

**PLANNING COMMISSION**

**SUBDIVISIONS AND PLANS OF DEVELOPMENT**

**ACTIONS**

**February 25, 2004**

---

**FOR INFORMATIONAL PURPOSES ONLY**

**Subdivision:** Stony Run Estates (February 2003 Plan)

**Magisterial District:** Varina

**Original No. of Lots:** 33

**Remaining Lots:** 6

**Previous Extensions:** 0

**Year(s) Extended:** 1 Year - 2/23/05

**THREE CHOPT:**

*Deferred from the February 12, 2004 Meeting:*

**C-10C-04 Ukrop's Super Market, Inc.:** Request to conditionally rezone from B-2C Business District (Conditional) and O/SC Office Service District (Conditional) to B-2C Business District (Conditional), Parcels 746-773-8345 and 747-773-2781, containing approximately 14.943 acres, located on the east line of Nuckols Road between Twin Hickory Road and Wyndham Forest Drive. A grocery store and other retail uses are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Commercial Concentration, Office/Service and Environmental Protection Area.



**ACTION: Deferred to May 26, 2004**

**TUCKAHOE:**

*Deferred from the February 12, 2004 Meeting:*

**C-25C-03 Wilton Companies LLC:** Request to conditionally rezone from O-3C Office District (Conditional) to B-2C Business District (Conditional), part of Parcel 737-751-4601, containing 3.9 acres, located at the northeast intersection of Ridgefield Parkway and John Rolfe Parkway right-of-way. Retail uses are proposed. The use will be controlled by proffered conditions and zoning ordinance regulations. The Land Use Plan recommends Office.



**ACTION: Approved**

**TRANSFER OF APPROVAL**

**POD-14-82**

Blessings for You Child Care Center (Formerly Smith Office Building)  
5905 Brook Road

**Beverly Levi:** Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from Wayne R. Smith to Beverly Levi. The .88-acre site is located at 5405 Brook Road (U.S. Route 1) on the east line of Brook Road, approximately 700 feet south of Hilliard Road on parcel 785-749-1943. 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 condition:

1. The site deficiencies as identified in the inspection report dated February 13, 2004, shall be corrected before issuance of a new certificate of occupancy.



**ACTION: Approved**

#### **TRANSFER OF APPROVAL**

##### **POD-10-88**

North Court @ Innsbrook

**John F. McIntyre for 5030 Sadler Place, LLC and 5040 Sadler Place, LLC:** Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from Sadler Place, LLC and Financial Enterprises III, LLC to 5030 Sadler Place, LLL and 5040 Sadler Place, LLC. The 1.685-acre site is located at the southwest corner of the intersection of Nuckols Road and Cox Road on parcels 750-766-8562 and 9480. The zoning is O-2C, Office 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.



**ACTION: Deferred to March 24, 2004**

#### **TRANSFER OF APPROVAL**

##### **POD-53-99**

Ruby Red Plaza (Formerly Helig Meyers)  
5116 Nine Mile Road

McKinney & Company for John K. Lim: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code from E.D.C. to John K. Lim. The 2.55-acre site is located on the north line of Nine Mile Road (State Route 33) at 5118 Nine Mile Road, approximately 600 feet east of Cedar Fork Road on parcel 812-724-5887. The zoning is B-2, 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 condition:

1. The site deficiencies as identified in the inspection report dated February 13, 2004, shall be corrected by May 14, 2004.



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-7-04**

Park Commons – Phase 2 – Hickory Bend 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 17 detached condominium units. The 4.9-acre site is located on the east line of Hickory Bend Drive between Twin Hickory Road and proposed Hickory Park Drive on part of parcels 747-771-2430 and 745-770-0962. The zoning is R-6C, General Residence 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 unit house numbers shall be visible from the parking areas and drives.
24. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be ordered from the County and installed prior to any occupancy permit approval.
25. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
26. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.
27. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
28. 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.
29. The proffers approved as a part of zoning case C-13C-02 shall be incorporated in this approval.
30. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
31. Deviations from County standards for pavement, curb or curb and gutter design shall be

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

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

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

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



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-8-04**

Quioccasin Office Building - 9307 Quioccasin Road

**Hulcher & Associates, Inc. for Saed Jarvandi:** 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, 4,800 square foot medical office building. The .940-acre site is located on the south line of Quioccasin Road (State Route 157) approximately 200 feet east of Shane Road on parcel 749-745-5489. The zoning is O-2, Office 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 Quioccasin 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 Pemberton Road (State Route 157) shall be approved by the Virginia Department of Transportation and the County.

26. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Planning Office prior to any occupancy permits being issued.

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

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

29. Outside storage shall not be permitted.

30. 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.

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

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

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

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

37. 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.

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**

## **PLAN OF DEVELOPMENT**

### **POD-9-04**

Stratford Manor Addition- Hilliard Road  
POD-18-92 and POD-90-86 Revised)

**Foster & Miller, P.C. for Stewall Corporation:** Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct two one-story additions, totaling 7,339 square feet, to an existing nursing home facility. The 6.08-acre site is located at the southeast corner of the intersection of Hilliard Road and Hermitage Road on parcels 780-749-3330 and 4643. The zoning is R-6, General Residence District and R-6C, General Residence District (Conditional). County water and sewer. **(Fairfield)**

A revised plan was requested to address issues regarding proffered impervious coverage requirements for parcel 780-749-3330. As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the revised plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, 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-40C-96 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. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
28. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
29. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
30. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

 **ACTION: Approved**

## **PLAN OF DEVELOPMENT POD-10-04**

McGeorge Toyota –9319 W. Broad Street

**VHB for Rod McGeorge:** 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, 63,922 square foot automobile sales and service building with roof top parking. The 9.86-acre site is located on the south line of W. Broad Street (U.S. Route 250) approximately 780 feet west of Tuckernuck Drive on parcel 756-756-8050. The zoning is B-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 W. Broad Street (U.S. Route 250) 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 W. Broad Street (State Route 250) shall be approved

by the Virginia Department of Transportation and the County.

26. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Planning Office prior to any occupancy permits being issued.
27. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
28. A standard concrete sidewalk shall be provided along the south side of W. Broad Street.
29. Outside storage shall not be permitted.
30. Employees shall be required to use the parking spaces provided at the rear of the building(s) as shown on the approved plans.
31. The proffers approved as a part of zoning case C-32C-00 shall be incorporated in this approval.
32. All repair work shall be conducted entirely within the enclosed building.
33. 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.
34. 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.
35. 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.
36. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code. continue
37. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
38. 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.
39. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to issuance of a certificate of occupancy for this development.
40. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-11-04**

Grace Community Baptist Church  
(POD-118-95 Revised)

**E. D. Lewis & Associates, P.C. for Grace Community Baptist Church:** 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 6,720 square foot classroom building (Phase 1) and a parking lot expansion (Phases 2 and 3). The 6.83-acre site is located at the northwest intersection of Pump

Road and Burnside Lane on parcel 740-753-6225. The zoning is A-1, Agricultural 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 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. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
27. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
28. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
29. The gravel parking lot adjacent to Burnside Lane shall be removed and the area seeded prior to the issuance of a Certificate of Occupancy for the Phase 1 classroom building.
30. The Phase 2 parking lot expansion shall be constructed concurrent with the Phase 1 classroom building and completed prior to the issuance of a Certificate of Occupancy for the said building.
31. A bond shall be posted to cover the removal of the temporary classroom building prior to March 24, 2004.



**ACTION: Approved**

## **PLAN OF DEVELOPMENT & MASTER PLAN**

### **POD-14-04**

Gaskins Professional Offices – Gaskins & Three Chopt Roads

**Balzer & Associates, Inc. for Kathermann & 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 5,760 square foot office building and a master plan for seven future buildings totaling 43,507 square feet in a proposed office park. The 6.81-acre site is located at the southwest corner of Gaskins Road and Three Chopt Road on parcel 749-754-5736. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Tuckahoe)**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this



request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture and specifications and mounting height details shall be submitted for Planning Office review and Planning Commission approval.
23. The right-of-way for widening of Three Chopt 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 developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
27. A standard concrete sidewalk shall be provided along Gaskins and Three Chopt Roads.
28. The proffers approved as a part of zoning cases C-33C-03 and C-62C-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. 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. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Planning Office and approved prior to issuance of a certificate of occupancy for this development.
35. The 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 shall be reviewed and approved by the Planning Commission and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.
36. 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.
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.

