

PLANNING COMMISSION

SUBDIVISION AND PLANS OF DEVELOPMENT

ACTIONS

September 24, 2003

The submission deadline for this hearing date was August 8, 2003.

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS:

EXPEDITED AGENDA:

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL

FOR INFORMATIONAL PURPOSE ONLY

Subdivision: The Cottages @Cross Ridge (Sept. 2002 Plan) (Sec. 2 and 3 Revised)

Magisterial District: Brookland

Original No. of Lots: 92

Remaining Lots: 16

Previous Extensions: 0

Year(s) Extended: 1 Year - 09/22/04

Subdivision: The Cottages @ CrossRidge, Sec. 4(Sept. 2002 Plan)

Magisterial District: Brookland

Original No. of Lots: 126

Remaining Lots: 126

Previous Extensions: 0

Year(s) Extended: 1 Year - 09/22/04

Subdivision: New Market Place (September 2002 Plan)

Magisterial District: Varina

Original No. of Lots: 15

Remaining Lots: 15

Previous Extensions: 0

Year(s) Extended: 1 Year 09/22/04

Subdivision: The Park @ TwinHickory Collector Roads (July 2002 Plan)

Magisterial District: Three Chopt

Original No. of Lots: 0

Remaining Lots: 0

Previous Extensions: 0
Year(s) Extended: 1 Year - 09/22/04

Subdivision: Osborne Acres (August 1999 Plan)
Magisterial District: Varina
Original No. of Lots: 17
Remaining Lots: 17
Previous Extensions: 3
Year(s) Extended: 1 Year - 9/22/04

TRANSFER OF APPROVAL

POD-43-82

LaPetite Academy
9211 Quioccasin Road

Colony Management Corporation for Colony Building, LLC: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from Castlewood Realty Company, Inc. to Colony Building, LLC. The .976-acre site is located on the south side of Quioccasin Road approximately 224 feet west of Inez Road on parcel 750-745-3671. The zoning is O-1C, Office District (Conditional) and B-1C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

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

1. The site improvements, as identified on the plan dated May 20, 2003, shall be completed by October 20, 2003.



ACTION: Approved

TRANSFER OF APPROVAL

POD-10-80

Mechanicsville Pitstop
2301 Mechanicsville Turnpike

Altaf A. Ladhani for Richmond Petroleum Marketing, Inc.: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from Prasham, LLC to Richmond Petroleum Marketing, Inc. The 0.859-acre site is located at 2301 Mechanicsville Turnpike (U.S. Route 360) on parcel 799-728-4562. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

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

1. A bond shall be posted to cover the site deficiencies as identified in the inspection report, dated August 20, 2003, no later than October 1, 2003.
2. The relocation of the dumpsters, removal of trash and debris and placement of stop bars and signs at all entrances shall be completed by October 15, 2003.
3. Parking spaces shall be restriped and damaged curbing shall be repaired by October 15, 2003, unless a revised plan of development is submitted prior to that date.

 **ACTION: Approved**

TRANSFER OF APPROVAL

POD-20-93

Service Merchandise @ Circuit City Plaza

Troutman Sanders, LLP for Sledd Properties LLC: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from J M Newco Glen Allen, LLC to Sledd properties, LLC. The 5.3-acre site is located at 9860 W. Broad Street (U.S. Route 250) on parcel 753-759-5245. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

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

1. A bond shall be posted to cover the site deficiencies as identified in the inspection report, dated September 12, 2003, and such deficiencies shall be corrected by October 24, 2003.

 **ACTION: Deferred to October 22, 2003**

TRANSFER OF APPROVAL

POD-11-03

Spring Arbor Assisted Living- Flintwood Drive

Spring Arbor of Richmond Limited Partnership: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County from Code HHHunt Assisted Living, Inc. to Spring Arbor of Richmond Limited Partnership. The 5.5-acre site is located on the southeast corner of the intersection of Ridgefield Parkway and Flintwood Drive on parcel 745-751-3992. The zoning is R-6C, General Residence District (Conditional). County water and sewer. **(Tuckahoe)**

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.

 **ACTION: Approved**

SUBDIVISION

Eagle's Nest (September 2003 Plan)

Potts, Minter & Associates, P.C. for Finer Homes, Inc., Darbytown Development, Marie W. Lane, William F. & Judy R. Walker, John E. Teichert, Sr., James & Mildred Campbell, and Harry F. & J. S. Balacke: The 45.44-acre site is located at the southwest corner of the intersection Darbytown and Willson Roads on parcels 810-702-9087, 5017; 811-702-2019, 2097, 2204, 2273, 3350 and 811-701-2679. The zoning is R-2AC, One-Family Residence District (Conditional), R-2C, One-Family Residence District (Conditional) and R-3C, One-Family Residence District (Conditional). County water and sewer. (**Varina**) 81 Lots

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. The current plan does not meet several proffered requirements, including density limitations. The staff recommendation will be made at the meeting.



