC and SBRD No. 4, LP: 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, 96,535 square foot shopping center. The 8.57-acre site is located approximately 800 feet north of W. Broad Street (U. S. Route 250) and 600 feet west of Pouncey Tract Road (State Route 271) on parcel 739-763-1874. 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 issue of the location and details of the retaining wall within the 10-foot landscape buffer has not been resolved. No additional architectural plans have been received, but the applicant has stated that the design of all the buildings on the site will be of similar treatment. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

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

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

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

26. Outside storage shall not be permitted.

27. The proffers approved as a part of zoning case C-39C-98 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. 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. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.

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

(Staff Report by Kevin Wilhite)



ACTION: Approved

TRANSFER OF APPROVAL (*Deferred from the April 23, 2003, Meeting*)

POD-87-85

Quioccassin Station Shopping Center –8932 Quioccasin Road

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

As of the preparation date of the agenda, staff and the applicant have not come to an agreement on a date by which the deficiencies shall be corrected. The applicant has posted a bond. The staff

recommendation will be made at the meeting.
(Staff Report by Michael Cooper)



ACTION: Approved

**PLAN OF DEVELOPMENT
POD-32-03**

United Christian Church –Anoka and Fordson Roads

E. D. Lewis & Associates for Trustees of United Christian Church: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 6,685 square foot fellowship hall and a new parking lot. The 5.781-acre site is located on the northeast corner of Anoka and Fordson Roads, approximately 430 feet south of Fordson Road on parcel 757-749-6731. The zoning is R-3, One-Family Residence District. County water and sewer. (**Three Chopt**)

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan. Staff has requested that the applicant submit revised architectural plans showing the proposed exterior building colors. Staff has also requested screening details for the HVAC and mechanical equipment. 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. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.

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. 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 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**

SUBDIVISION

Brookland Gardens (May 2003 Plan)

Goodfellow, Jalbert, Beard & Associates for Stephanie G. Holmes: The 1.033-acre site is located at the southwest corner of Second and Ackley Avenues, approximately 800 feet east of CSX Railroad on parcel 773-754-0932. The zoning is R-3, One-Family Residence District. County water and sewer. **(Brookland)** 3 Lots

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. Public Works requested revised plans reflecting necessary right-of-way dedication and road improvements. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

12. Each lot shall contain at least 11,000 square feet.
13. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.

(Staff Report by Michael Cooper)

 **ACTION: Approved**

SUBDIVISION

New Market Place, Section B (May 2003 Plan)

Engineering Design Associates for Elliott Properties II: The 2.32-acre site is located on the eastern line of New Market Road (U.S. Route 5) approximately 800 feet northwest of McLean Street on parcels 801-703-7934 and 7169. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. **(Varina)** 5 Lots

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

12. Each lot shall contain at least 11,000 square feet.
13. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
14. Accessory buildings shall be located at least 35 feet from New Market Road.
15. The landscape plan for the 25-foot planting strip easement along New Market Road shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of the certificate of occupancy for the first house.
16. The proffers approved as part of zoning case C-78C-02 shall be incorporated in this approval.

(Staff Report by Michael Cooper)

 **ACTION: Approved**

SUBDIVISION

Greenbrooke (May 2003 Plan)

Youngblood, Tyler & Associates for Sadler Grove, LLC; William G. Swift c/o Main Street Properties; Oscar A. Crawford; Julius Houston Estate c/o Hortense Lee; Marie E. Burnette & et. Als.; Ellsworth Charles Pryor; Douglas H. Houston and Fidelity Properties, Ltd.: The 42.76-acre site is located at the northwest intersection of Dublin Road and Belfast Road adjacent to Interstate 295 on parcels 744-765-2664, 0530, 4795, 8338, 5906; and 745-765-2822, 1418, 8941, and 743-764-8795. The zoning is R-3C, One-Family Residence District (Conditional), C-1, Conservation District and C-1C, Conservation District (Conditional). County water and sewer. **(Three Chopt) 72 Lots**

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

12. The 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. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
 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. Prior to final approval, the developer shall furnish a letter from Plantation Pipe Line Company stating that this proposed development does not conflict with its 30-foot easement.
 17. Each lot shall contain at least 11,000 square feet exclusive of the flood plain areas.
 18. The proffers approved as part of zoning cases C-74C-02 and C-3C-03 shall be incorporated in this approval.
 19. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public Works, which addresses the possible future extension of any stub street.
- (Staff Report by Michael Cooper)**



ACTION: Deferred to June 12, 2003

PLAN OF DEVELOPMENT

POD-28-00 (Renewal)