 **ACTION: Deferred to March 24, 2004**

## **PLAN OF DEVELOPMENT**

### **POD-15-04**

Wendy's @ John Rolfe Commons Shopping Center  
(POD-79-01 Revised)

**Balzer & Associates, Inc. for the Wilton Companies, LLC and WEN-Rich, Inc.:** Request for approval of a revised plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 3,695 square foot restaurant and a 400 square foot atrium addition an outparcel in and existing shopping center. The 1.39-acre site is located on the northwest corner of the intersection of John Rolfe Parkway and Ridgefield Parkway in the John Rolfe Commons Shopping Center on parcel 736-751-6741. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

This project is located on an outparcel located at the existing shopping center at the front of the shopping center near the intersection of Ridgefield Parkway and John Rolfe Parkway. While this outparcel is located at a point which is not adjacent to a residential area, staff has been working with the developer to address the neighborhood concerns with the overall shopping center including landscape buffering and fencing at the rear of the shopping center, lighting, drainage and noise related to servicing the shopping center.

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

23. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
25. A standard concrete sidewalk shall be provided along the south side of the interior access road.
26. Employees shall be required to use the parking spaces provided at the rear of the building(s) as shown on the approved plans.
27. All repair work shall be conducted entirely within the enclosed building.
28. Outside storage shall not be permitted.
29. The proffers approved as a part of zoning case C-66C-88 shall be incorporated in this approval.
30. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.

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. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up delivery facilities, the owner/occupant shall close the drive-up delivery facilities until a solution can be designed to prevent traffic backup.
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. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
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.
37. Service to the public is limited to 6:00 a.m. to 12:00 midnight.
38. Only retail business establishments permitted in a B-2 zone may be located in this center.
39. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
40. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
41. All dumpsters shall be serviced, and all ground maintenance shall occur in the shopping center between the hours of 7:00 a.m. and 11:00 p.m.
42. Exterior lighting in the shopping center shall be reduced to security level only within one hour of the close of business.
43. Deliveries to all units in the shopping center shall be only between the hours of 7:00 a.m. and 11:00 p.m.

 **ACTION: Deferred to March 24, 2004**

## **PLAN OF DEVELOPMENT**

### **POD-16-04**

Richmond Montessori School – Addition

499 N. Parham Road (POD-66-73, POD-19-75 and POD-83-96 Revised)

**Carter Design for Richmond Montessori School:** 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, 2,150 square foot classroom addition to the existing school building. The 5.80-acre site is located at 499 N. Parham Road approximately 500 feet north of the intersection of N. Parham Road and Bridgehampton Place on parcel 752-737-6676. The zoning is R-3, One-Family Residence District. County water and sewer. **(Tuckahoe)**

A revised plan was requested to address outstanding issues relative to hose lay and fire access. As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the revised plan. The staff recommendation will be made at the meeting. Should the

Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

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

24. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.

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

26. All exterior lighting fixtures shall be designed and arranged so the source of light is not visible from the roadways or adjacent residential properties. The lighting shall be low intensity, residential in character, and the height or standards shall not exceed 15 feet.

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 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.

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.

 **ACTION: Approved**

## **PLAN OF DEVELOPMENT & SPECIAL EXCEPTION**

### **POD-17-04**

Twin Hickory Senior Development

**Brian Mitchell for HHHunt Corporation and Guy Blunnon:** Request for approval of a plan of development and special exception, as required by Chapter 24, Sections 24-2, 24-94(b) and 24-106 of the Henrico County Code, to construct a three-story, 136,390 square foot multi-family, age restricted apartment building. The special exception would authorize a building with a maximum height greater than 2 ½ stories. The 5.55-acre site is located on the west side of proposed Hickory Park Drive, approximately 600 feet north of Hickory Bend Drive on part of parcel 747-771-2430. The zoning is R-6C, General Residence District (Conditional). County water and sewer. **(Three Chopt)**

A revised plan has been requested to address the provision of a second access drive. 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 meetings. 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 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 at least sixty (60) days prior to requesting occupancy permits.
24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.
26. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
27. 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. 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.