ACTION: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-1-03

Strasser Car Wash – Pump Road

Balzer & Associates, Inc. for Trafeo, 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 1.00-acre site is located on the western line of Pump Road, approximately 280 feet north of the intersection of Church Road and Pump Road on parcel 739-755-3445. The zoning is B-3, Business District. (**Three Chopt**)

A revised plan has been requested to address annotations on the plan, which include provision of perimeter landscaping and suggested revisions to the landscaping proposed in the 35-foot transitional buffer. As of the preparation date of the agenda, staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for landscape and lighting plans are recommended.



ACTION: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-24-03

Sheetz – 7035 W. Broad Street

Balzer & Associates for Emerywood, LLC and Sheetz, Inc.: Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24.106.2 of the Henrico County Code. The 2.376-acre site is located at the southwest corner of the intersection of Emerywood Parkway and W. Broad Street (U.S. Route 250) on parcel 766-747-7212. The zoning is M-1, Light Industrial District. (**Three Chopt**)

A revised plan has been requested to address annotations on the plan, which include resolving conflicts between easements, light poles, and trees, and redesign of the proposed landscaping along the W. Broad Street frontage. As of the preparation date of the agenda, staff has not received a revised plan. The staff recommendation will be made at the meeting.

 **ACTION: Approved**

PLAN OF DEVELOPMENT

POD-61-03

3005 Mechanicsville Turnpike – Parking Lot

Jeffrey S. Tyler for William Kemp: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 5,200 square foot parking lot for an existing office building. The 1.54-acre site is located at 3005 Mechanicsville Turnpike (U.S. Route 360) at the southeast corner of the intersection of Mechanicsville Turnpike (U.S. Route 360) and Oak Hill Lane on parcel 800-731-8336. The zoning is O-2, Office District. **(Fairfield)**

As of the preparation date of the agenda, the staff has not had an opportunity to review 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, 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. Outside storage shall not be permitted.
26. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
27. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
28. 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. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
31. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as

determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.



ACTION: Deferred to October 22, 2003

SUBDIVISION

Hickory Grove (September 2003 Plan)

Koontz-Bryant, P.C. for Carol Sacra: The 5.26-acre site is adjacent to Old Nuckols Road on the south side, approximately 1000 feet east of Shady Grove Road intersection on parcel 744-773-8230. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)** 32 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 subdivisions served by public utilities, the following additional conditions are recommended:

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. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
15. The proffers approved as part of zoning case C-17C-03 shall be incorporated in this approval.



ACTION: Approved

LANDSCAPE PLAN

LP/POD-15-03

Chic-Fil-A @ Tuckernuck Plaza – W. Broad Street

Bohler Engineering for Broad Street F.F., LLC & Chick-Fil-A, Inc.: 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 0.93-acre site is located on the northwest corner of Tuckernuck Drive and W. Broad Street (U.S. Route 250) on part of parcel 757-757-9923. The zoning is B-2, Business District. **(Brookland)**

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



ACTION: Approved

PLAN OF DEVELOPMENT

POD-53-03

Dominion Village– Phase 2

Creighton Road and Laburnum Avenue

Koontz-Bryant, P.C. and Skip Gelletly for VEPCO c/o Dominion 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, 9,967 square foot daycare/learning center and two, one-story, 5,000 square foot retail building additions to a shopping center. The 2.92-acre site is located on the 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)**

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

23. The right-of-way for widening of Creighton Road 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 required building setback shall be measured from the proposed right-of-way line and the parking shall be located behind the proposed right-of-way line.

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

28. A standard concrete sidewalk shall be provided along the south side of Creighton Road.

29. The proffers approved as a part of zoning case C-9C-03 shall be incorporated in this approval.

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

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

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

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

Continued

34. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

35. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to issuance of a certificate of occupancy for this

development.

36. The 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 by the Planning Commission.

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

38. 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.