Twin Hickory Office Building – 11282 and 11290 Nuckols

Road Jordan Consulting Engineers for Brandywine Operating Partnership L.P.: Request for renewal of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct a three-story, 74,500 square foot office building. The 6.97-acre site is located on the southeast corner of Nuckols Road and Twin Hickory Road on parcels 747-773-1506 and 746-772-9574. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Three Chopt)**

The staff recommends the renewal of 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. A standard concrete sidewalk shall be provided along the east side of Twin Hickory Road and the north side of Nuckols Road.
26. Employees shall be required to use the parking spaces provided at the rear of the building(s) as shown on the approved plans.
27. All repair work shall be conducted entirely within the enclosed building.
28. Outside storage shall not be permitted.
29. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
30. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
31. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
32. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
33. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
34. 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.
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.

(Staff Report by Christina Goggin)



ACTION: Approved

SUBDIVISION

The Ponds @ Dandridge Farm (Includes a Revision of Section A, Block F, Lots 5, 6, and 7)(May 2003 Plan)

Youngblood, Tyler & Associates, P.C. for Francis Run Associates, LC: The 8.974-acre site is located on the west line of Francistown Road approximately 75 feet north of Francis Marion Court on parcels 758-764-0333, 8282, 2245, 7838 and 759-764-1468. The zoning is R-3AC, One-Family Residence District (Conditional) and R-3C, One-Family Residence District (Conditional). County water and sewer. **(Brookland)** 21 Lots

As of the preparation date of the agenda, the Department of Public Works Environmental Division has not had an opportunity to complete their review of the revised plan to ensure that the plan provides adequate usable area outside the Resource Protection Area (RPA) limits. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

12. Each lot shall contain at least 9,500 square feet, exclusive of the flood plain areas.
 13. The limits and elevation of the 100 year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100 year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."
 14. The detailed plant list and specifications for the landscaping to be provided within the 20-foot-wide planting strip easement along Francistown Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
 15. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
 16. The proffers approved as part of zoning cases C-35C-99 and C-59C-02 shall be incorporated in this approval.
 17. 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.
 18. 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.
 19. Guardrail shall be provided in accordance with the requirements of the Traffic Engineer.
- (Staff Report by Christina Goggin)**



ACTION: Approved

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

POD-68-02

Blackwood Retail

GlenEagles 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 September 24, 2003.

(Staff Report by Christina Goggin)



ACTION: Deferred to September 24, 2003

SUBDIVISION

New Market Flats (May 2003 Plan)

Richard L. Baird, Jr. for Eva Johnson Scillia and P. D. Sweet: The 11.77-acre site is located on the west side of Turner Road, approximately 1,200 feet north of Camp Holly Drive on parcel 829-686-5562. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Varina)** 9 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. Each lot shall contain at least 43,560 square feet.
12. The plan must be redesigned to provide at least the 150 foot minimum lot width required and as regulated by Chapter 24, of the Henrico County Code.
13. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Turner Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
14. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
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.

(Staff Report by Christina Goggin)



ACTION: Approved

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

POD-22-03

Bethlehem Road Office Building – Bethlehem Road

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

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: Deferred to July 23, 2003

LANDSCAPE & LIGHTING PLAN

LP/POD-14-01

Mayland and Parham Office Building – N. Parham Road

Timmons Group for Mayland Investors, LLC: Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 12.15-acre site is located approximately 60 feet from the northeast corner of the intersection at N. Parham Road and Mayland Drive, and fronting 211 feet on N. Parham Road and 1,234 feet on Mayland Drive on parcel 758-752-8267. The zoning is O-2, Office District. **(Three Chopt)**

A revised plan was received on the preparation date of the agenda, and staff therefore 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 standard conditions for landscape and lighting plans are recommended.

(Staff Report by Leslie News)



ACTION: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-25-02

BB&T - 4799 S. Laburnum Avenue

Carter Robertson for Don Cassada, BB&T: Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 1.39-acre site is located on the northeast corner of the intersection of S. Laburnum Avenue and Finlay Street on parcels 815-715-9860, 816-715-1063 and part of 816-715-1082. The zoning is O-2C, Office District (Conditional) and ASO (Airport Safety Overlay District). **(Varina)**

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

6. Lighting shall be reduced to no more than a security level following the close of business operations.

(Staff Report by Leslie News)



ACTION: Approved

APPROVAL OF MINUTES: April 23, 2003 Minutes



ACTION: Approved

WORK SESSION: Scott Road Small Area Land Use Study
(Staff Report by Mark Bittner)

 **ACTION:** Deferred to August 14, 2003

ADJOURNed at 11:04 a.m.