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-18-04**

Wachovia Bank Addition – 81 S. Airport Drive  
(POD-50-89 Revised)

**Timmons Group for Wachovia Bank, NA and William W. South, Jr.:** 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 192 square foot building addition to an existing one-story, 2,960 square foot bank building in an existing shopping center and construct two detached drive up ATM's. The 1.70-acre site is located at 81 S. Airport Drive on State Route 156 approximately 900 feet west of Nine Mile Road on parcels 824-720-2238 and 4167. The zoning is B-2C, Business District (Conditional), B-3C, Business District (Conditional) and ASO (Airport Safety Overlay) District. County water and sewer. (**Varina**)

There is one outstanding issue. A master plan showing the development potential of the remainder of the ATM parcel 824-720-2238 has been requested and has not been received. 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 entrances and drainage facilities on S. Airport Drive (State Route 156) 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 cases C-85C-87 and C-35C-79 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. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
32. The dumpster shall meet screening requirements or be removed.
33. Relocation of the exiting six-foot opaque fence shall be approved by the Division of Police prior to construction plan approval.
34. Prior to final approval of the construction plans, the applicant shall furnish a letter from the adjacent property owners agreeing to permit offsite improvements on their property.



**ACTION: Approved**

## **PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION POD-20-04**

Independence Park Medical Offices/Gaskins Place

**McKinney & Company for GMH Virginia LLC and Riverstone Properties, LLC:** Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code, to construct a two-story, 30,100 square foot medical office building and for approval of a mass grading plan. The 25.11-acre site is located at the northeast intersection of Gaskins Road and Interstate 64 on parcels 751-756-9768 and 752-757-0556. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Three Chopt)**

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

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture and specifications and mounting height details shall be submitted for Planning Office review and Planning Commission approval.
23. The right-of-way for widening of Mayland 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.
24. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
25. Outside storage shall not be permitted.
26. The proffers approved as a part of zoning cases C-7C-81 and C-8C-84 shall be incorporated in this approval.
27. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
28. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
29. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building

permit.

30. 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. The conceptual master plan, as submitted with this application, is for planning and information purposes only.



**ACTION: Deferred to March 22, 2004**

## **SUBDIVISION**

**Independence Park Drive** (February 2004 Plan)

**McKinney & Company for Riverstone Properties LLC and GMH VA LLC:** The 1.06-acre site proposed for a dedication of public right-of-way is located on the west line of Mayland Court, approximately 700 feet south of Mayland Drive on part of parcels 752-757-0556 and 751-756-9768. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Three Chopt)** 0 Lot

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 the standard conditions for subdivisions served by public utilities are recommended.



**ACTION: Deferred to March 11, 2004**

## **PLAN OF DEVELOPMENT & MASTER PLAN**

### **POD-21-04**

**Bowl America @ Downtown Short Pump**

Jordan Consulting Engineers for Short Pump Mini Storage Associates, LC and Bowl America, 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, 35,165 square foot, 40-lane bowling alley addition to the Downtown Short Pump shopping center. The 3.61-acre site is located on the southwest corner of Pouncey Tract Road and I-64 on parcel 739-763-7376. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Three Chopt)**

A revised plan has been requested to address provision of secondary access to the site, and provision of a revised master plan for the shopping center. As of the preparation date of the agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:



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

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

25. The proffers approved as a part of zoning case C-3C-98 and C-16C-98 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. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.

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

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

30. 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.

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

32. 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 shall be approved by the Planning Commission and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.

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.

 **ACTION: Deferred to March 11, 2004**

## **PLAN OF DEVELOPMENT**

### **POD-22-04**

Richmond Bumper @Park Central  
(POD-29-94 Revised) 8820 Park Central Drive

**Richard L. Baird, Jr., P.E. for Norman R. Seay:** 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, 22,500 square foot warehouse addition to an existing building. The 5.99-acre site is located along the west side of Park Central Drive approximately 350 feet south of Scott Road at 8820 Park Central Drive on parcel 789-760-0587. The zoning is O/SC, Office Service 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 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-57C-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. 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. The three overhead doors shall remain closed.

