

PLANNING COMMISSION

SUBDIVISIONS AND PLANS OF DEVELOPMENT

ACTIONS

December 15, 2004

FOR INFORMATIONAL PURPOSES ONLY

Subdivision: Claytonshire (December 2001 Plan)

Magisterial District: Brookland

Original No. of Lots: 20

Remaining Lots: 2

Previous Extensions: 1

Year(s) Extended: 2 Years (12/20/06)

PLAN OF DEVELOPMENT (*Deferred from the November 17, 2004, Meeting*)

POD-47-04

Retail Building & Bank – Town Center @ Twin Hickory – Nuckols Road

Hankins & Anderson for Twin Hickory (E&A), 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 4,000 square foot retail building, a 3,700 square foot bank with drive-thru facilities and associated parking. The 1.61-acre site is located at the southwest intersection of Old Nuckols Road and Nuckols Road in the Town Center @ Twin Hickory Shopping Center on parcel 745-773-9641. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, staff has not had an opportunity to complete its review of the revised plan. As well, staff has not received the building elevations and floor plans for the bank, nor the revised building elevations for the retail building, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.

11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture and specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.

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

24. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
 25. A standard concrete sidewalk shall be provided along the south side of Old Nuckols Road.
 26. The proffers approved as a part of zoning cases C-19C-94, C-56C-94, C-49C-96 and C-68C-99 shall be incorporated in this approval.
 27. No merchandise shall be displayed or stand outside of the buildings or on sidewalks.
 28. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
 29. The ground area covered by all buildings shall not exceed in the aggregate 25 percent of the total site area.
 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. 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.
 32. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning 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. 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.
- (Staff Report by Michael Cooper)**



ACTION: Approved

PLAN OF DEVELOPMENT

POD-81-04

Hickory Park Office Condos

Nuckols Road and Hickory Park Drive

Youngblood, Tyler & Associates, P.C. for HHHunt Corporation: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 15, one and two-story office buildings totaling approximately 165,000 square feet. The 17.64-acre site is located on the west side of Nuckols Road, approximately 1,500 feet southeast of the intersection of Nuckols Road and Twin Hickory Road on part of parcel 747-771-2430. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

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

23. The 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.

24. The right-of-way for widening of Hickory Park Drive 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.

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

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

27. The proffers approved as a part of zoning case C-13C-02 shall be incorporated in this approval.

28. 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.

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

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

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

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

(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT & ALTERNATIVE FENCE HEIGHT PLAN

POD-83-04

Fieldcrest Townhouse Apartments – 3711 Delmont Street

Townes Site Engineering for Fieldcrest Apartment Limited Partnership: Request for approval of a plan of development and alternative fence height plan, as required by Chapter 24, Sections 24-106 and 24-95(L)(6) of the Henrico County Code, to construct 29, two-story, townhouse apartment units and a six-foot, decorative wrought iron fence in the front yard. The

2.57-acre site is located on the east line of Delmont Street, approximately 192 feet north of E. Ladies Mile Road on parcels 793-737-6038, 7746, 7829 and 7328. The zoning is R-5, General Residence District. 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:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
 11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture and specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
 23. The right-of-way for widening of Delmont Street 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 developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
 26. Outside storage shall not be permitted.
 27. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
 28. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
 29. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
 30. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
 31. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
 32. The unit house numbers shall be visible from the parking areas and drives.
 33. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be ordered from the County and installed prior to any occupancy permit approval.
- (Staff Report by Christina Goggin)**



ACTION: Approved

PLAN OF DEVELOPMENT & PHASE TWO MASTER PLAN

POD-84-04

Highwoods Plaza – Buildings D, E, F and G
Sadler Road

McKinney & Company for Highwoods Realty LP, 4501 and 4521 Highwoods Parkway, LLC, and 4600 Cox Road II, LLC: Request for approval of a plan of development and phase two master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct two, 151,776 square foot, six-story office buildings for a total of 303,532 square feet, and two five-story (six level) parking decks; and a master plan for one, 75,888 square foot, three-story office building, and one, 50,599 square foot, two-story office building for a total of 126,482 square feet, and an additional three-story (four level) parking deck. The 36.12-acre site is located at the southwest corner of Cox Road and Sadler Place on parcels 750-766-3162, 750-765-0494, 750-765-4697 and 749-765-7952. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, staff has not completed its review of the revised plan. The staff recommendation will be made at the meeting.