ACTION: Approved

SUBDIVISION

Windsor Oaks (September 2003 Plan)

E. D. Lewis & Associates, P.C. for Continental Development Corporation: The 9.18-acre site is located approximately 1,700 feet south of Darbytown Road at the southern terminus of Oakington Drive on parcel 823-694-4202. The zoning is R-2AC, One-Family Residence District (Conditional). County water and septic tank/drainfield. (**Varina**) 3 Lots

The Windsor Oaks (May 1999 Plan) was granted conditional approval for 52 lots on a single point of access. Its layout provided a stub street to a future section. Conditional approval was granted with the condition that a second point of access be provided with the future section. The future section showed stub streets connecting to parcels to the east and south. The east parcel contained the proposed Hunt Valley subdivision, which has expired. The south parcel has been granted final subdivision approval for 5 lots, all fronting Doran Road. The future section is the location of the September 2003 plan. This plan proposes making Oakington Drive a permanent cul-de-sac with three large lots on 9.18 acres and no additional road connection.

The applicant must present his case for an exception from the Planning Commission policy limiting a single point of access to 50 lots. Approval of the exception would permit 55 lots on a single point of access.

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:

11. The proffers approved as part of zoning case C-20C-99 shall be incorporated in this approval.

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

13. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common easements 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.

 **ACTION: Approved**

PLAN OF DEVELOPMENT

POD-43-03

Laburnum Racetrack Self Storage – E. Laburnum Avenue and Vawter Avenue

Townes Site Engineering for Campbell Virginia Properties, LLC and Harlan Construction Company Inc.: Request for approval of a plan of development and master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story self storage warehouse complex consisting of 111,645 sq. ft. of self-storage units with a 3,000 sq. ft. two-story office/residence and future phases consisting of two one-story office buildings totaling 34,972 sq. ft. The 15.44-acre site is located at the northeast corner of the intersection of Vawter and Laburnum Avenue on parcel 799-737-4491. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Fairfield)**

There is one outstanding issue. The Department of Public Works has requested a revised plan for the BMP redesign. 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 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-70C-02 shall be incorporated in this approval.
26. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
27. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
28. 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.
31. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction plans needed to implement this conceptual plan 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.



ACTION: Approved

PLAN OF DEVELOPMENT

POD-52-03

Virginia Center Station Shopping Center – Brook Road (POD-4-03 Revised)

Wingate & Kestner for BFLD, LLC: Request for approval of a revised plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 53,860 square foot shopping center. The 8.68-acre site is located on the east line of Brook Road (U.S. Route 1) between Virginia Center Parkway and Technology Park Drive (PVT). The zoning is M-1C, Light Industrial District (Conditional) and M-1, Light Industrial District. County water and sewer. **(Fairfield)**

There are two outstanding issues. First, the proposed plan is not consistent with the Master Plan previously approved as part of an earlier phase. The plan is different with regards to parking layout and loading spaces. A revised plan is included in the Commission's packet. Its review is incomplete.

Second, architectural elevations have been provided for one building. Architectural plans for each building are required and have not been provided. 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 entrances and drainage facilities on Brook Road shall be approved by the Virginia Department of Transportation and the County.
24. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Planning Office prior to any occupancy permits being issued.
25. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
26. The proffers approved as a part of zoning case C-58C-00 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 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. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
31. 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. 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 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.

34. 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.



ACTION: Approved

PLAN OF DEVELOPMENT & LIGHTING PLAN

POD-55-03

Wilhook - Parham Office Building –E. Parham Road (POD-56-02 Revised)

Bay Design Group, P.C. for Wilhook, LLC c/o Henry Wilton: Request for approval of a revised plan of development and lighting plan as required by Chapter 24, Section 24-106 of the Henrico County Code to construct two, one-story office/warehouses with a total of 12,580 square feet. The 3.49-acre site is located on the north line of Parham Road approximately 1,400 feet east of Ackley Avenue on part of parcel 773-757-5549. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Fairfield)**

There are two outstanding issues. First, the Stream Protection Area prohibits construction of the BMP within its boundary. A revised plan to solve this problem is necessary and has not been received.

Second, the lighting plan needs to be revised to move the light poles out of the landscape islands and increase the lighting between the buildings. As of the preparation date of the agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

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

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

24. The proffers approved as a part of zoning case C-75C-99 shall be incorporated in this approval.

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

26. Deviations from County standards for pavement, curb or curb and gutter design shall be

approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.

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

28. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

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.