 **ACTION: Approved**

**SUBDIVISION** (*Deferred from the January 28, 2004, Meeting*)  
**Dorey Mill** (December 2003 Plan)

**Engineering Design Associates for Pruitt Properties, Inc. and Loftis Real Estate & Development, Inc.:** The 220.53 acre site proposed for a subdivision of 134 single-family homes is centered between Charles City and Darbytown Roads and Gill Dale Park and Yahley Mill Road on parcels 840-692-7093; 836-695-0386; 837-695-5661 and 837-693-5764. The zoning is A-1, Agricultural District. Individual well and Septic Tank/Drainfield. (**Varina**) 134 Lots

This subdivision was deferred from the January 28, 2004 meeting, at the applicant's request. There are two outstanding issues: The subdivision does not respect the Major Thoroughfare Plan (MTP) recommendation and the floodplain is not accurately shown.

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. A resolution which would authorize a study on the advisability of amending the MTP by deleting a minor collector has been introduced by the Commission.

The proposed subdivision is located on four abutting parcels which are centered in a large "block" of land bounded by a combination of minor arterials, major and minor collectors and proposed Gill Dale Park. The subject site is bisected by an MTP road named Forest Drive, a minor collector which extends diagonally through the site connecting Gill Dale Road, a minor arterial and Yahley Mill Road, a minor collector. The subdivision layout does not reflect the MTP road in the design.

The applicant proposes a local road which he would like considered as a replacement for the MTP road. Its alignment is different than that shown on the MTP, would be fronted with lots its entire length, and the increased minor collector dwelling setbacks are not met.

Staff feels the subdivision does not meet the requirements of the MTP and cannot recommend approval. 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 detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Gill Dale Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
12. A stub road shall be provided to the southwest with proper alignment to connect with Kara Drive extended.
13. Drive D may not stub to Gill Dale Park. Redesign the intersection of Drives D and C.
14. Provide a 10-foot-wide pedestrian access to Gill Dale Park at a location acceptable to the Director of Recreation and Parks.
15. The 50-foot-wide strip connecting to Yahley Mill Road must be incorporated into lot 45 or conveyed to the abutting property owners.



**ACTION: Deferred to April 21, 2004**

## **SUBDIVISION**

**Lexington** (February 2004 Plan)

**E. D. Lewis & Associates for Herbert E. Kennedy and Willbrook, LLC:** The 10.03-acre site proposed for a subdivision of 27 single-family homes is located at 10801 Chicopee Road and the

terminus of Lexington Farms Drive, approximately 145 feet east of the intersection with Brunson Way on part of parcel 752-763-1932 and 752-763-4795. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt)** 27 Lots

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

12. Each lot shall contain at least 11,000 square feet.
13. Detailed construction plans shall be submitted to the Planning Office before the final plats are submitted for final approval.
14. A County standard sidewalk shall be constructed along the south side of Lexington Farm Drive.
15. 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.
16. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
17. The proffers approved as part of zoning case C-61C-03 shall be incorporated in this approval.
18. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
19. 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.
20. The developer shall construct a pedestrian path and sidewalk from Lexington Farms Drive to the sidewalk at Springfield Park Elementary School.



**ACTION: Approved**

## **SUBDIVISION**

**Weatherfield Farms** (February 2004 Plan)

**Timmons Group for Frances Hermann Garrett, George M. Hermann and Atlantic Homes, L.L.C.:** The 78.679-acre site proposed for a subdivision of 168 single-family homes is located approximately ½ mile east of Laburnum Avenue at 3800 Creighton Road, on parcels 811-731-2493, 6048 and 812-731-4040. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. **(Fairfield)** 168 Lots

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

12. 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 shall contain at least 11,000 square feet, exclusive of the flood plain areas.
14. 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."
15. The developer shall submit one set of the architectural plans to the Planning Office for review prior to final approval of the plat.
16. Detailed construction plans shall be submitted to the Planning Office before the final plats are submitted for final approval.
17. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Creighton Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
18. A County standard sidewalk shall be constructed along the north side of Creighton Road.
19. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
20. The proffers approved as part of zoning case C-80C-02 shall be incorporated in this approval.
21. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Planning Office for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
22. 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.
23. Prior to final plat approval, proper documentation regarding the ownership and use of the private road along the eastern property line shall be submitted and approved by the County Attorney.