(Staff Report by Jim Strauss)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-85-04

Wilton Park, Phase II – 4901 Dickens Road

Koontz-Bryant, P.C. for Alabama 1031 Property Exc. And The Wilton Companies: 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, 35,000 square foot office building. The 6.06-acre site is located at the southwest corner of the intersection of Staples Mill Road (U.S. Route 33) and Dickens Road, adjacent to I-64 on parcel 774-743-7373. The zoning is O-2, Office District. County water and sewer. **(Brookland)**

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

23. The right-of-way for widening of Dickens 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 entrances and drainage facilities on Staples Mill Road (U.S. Route 33) and I-64 shall be approved by the Virginia Department of Transportation and the County.

26. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of

Planning prior to any occupancy permits being issued.

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

28. Outside storage shall not be permitted.

29. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.

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

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

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

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

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

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

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

(Staff Report by Christina Goggin)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-86-04

Glenside Woods, Section One – Glenside Drive

Bay Design Group, P.C. for Wilton Development Corporation: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 41, two-story townhouses for sale. The 10.92-acre site is located approximately 1,500 feet west of the intersection of Glenside Drive and Staples Mill Road (U.S. Route 33) on part of parcel 771-748-5588. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Brookland)**

As of the preparation date of the agenda, staff has not received the additional information requested from the applicant. Specifically, staff has asked the applicant to provide details for the privacy fence as well as the water feature for the BMP. Additionally, the Traffic Engineer has asked the applicant to provide a revised design for a section of Maple Glen Drive that is currently

too wide. 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 subdivision plat for Glenside Woods, Section 1 shall be recorded before any building permits are issued.
24. The right-of-way for widening of Glenside Drive and Tatum Boulevard 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.
25. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
26. The 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 north side of Glenside Drive.
29. The proffers approved as a part of zoning case C-53C-00 shall be incorporated in this approval.
30. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
31. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
32. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The bond shall become effective as of the date that the Homeowners Association assumes responsibility for the common areas.
33. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
34. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
34. 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.
36. The unit house numbers shall be visible from the parking areas and drives.
37. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be ordered from the County and installed prior to any occupancy permit approval.

(Staff Report by Michael Cooper)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-88-04

Wachovia Financial Center @ CrossRidge -Staples Mill Road

Jordan Consulting Engineers, P.C. and Baskervill & Son for Marchetti Properties One, LLC and Wachovia: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 4,500 square foot bank with drive-thru facilities. The 1.24-acre site is located at 10190 Staples Mill Road (U.S. Route 33) on part of parcel 765-763-4071 and part of 765-764-5100. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Brookland)**

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

23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The entrances and drainage facilities on Staples Mill Road (State Route 33) shall be approved by the Virginia Department of Transportation and the County.
25. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
26. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
27. The proffers approved as a part of zoning cases C-44C-03, C-42-02 and C-17C-00 shall be incorporated in this approval.
28. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
29. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
30. 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.
31. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
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 Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
34. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning 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 Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-89-04

Dollar Tree @ Virginia Center Commons (POD-38-02 Revised)

Balzer & Associates, Inc. for TSI, LLC and Dynamic Commercial: 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, 12,517 square foot retail building. The 1.607-acre site is located on the north side of JEB Stuart Parkway, approximately 400 feet east of Brook Road (U.S. Route 1) in Virginia Center Commons Shopping Center on parcel 784-769-1891. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the revised plan. The revised plan shifts the building away from JEB Stuart Parkway in order to meet the required 50-foot building setback. The outstanding issues include the exterior building materials and colors, and the revised shopping center master plan has not been provided.

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. The proffers approved as a part of zoning case C-113C-88 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. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
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 Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-90-04

SunTrust Bank @ Hickory Park – Hickory Park Drive and Nuckols Road

Jordan Consulting Engineers, P.C. and Dayton Thompson/Bill Anderson, AIA for HHHunt Corporation and SunTrust Real Estate Corporation: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 4,300 square foot bank with drive-thru facilities. The 1.02-acre site is located on the northwest corner of Nuckols Road and proposed Hickory Park Drive on parcel 747-771-2430. The zoning is O-3C, Business District (Conditional). County water and sewer. **(Three Chopt)**

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

23. 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.