ACTION: Approved

ALTERNATIVE FENCE HEIGHT

Central Gardens, Section A Subdivision
1804 Carneal Street

Eunice Hunter: Request for approval of an alternative fence height plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code Code. The 9800 sq. ft. lot is located on the north line of Carneal Street between Beau Lane and Apollo Road at 1804 Carneal Street on parcel 799-727-8165. The zoning is R-4 One-Family Residence District, and ASO (Airport Safety Overlay District). (**Fairfield**)

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



ACTION: Deferred to October 22, 2003

SUBDIVISION

Four Mile Run (September 2003 Plan)

Engineering Design Associates, for Emory F. and Virginia S. Mosely: The .434-acre site is located at the eastern terminus of Goldeneye Lane on part of parcel 821-686-0727. The zoning is A-1, Agricultural District. County water and sewer. (**Varina**) 0 Lot

This request is for conditional approval to construct a public road connecting existing Section A to conditionally approved Section E of Four Mile Run Subdivision. Stub connections are provided to accommodate a potential future section of the subdivision. Staff recommends conditional approval subject to the annotations on the plans, and the standard conditions for subdivisions served by public utilities.

 **ACTION: Approved**

SUBDIVISION

Dedication of a Portion of County Concept Road (85-1) and Richmond Henrico Turnpike (September 2003 Plan)

Timmons Group for Richmond International Raceway, Inc.: The 2.38-acre site is located approximately 0.3 mile east of the intersection of Richmond & Henrico Turnpike and Azalea Avenue on parcel 796-747-9944. The zoning is O-2C, Office District (Conditional) and M-1, Light Industrial District. **(Fairfield) 0 Lot**

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

 **ACTION: Approved**

PLAN OF DEVELOPMENT

POD-60-03

Circuit City @ Short PumpTown Center

McKinney & Company for Short Pump Town Center, LLC and Circuit City Stores, 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, 34,573 square foot retail building. The 3.23-acre-site is located approximately 200 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, staff has not completed its review of the additional information submitted by the applicant to address the staff comments. 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. All repair work or installation shall be conducted entirely within the enclosed building.
25. Outside storage shall not be permitted.
26. The proffers approved as a part of zoning case C-29C-98 shall be incorporated in this approval.
27. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
28. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building

permit.

29. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

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



ACTION: Approved

PLAN OF DEVELOPMENT & LIGHTING PLAN

POD-57-03

SunTrust Bank @John Rolfe Commons Shopping Center (POD-79-01 Rev.)

Jordan Consulting Engineers, P.C. for The Wilton Companies, LLS and SunTrust Real Estate Corporation: Request for approval of a plan of development and site lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 3,304 square foot bank. The 1.293-acre site is located on the north side of Ridgefield Parkway approximately 600 feet west from John Rolfe Parkway (proposed) in the John Rolfe Commons Shopping Center on part of parcel 736-751-6741. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

Wilton Companies has submitted a revised shopping center master plan increasing the number of out parcels from 7 to 9. The County is currently reviewing a plan to convert the BMP from above ground to below ground. This change will provide the additional pad sites when constructed. 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. Outside storage shall not be permitted.

26. The proffers approved as a part of zoning case C-66C-88 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. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up teller facilities, the owner/occupant shall close the drive-up teller facilities until a solution can be designed to prevent traffic backup.

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 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.

34. The revised master plan, as submitted with this application is for planning and informational purposes only.

35. The total number of out parcels in the shopping center will remain seven if the underground water detention facility is not constructed per revised POD plans submitted for County review and approval.



ACTION: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-79-01

John Rolfe Commons Shopping Center – Ridgefield Parkway

James River Nurseries, Inc. for The Wilton Companies, 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 35-acre site is located on the northwest corner of Ridgefield Parkway and proposed John Rolfe Parkway on part of parcel 736-751-6741. The zoning is B-2C, Business District (Conditional) and O-2C, Office District (Conditional). (**Tuckahoe**)

A revised plan has been requested to address annotations on the plan, which include resolving conflicts between easements, light poles, and trees; redesign of the streetscape and entrance plantings in the proffered landscape buffer along the frontage of the site; and additional buffer plantings in limited areas along the rear of the site. As of the preparation date of the agenda, staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for landscape and lighting plans are recommended.