**ACTION: Approved**

## **SUBDIVISION**

**Mountain Spring** (February 2004 Plan)

**Foster & Miller, P.C. for Atack Properties, Inc. and Robert M. Atack:** The 10.35-acre site proposed for a subdivision of 25 single-family homes is located approximately 730 feet north of the intersection of Mountain and Staples Mill Roads (U.S. Route 33) on parcels 761-771-8842, 761-770-8595 and 5494 and part of 761-770-9057. The zoning is R-2AC, One-Family Residence District (Conditional). County water and sewer. **(Brookland)** 25 Lots

Staff had concerns for the original plan submitted. Specifically, the original layout included a lot that did not meet the lot width requirement of 85 feet. As well, staff had concerns for the lack of separation between the end of the proposed cul-de-sac and Old Springfield Road. The applicant has provided a revised layout that satisfied these concerns. The new layout meets the 85-foot lot

width requirement and provides a no ingress/egress landscape easement along Old Springfield Road. Therefore, staff can recommend conditional approval subject to the annotations on the plans, the standard conditions for subdivisions served by public utilities and the following additional conditions:

12. Each lot shall contain at least 13,500 square foot.
13. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
14. The proffers approved as part of zoning case C-36C-03 shall be incorporated in this approval.
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 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.
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. The detailed plant list and specifications for the landscaping to be provided within the variable width no ingress/egress landscape easement along Old Springfield Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.



**ACTION: Approved**

## **SUBDIVISION**

**Stonehurst** (February 2004 Plan)

**QMT for Gregory A. Windsor:** The 24.44-acre site proposed for a subdivision of 21 single-family homes is located along the west line of Pouncey Tract Road (State Route 271) opposite its intersection with Country Creek Way, on parcel 734-774-5670. The zoning is A-1, Agricultural District. County water and septic tank/drainfield. **(Three Chopt) 21 Lots**

As of the preparation date of the agenda, several issues remain to be resolved for this proposed subdivision.

*First*, the entrance to the subdivision needs to be redesigned to better align with Country Creek Way or shifted northward along Pouncey Tract Road in order to provide a sufficient offset from that intersection as required by the Traffic Engineer. A revised plan, including lot reconfiguration, is necessary if the entrance is moved to the north.

*Second*, the length of the proposed cul-de-sac street exceeds the maximum allowed by the Department of Public Works policy and a waiver from the Director of Public Works would be necessary. The provision of a stub street to the southern boundary of the subdivision, as shown on the staff plan, would resolve this issue but the applicant does not agree to its construction.

*Third*, the length of the block of lots exceeds the 1320-foot maximum allowed under the County subdivision ordinance. It would be necessary for the Planning Commission to specifically approve this configuration as an exception unless altered by the applicant.

*Fourth*, the staff recommends the construction of a stub street to the adjacent parcel to the west. This undeveloped 50-acre tract extends into Goochland County. The extension of Axe Handle Lane from West Ridge subdivision through this parcel has been removed from the Major Thoroughfare Plan. If a second point of access is not provided, it is likely that development of this property would result in more than 50 lots on a single point of access from the West Ridge entrance to Kain Road. The applicant has not agreed to the construction of this stub street as well.

Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public water and septic tank/drainfields, 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 Pouncey Tract Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.

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.



**ACTION: Approved**

-

## **LANDSCAPE PLAN**

### **LP/POD-52-02**

Hickory Grove Phase I – Old Nuckols Road

**HHHunt:** 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 11.33-acre site is located at 11621 and 11547 Old Nuckols Road, approximately 0.2 mile east of Shady Grove Road on parcels 744-773-3059 and 744-777-6354. The zoning is RTHC, Residential Townhouse District (Conditional). (**Three Chopt**)

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



**ACTION: Approved**

**LANDSCAPE PLAN – PHASE ONE**

**LP/POD-78-02**

Three Chopt Village – Phase I - Three Chopt Road

**Higgins & Gerstenmaier for Wilton Real Estate & Development Corporation:** Request for approval of a phase one landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 32.6-acre site is located on the north line of Three Chopt Road approximately 1,400 feet west of Gaskins Road at 10700 Three Chopt Road on parcels 748-756-8078, 749-756-6440, 6859 and part of parcels 749-755-4576 and 6396. The zoning is R-6C, General Residence District (Conditional). **(Three Chopt)**

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



**ACTION: Approved**

**APPROVAL OF MINUTES:** January 28, 2004, Minutes



**ACTION: Approved**

**ADJOURNed** at 10:52 a.m.