24. The right-of-way for widening of Hickory Park Drive 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.

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

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

27. The proffers approved as a part of zoning case C-13C-02 shall be incorporated in this approval.

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

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

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

31. 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.

32. Approval of the construction plans by the Department of Public Works does not establish the

curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

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

(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION

POD-91-04

NOVA – Gayton Road (POD-44-95 Revised)

Wiley & Wilson, Inc. for Ridgeview Inc. and Nova of Virginia Aquatics: Request for approval of a plan of development and special exception, as required by Chapter 24, Sections 24-2, 24-12(b) and 24-106 of the Henrico County Code, to expand an existing building with a one-story building addition totaling 53,880 square feet with a pool addition, parking and site improvements. The special exception would permit expansion of a private recreation center, a conditional use previously authorized by the Commission pursuant to POD-44-95. The 5.55-acre site is located approximately on the east side of Gayton Road, 925 feet north of Cambridge Drive on parcel 732-749-5405. The zoning is B-1, Business District. County water and sewer.

(Tuckahoe)

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

26. A standard concrete sidewalk shall be provided along the east side of Gayton Road.

27. Outside storage shall not be permitted.

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

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

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

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

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

(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-87-04

Hunton Station -Mill Road

Foster & Miller, P.C. for Attack Properties, Inc.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 44 zero lot line homes. The 8.97-acre site is located approximately 660 feet west of the intersection of Mill Road and Old Washington Highway on parcels 771-774-2195 and 3745. The zoning is R-5AC, General Residence District (Conditional). County water and sewer.
(Brookland)

As of the preparation date of the agenda, staff has not received the additional information requested from the applicant. Specifically, staff has asked the applicant to provide details for the proposed fence. As well, staff has asked the applicant to revise the cul-de-sac design for Hunton Crossing Drive to allow for more distance between the adjacent lots and the road. 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 subdivision plat for Hunton Station shall be recorded before any building permits are issued.

24. The right-of-way for widening of Mill 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.

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

26. The 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. The proffers approved as a part of zoning case C-66C-03 shall be incorporated in this approval.

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

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

31. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The bond shall become effective as of the date that the Homeowners Association assumes responsibility for the common areas.

32. 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. Roof edge ornamental features that extend over the zero lot line, and which are permitted by Section 24-95(i)(1), must be authorized in the covenants.

35. Eight-foot easements for construction, drainage, and maintenance access for abutting lots shall be provided and shown on the POD plans.

36. Building permit request for individual dwellings shall each include two (2) copies of a layout plan sheet as approved with the plan of development. The developer may utilize alternate building types providing that each may be located within the building footprint shown on the approved plan. Any deviation in building footprint or infrastructure shall require submission and approval of an administrative site plan.

(Staff Report by Michael Cooper)



ACTION: Approved

PLAN OF DEVELOPMENT, LANDSCAPE & LIGHTING PLAN & ALTERNATIVE FENCE HEIGHT PLAN

POD-78-04

The Village @ Willow Run Wistar Road

Foster & Miller, P.C. for Verizon Virginia Inc. and Wilton Development Corporation:

Request for approval of a plan of development, landscape and lighting plan and alternative fence height plan, as required by Chapter 24, Sections 24-95(1)(6), 24-106 and 24-106.2 of the Henrico County Code, to construct 87 residential townhouse units, and a six-foot, decorative metal fence with brick columns in the front yard with landscaping. The 17.3-acre site is located on the north line of Wistar Road, approximately 413 feet east of Shrader Road on parcels 767-751-0480 and 5291, 767-752-3012, 5942 and 7623 and part of 766-752-5952. The zoning is RTHC, Residential Townhouse District (Conditional). 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 site, landscape and lighting plans. There are several issues with each plan. They include confirmation that the proffers have been met regarding minimum square footage per unit, number of porches, and number of end units with bay windows. The landscape plan does not

show details of the three fence types required by the proffers, entrance feature wall, and signage, all required at the time of plan of development approval. The lighting plan contains light fixtures and pole height not permitted by proffers.

The alternative fence height request would permit a six-foot decorative metal fence with brick columns in the front yard along Wistar Road. The fence details 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, the following additional conditions are recommended:

23. The unit house numbers shall be visible from the parking areas and drives.
24. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be ordered from the County and installed prior to any occupancy permit approval.
25. The subdivision plat for The Village of Willow Run shall be recorded before any building permits are issued.
26. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
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. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - 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.
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. The proffers approved as a part of zoning case C-19C-04 shall be incorporated in this approval.
33. 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.
34. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
35. The architectural plans with the building permit shall show a detailed cross section of the sound suppression requirements for a minimum 54 sound coefficient as required by Proffer No.