ACTION: Approved

PLAN OF DEVELOPMENT

POD-59-03

The Villas at Innsbrook –Nuckols Road

Foster & Miller, P.C. for Atack/Kornblau Coles Investments, L.C.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 56 residential condominium units for sale, in seven two-story buildings and including detached garages. The 7.7-acre site is located at 10801 Nuckols Road on the south line of Nuckols Road, approximately 400 feet east of its intersection with Cox Road on parcel 751-766-9555. The zoning is R-5C, General Residence District (Conditional). County water and sewer.
(Three Chopt)

A revised plan has been requested to address several issues, including improved access for fire and delivery vehicles, handicap accessibility issues, recreational vehicle parking, revised elevations for the garages, and calculations to demonstrate compliance with proffered conditions. Additionally, additional information documenting the accurate location of existing trees to remain, and more specific details regarding proposed landscaping along the southern property line, as discussed during the rezoning of this property, has been requested to be provided. As of the preparation date of the agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The unit house numbers shall be visible from the parking areas and drives.
24. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard streets name signs shall be ordered from the County and installed prior to any occupancy permit approval.
25. The right-of-way for widening of Nuckols Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
26. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
27. 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.
28. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
29. A standard concrete sidewalk shall be provided along the south side of Nuckols Road.
30. The proffers approved as a part of zoning case C-14C-03 shall be incorporated in this approval.
31. 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.
32. 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.
33. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standards 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.

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. 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.

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.

38. Prior to the conveyance of any condominium units, condominium documents describing development controls and maintenance of the property shall be recorded in the Clerk's Office of the Circuit Court of Henrico County, Virginia. Such documents shall require there to be a Homeowners Association of condominium owners that shall be responsible for the enforcement of the restrictive covenants, including, but not limited to, maintenance of the common areas.



ACTION: Approved

PLAN OF DEVELOPMENT

POD-62-03

Carrier Corporation UTR Parts Store – Orville Road

Beamon & Associates for Loveland Distributing Company, 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, 60,000 square foot office/warehouse. The 7.20-acre site is located on the northwest corner of Orville Road and Westmoreland Street on part of parcel 776-739-4008. The zoning is M-2, General Industrial District. County water and sewer. **(Brookland)**

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

 **ACTION: Approved**

**LANDSCAPE & LIGHTING PLAN AND SPECIAL EXCEPTION
LP/POD-71-02**

Tom Leonard's at Brookhollow

Timmons Group for G3 Investment, LLC.: Request for approval of a landscape plan and a special exception for a seasonal sales area and a temporary sales area, as required by Chapter 24, Sections 24-106 and 24-106.2 and Section 24-63(b) of the Henrico County Code. The 6.3-acre site is located at 4150 Brookriver Drive on parcel 743-762-6518. The zoning is M-1C Light Industrial District (Conditional). **(Three Chopt)**

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

 **ACTION: Approved**

**LIGHTING PLAN
LP/POD-2-03**

BMW Parking Lot

E. D. Lewis & Associates, P. C. for Virginia Home for Boys: Request for approval of a lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code. The 1.34-acre site is located at 8716 W. Broad Street (U. S. Route 250) on parcels 760-755-6897 and 760-757-5611. The zoning is B-3, Business District. **(Brookland)**

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

 **ACTION: Approved**

PLAN OF DEVELOPMENT (*Deferred from the May 28, 2003, Meeting*)
POD-68-02

Blackwood Retail Glen Eagles Shopping Center Ridgefield Parkway

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 January 28, 2004.

 **ACTION: Deferred to January 28, 2004**

PLAN OF DEVELOPMENT

POD-54-03

Woodland Center Flex Condos – Eastpark Court

Resource International, Ltd. And Empire Development for Liberty Property Development Corporation and Mid-Atlantic Entry Systems, Inc.: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code to construct five, one-story, 6,000 square foot office/warehouse buildings. The 5.47-acre site is located on the south line of Eastpark Court approximately 600 feet west from Airport Drive on part of parcel 822-719-6631. The zoning is M-1, Light Industrial District. County water and sewer. **(Varina)**

A deferral has been requested until the Planning Commission's meeting on October 22, 2003.

 **ACTION: Deferred to October 22, 2003**

SUBSTANTIALLY IN ACCORD – RESOLUTION: Clarke-Palmore Historic Site Substantially In Accord with the County of Henrico Comprehensive Plan **(Varina District)**

 **ACTION: Approved**

DISCUSSION ITEM: Consideration of change of the Planning Commission, Rules and Regulations and Calendar relative to filing deadline for new applications for rezoning and provisional use permit requests.

APPROVAL OF MINUTES: July 23, 2003 Minutes

 **ACTION: Approved**

BEGINNING AT 11:00 A.M.

PUBLIC HEARING: *SCOTT ROAD STUDY PLAN AMENDMENTS*: Public hearing on proposed amendment to the 2010 Land Use Plan and 2010 Major Thoroughfare Plan for the Scott Road Study Area.



ACTION: Approved

ADJOURNed at 1:20 p.m.