12, case C-19C-04.
(Staff Report by Ted McGarry)

 **ACTION: Approved**

SUBDIVISION

Hunters Knoll (December 2004 Plan) - Bradbury Road

Foster & Miller, P.C. for Hill Family, LLC, Deaton Land Trust and WWLP Development, LLC: The 64.4-acre site proposed for a subdivision of 35 single-family homes is located along the east line of Bradbury Road, approximately 0.8 mile south of Darbytown Road on parcels 838-685-7540, 840-685-2264 and 839-685-2971. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. (**Varina**) 35 Lots

As of the preparation date of the agenda, the staff has not received any additional information addressing environmental concerns, 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 not served by public utilities, the following additional conditions are recommended:

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 Bradbury Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

13. A County standard sidewalk shall be constructed along the east side of Bradbury Road.

14. 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.

15. 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 Kevin Wilhite)

 **ACTION: Approved**

SUBDIVISION (*Deferred from the November 17, 2004, Meeting*)

Morgan Pointe (October 2004 Plan)

Foster & Miller, P.C. for Andronikos and Evangelia Moudilos and Winterfield Road Development, LLC: The 29.683-acre site proposed for a subdivision of 20, single-family homes is located on the west line of Pouncey Tract Road, approximately 2,975 feet north of the

intersection of Nuckols Road and Pouncey Tract Road on parcel 734-776-1774. The zoning is A-1, Agricultural District. County water and septic tank/drainfield. **(Three Chopt)** 20 Lots

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

5. **AMENDED** – This approval is of the conditional plat only. Final approval of the plat shall not be granted until such time as the Virginia Department of Health has granted approval for sewage disposal on all lots or until a final plat is prepared that conspicuously indicates all lot(s) not receiving Virginia Department of Health approval for sewage disposal, and which states that there shall be no construction on lots without such approval. Details of approved sewage disposal systems and reserved area for such systems shall be included with the final construction plan prior to construction plan approval.

11. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along the west side of Pouncey Tract Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

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

13. 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.

14. A plan shall be submitted prior to recordation of the plat showing the buildable area for each lot to properly recognize the limitations for dwelling unit dimensions and setbacks. Buildable area is that area within which a dwelling unit may legally be located considering the front yard, side yard, and rear yard setback requirements of Chapter 24, of the Henrico County Code.

15. 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 Department of Planning for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

(Staff Report by Jim Strauss)



ACTION: Deferred to January 26, 2005

SUBDIVISION - RECONSIDERATION

Meadow Oaks (October 2004 Plan)

Foster & Miller, P.C. for Michael J. Pastore and Michaels Enterprises: The 32.8-acre site proposed for a subdivision of 25, single-family homes is located at the southwest corner of Meadow and Drybridge Roads on parcel 836-717-2759. The zoning is A-1, Agricultural District. Public water and septic tank/drainfield. **(Varina)** 25 Lots

The property owner, Michael Pastore, has requested reconsideration of Meadow Oaks to eliminate condition No. 14. All other conditions of the original approval remain the same. That condition required the permitted one-time split of a parcel located at 2435 Meadow Road to an heir, to be completed by September 10, 2004. The attorney did not complete the recordation as expected. The parcel was conveyed to the heir December 4, 2004.

Staff recommends conditional approval subject to the annotations on the plans, the standard conditions for subdivisions served by public water and not public sewer, and the following additional conditions:

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

13. The plan must be redesigned to provide at least the one-acre minimum lot area on lots 22 through 25 as required and as regulated by Chapter 24, of the Henrico County Code.

14. DELETED CONDITION: The entire Pastore parcel shall be included in the subdivision unless a split was recorded prior to September 10, 2004.

(Staff Report by Ted McGarry)



ACTION: Approved

SUBDIVISION (*Deferred from the November 17, 2004, Meeting*)
Majestic Meadows (September 2004 Plan)

Engineering Design Associates for Reginald H. Nelson, IV and Phyllis Marie Nelson: The 180.94-acre site proposed for a subdivision of 130, single-family homes is located at 9421 Osborne Turnpike at the northeast corner of the intersection of Osborne Turnpike and Kingsland Road on parcel 808-672-3167. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. (**Varina**) 130 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 not served by public utilities, the following additional conditions are recommended:

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

11. Each lot shall contain at least 43,560 square feet, exclusive of the flood plain areas.

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

13. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along the east side of Osborne Turnpike and the north side of

Kingsland Road shall be submitted to the Department of Planning 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.

16. 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.

17. A plan shall be submitted prior to recordation of the plat showing the buildable area for each lot to properly recognize the limitations for dwelling unit dimensions and setbacks. Buildable area is that area within which a dwelling unit may legally be located considering the front yard, side yard, and rear yard setback requirements of Chapter 24, of the Henrico County Code.

(Staff Report by Jim Strauss)



ACTION: Deferred to January 26, 2005

SUBDIVISION

Elko Woods (December 2004 Plan)

White Oak Road

Engineering Design Associates for Robert J. Beatty, Jr. and Kelly/Davis, Inc.: The 52.27-acre site proposed for a subdivision of 5, single-family homes is located along the east line of White Oak Road, approximately 500 feet south of Williamsburg Road (U.S. Route 60) on parcel 857-712-8214. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Varina)** 5 Lots

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

11. The 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. 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.

13. Each lot pair, lots 1-2 and 3-4, shall provide a single shared driveway connecting to White Oak Road and the lot 5 access connection location shall be approved by the Traffic Engineer at time of final approval.

(Staff Report by Ted McGarry)



ACTION: Approved

SUBDIVISION

Grayson Hill (December 2004 Plan) (Formerly Gaskins Centre)
Patterson Avenue and Gaskins Road

E. D. Lewis & Associates, P.C. for Gaskins Centre, L.C.: The 54.589-acre site proposed for a subdivision of 220 townhouse units for sale is located at the southeast corner of Patterson Avenue (State Route 6) and Gaskins Road on parcels 745-741-0907, 745-740-9892 and 746-741-3665. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Tuckahoe)** 220 Lots

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

13. The proffers approved as part of zoning case C-35C-04 shall be incorporated in this approval.

14. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Department of Planning 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 portion of the existing sanitary sewer easement no longer needed shall be vacated prior to the recordation of the subdivision plat.

(Staff Report by Kevin Wilhite)



ACTION: Approved

SUBDIVISION LANDSCAPE PLAN

Grayson Hill - Phase I (Formerly Gaskins Center)

Gumenick Properties and Studio 39 for Gaskins & Patterson, Inc.: Request for approval of a phase one subdivision landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 54.58-acre site is located on the southeast corner of the intersection of Gaskins Road and Patterson Avenue (State Route 6) on parcels 745-740-9892, 746-741-3665 and part of parcel 745-741-0907. The zoning is RTHC, Residential Townhouse District (Conditional). **(Tuckahoe)**

This landscape plan is for installation of phase one planting for the landscape buffers along the project property line with the Westmore and Sleepy Hollow Forest neighborhoods, and along Derbyshire Road to the intersection with North Gaskins Road. The proposed planting is supplemental to existing trees that are to remain. There will be future landscape plan submissions for other phases as the project develops.

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

SUBDIVISION & TWO EXCEPTIONS (*Deferred from the November 17, 2004, Meeting*)
Fairlawn (September 2004 Plan)

Timmons Group for The Tetra Company: The 14.04-acre site proposed for a subdivision of 53 single-family homes with two exceptions pursuant to Section 19-4(c) of the Henrico County Code, is located abutting, and south of undeveloped Meadow Lane, between Hanover Road and Airport Drive and at the western terminus of Elsing Green Way on parcels 826-721-8998, 827-721-4474 and 828-721-1721. The zoning is R-4A, One-Family Residence District, and R-4, One-Family Residence District. County water and sewer. (**Varina**) 53 Lots

There are numerous outstanding issues with this plan layout in addition to a request for two exceptions under Section 19-4(c). The issues include: confirmation that each lot contains the minimum square footage for the district; location of the front yard setbacks for all cul-de-sac lots; the alignment of the intersection of Hanover and Meadow Roads, and Meadow Road and Hodder Lane to conform to DPW design standards.

The first requested exception would waive the increased setback of 25 feet for front and side yards abutting Minor Collector Roads required by Section 24-95 (aa). The second requested exception would permit stem lots at the western terminuses of Hodder Lane and Elsing Green Way required by Sections 24-3, 24-95(w) and 19-113. The Commission has the authority to grant waivers for extraordinary hardships under Section 19-4. The applicant is responsible for presenting the hardships.

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 on lots along Hanover Road and Meadow Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
13. Prior to final plat approval, proper documentation regarding ownership of the 20-foot-wide Gregory's Lane (private) shall be submitted and approved by the County Attorney.
14. Prior to final plat approval, the applicant shall initiate a right of way vacation request for the portion of Meadow Road that is not needed for the Meadow Road realignment.

(Staff Report by Ted McGarry)



ACTION: Approved

SUBDIVISION (*Deferred from the November 17, 2004, Meeting*)
Sweetbay Hill (November 2004 Plan)

Jordan Consulting Engineers, P.C. for William C. Schermerhorn, III and Atack Properties, Inc.: The 97.69-acre site proposed for a subdivision of 56, single-family homes is located adjacent to Magnolia Ridge subdivision approximately 1,500 feet north of the intersection of

constructed Magnolia Ridge Drive and unimproved JEB Stuart Parkway on parcels 780-772-9071, 781-773-3186, 780-773-2718 and 780-773-3673. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Fairfield)** 56 Lots

There are numerous outstanding issues with this plan layout. The issues include dedication of public roads which do not connect to constructed public roads; exceeding 50 lots on a single point of access; elimination of common areas which are not required; and location of the front yard setbacks for all cul-de-sac lots. A revised layout has been received and its review is not complete.

Should the Commission act on this request, in addition to the standard conditions for subdivisions not served by public utilities, the following additional condition is recommended:

11. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along JEB Stuart Parkway shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

(Staff Report by Ted McGarry)



ACTION: Deferred to January 13, 2005

SUBDIVISION

Countryside Glen (December 2004 Plan)

Countryside Lane

G. Stuart Grattan, P.E. for David H. & Carol E. Taylor and CGS Properties, LLC: The 11.69-acre site proposed for a subdivision of 14, single-family homes is located on the western line of Countryside Lane, approximately 850 feet north of Higginbotham Place on parcels 753-736-4737 and 1110, 753-735-2386 and 0082 and part of 0627 and 3752. The zoning is R-1, One-Family Residence District and R-2, One-Family Residence District. County water and sewer.

(Tuckahoe) 14 Lots

As of the preparation date of this agenda, the Planning staff and the developer disagree on one outstanding issue. Staff recommends that a 50-foot setback be provided on lots 2 and 3 from all existing and proposed public roads. This would provide a uniform front yard setback for all houses facing Countryside Lane and Road B in the new subdivision. 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. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.

13. 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.

14. Lots 2 and 3 shall meet the minimum 50-foot setback from all existing and proposed roads.

The dwelling on Lot #2 shall front Countryside Lane, and the dwelling on lot No. 3 shall front Road B.

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

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

(Staff Report by Christina Goggin)



ACTION: Approved

SUBDIVISION

Lawford (December 2004 Plan)

Mountain Road

Wingate & Kestner and Richard L. Harris, Jr. for Curnow Development, Inc.: The 4.69-acre site proposed for a subdivision of 15 single-family homes is located along the west line of Mountain Road, approximately 200 feet north of Nicewood Road on parcels 778-763-7030, 4419 and 6007. The zoning is R-4, One-Family Residence District. County water and sewer.

(Fairfield) 15 Lots

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the revised plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, 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 Mountain Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

(Staff Report by Ted McGarry)



ACTION: Approved

SUBDIVISION

Meadow Place (December 2004 Plan)

Meadow Road

Wingate & Kestner for Curnow Development, Inc.: The 6.70-acre site proposed for a subdivision of 3 single-family homes is located on the north line of Meadow Road, approximately 1,850 feet west of the intersection of Meadow Road and Drybridge Road on parcel 835-718-5889.

The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. (**Varina**) 3 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 one acre.
12. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along future Meadow Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
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

Windsor Place (December 2004 Plan)

Windsor Road

Wingate & Kestner for Riley B. Lowe, Arthur P. Dean, Robert L. Jenkins and Rogers Cheanault, Inc.: The 78-acre site proposed for a subdivision of 43 single-family homes is located approximately 2,000 feet east of White Oak Road and on the north line of Windsor Road on parcels 860-709-5622, 858-709-1205 (part) and 859-707-3530. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. (**Varina**) 43 Lots

As of the preparation date of this agenda, the applicant has not submitted a revised plan, as requested. The Department of Public Works cannot recommend approval of the plan as submitted because the elevation of 100-year floodplain on the lots has not been provided. Also, the proposed subdivision, combined with the parcels on Windsor Road would exceed the County policy for the number of single-family dwellings on one point of access. Planning staff has requested a stub road to the eastern property line, which would allow an additional access point to White Oak Road if the adjacent property were developed.

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:

11. Each lot shall contain at least 43,560, exclusive of the flood plain areas.
12. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."
13. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Windsor Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
14. 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.

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

(Staff Report by Christina Goggin)



ACTION: Approved

SUBDIVISION

Wilton Parkway (December 2004 Plan)

New Market Road to Osborne Turnpike

Youngblood, Tyler & Associates, P.C. for Florence C. Garton et al., William R. & R. A. Pumphrey, Ronald B. Kiser, Life Int., Stirel M., Jr. & A. J. Paston, David B. & Barbara L. Kiser, James H., Jr. & V.H. Palmer, Interstate Construction Corp., Ralph H. Wigton, Kermit L., Sr. & B. J. Cephas, Eugene B. & Shirley S. Moyer, Jeffrey T. & J. L. K. White, Susan J. McDonald, Nathan E. & Dawne D. Jones, Glauson Investments Corp., and HHHunt Corp.: The 20.95-acre site proposed for a public road is located at its eastern terminus on New Market Road (State Route 5), approximately 300 feet north of Battlefield Park Road, to its western terminus, approximately 1100 feet west of the intersection of Osborne Turnpike and Mill Roads on parcels 809-692-4528, 809-691-6235, 809-691-2613, 808-690-7572, 808-690-3884, 808-690-0946, 808-690-1074, 808-690-9385, 805-688-7568, 803-687-7700, 803-686-8177, 803-686-8950, 803-686-7753, 803-686-6854, 803-686-5549, 803-686-4052, 803-686-2162, 803-686-1847, 803-686-9862, 802-686-9466, 802-686-7867, 803-686-2025, 803-686-0426 and 798-683-5459. The zoning is A-1, Agricultural District and R-2A, One-Family Residence District. **(Varina)** 0 Lots

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

(Staff Report by Kevin Wilhite)



ACTION: Deferred to January 26, 2005

LANDSCAPE PLAN (*Deferred from the November 17, 2004, Meeting*)

LP/POD-34-03

Parc Place @ Short Pump Town Center

McKinney and Company for SBRD No. 4 LP: Request for approval of a landscape plan as required by Chapter 24, Sections 24-106 and 106.2 of the Henrico County Code. The 8.87-acre site is located at 11736 West Broad Street on parcel 739-763-1874. The zoning is B-3C, Business District (Conditional) and WBSO (West Broad Street Overlay District). **(Three Chopt)**

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

(Staff Report by Jim Strauss)



ACTION: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-16-03

Pizza Hut @ Lowes Plaza

Hurt & Proffitt for Colonial Foods Real Estate, II, 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 0.92 –acre site is located at 9426 W. Broad Street (U.S. Route 250) on parcel 755-757-9394. The zoning is B-2, Business District. **(Brookland)**

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

(Staff Report by Michael Kennedy)



ACTION: Approved

LANDSCAPE PLAN

LP/POD-92-02

Pemberton Crossing –Pemberton Road

Foster & Miller, P.C. for Gail M. & Llewellyn Held, Jr. and The Pemberton Group, LLC: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 8.343-acre site is located on the east line of Pemberton Road (State Route 157), approximately 300 feet south of the intersection of Pemberton Road and Mayland Drive on parcel 753-756-8642. The zoning is R-5AC, General Residence District (Conditional). **(Three Chopt)**

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

(Staff Report by Jim Strauss)



ACTION: Approved

APPROVAL OF MINUTES: October 27, 2004 Day and Evening Minutes and November 17, Minutes



ACTION: All Approved

DISCUSSION ITEM: Proposed Public Utilities in Subdivisions on One-Acre Lots in Varina
(Staff Presentation by Art Petrini)

WORK SESSION: Comprehensive Plan Amendment for the Brook Road Commercial Area
(Staff Presentation by John Marles)



ACTION: Approved for Public Hearing - January 26, 2005

ADJOURNed at 12:15 p.m.