

PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
MARCH 11, 2004

BEGINNING AT 7 00 P M.

CALL TO ORDER.

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0), (12)

REQUESTS FOR EXPEDITED ITEMS: (1)

CASES TO BE HEARD: (3)

---

**PLAN OF DEVELOPMENT, MASTER PLAN, & TRANSITIONAL BUFFER DEVIATION  
(Deferred from the February 25, 2004, Meeting)**

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, master plan, 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, a master plan for three additional buildings totaling 75,250 square feet 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)**

This application involves two projects being developed jointly. Independence Park Medical Offices, which abuts Interstate 64, will consist of four buildings with a total of 105,350 square feet. The applicant requests the approval of the first building with 30,100 square feet and a master plan for the remaining three buildings to allow the future phases to be approved administratively. The architectural design of all four buildings is nearly identical.

Gaskins Place is a proposed mixed-use development at the corner of Gaskins Road and Mayland Drive. The master plan shows five buildings with a mix of restaurant, bank and hotel uses and is submitted for informational purposes only. The applicant is requesting approval of an access road across this site to serve this project and Independence Park as well as a mass-grading plan for both projects together. The buildings in this project would come back for separate POD approval by the Planning Commission in the future.

March 11, 2004

The access road, Independence Park Drive, is proposed as a public street. The application for conditional subdivision approval for the road is included as a companion case on the agenda.

The applicant also requests a Transitional Buffer Deviation be granted. A Transitional Buffer 50 is required along Interstate 64. The purpose of the buffer is to provide for adequate separation and vegetation between developments and major highways. The applicant requests a deviation of 30 feet to allow for parking lot and BMP encroachments. Additional planting would be provided in a 20-foot strip along the Interstate right of way except in front of BMP B, which the applicant proposes to be a water feature that includes a fountain.

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 developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
- 24 Outside storage shall not be permitted.
- 25 The proffers approved as a part of zoning cases C-7C-81 and C-8C-84 shall be incorporated in this approval.
- 26 Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
- 27 Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
- 28 Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
- 29 Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
- 30 Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
- 31 The conceptual master plan for Independence Park Medical Offices, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction plans needed to implement this conceptual plan.

may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval

- 32 The conceptual master plan for Gaskins Place, as submitted with this application, is for planning and information purposes only **APPROVED**

#### **SUBDIVISION (Deferred from the February 25, 2004 Meeting)**

Independence Park Drive (February 2004 Plan) **McKinney & Company for Riverstone Properties LLC and GMH VA LLC:** The 0.942-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. **APPROVED**

#### **PLAN OF DEVELOPMENT, TRANSITIONAL BUFFER DEVIATION & MASTER PLAN (Deferred from the February 25, 2004, Meeting)**

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 submitted to address staff concerns expressed by the Planning Office and the Department of Public Works regarding the provision of a Master Plan, the adequacy of access and internal circulation conflicts. The revised plan includes a request for a Transitional Buffer Deviation, which would reduce the standard 50-foot transitional buffer along the northern property line abutting I-64 to a 25-foot transitional buffer.

At the time of the preparation of this agenda, staff has not completed its review of the revised master plan. The staff recommendation will be made at the meeting. Should the Commission

act on this request, in addition to the standard conditions for shopping centers, the following additional conditions are recommended

- 9     **AMENDED** - A detailed landscaping plan shall be submitted to the Planning Office for review and Planning Commission approval prior to the issuance of any occupancy permits
- 11    **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture and specifications and mounting height details shall be submitted for Planning Office review and Planning Commission approval
- 23    The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits
- 24    The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire
- 25    The proffers approved as a part of zoning case C-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

March 11, 2004

- (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
- 34 A coordinated design scheme shall be adopted for all parcels consistent with the quality of the existing developed portion of Downtown Short Pump shopping center
- 35 A coordinated lighting, landscape and signage scheme shall be maintained for all parcels
- 36 Colored architectural plans and samples shall be submitted to the Planning Commission for review and approval, prior to the issuance of building permits. The building shall have compatible architectural style to the Skate Nation/ American Family Fitness building (Richmond Ice Forum) and the of Downtown Short Pump shopping center
- 37 Prior to the approval of final construction plans, cross-access easements shall be submitted to the Planning Office for review and approval. Said easement, shall be recorded prior to the issuance of Certificates of Occupancy
- 38 Prior to the approval of final construction plans, a revised landscape plan for the American Family Fitness property shall be submitted for review and approval. Said plan will document the adequacy of sight distance at major intersections of internal access drives
- 39 To the extent determined possible by the Director of Planning or his designee, trees over 36 inches in diameter shall be identified, protected, and preserved on the construction plans
- 40 No additional free-standing signs shall be permitted

Staff recommends approval of the requested Transitional Buffer Deviation, subject to the following additional conditions

- 1 A 25-foot wide enhanced transitional buffer shall be provided in lieu of the required 50-foot transitional buffer and the balance of the planting requirement of the 50-foot transitional buffer shall be provided elsewhere on the site
- 2 An irrigation plan shall be submitted with the landscape plan, providing for the irrigation of all major landscape areas

- 3 The landscape and lighting plan shall be submitted for Planning Commission review and approval **DEFERRED TO MARCH 24, 2004**

**THREE CHOPT:**

**Deferred from the February 12, 2004 Meeting:**

**C-18C-03 James W. Theobald for Commercial Net Lease Realty Services, Inc.:** Request to conditionally rezone from B-3 Business District and A-1 Agricultural District to B-2C Business District (Conditional), Parcel 741-761-8112 and part of Parcel 741-761-8532, containing approximately 2 899 acres, located at the southeast intersection of W Broad Street (U S Route 250) and Three Chopt Lane A retail use is proposed The use will be controlled by proffered conditions and zoning ordinance regulations The Land Use Plan recommends Office and Commercial Concentration This site is within the West Broad Street Overlay District (**Deferral requested to the May 13, 2004 Meeting**). **DEFERRED TO MAY 13, 2004**

**Deferred from the February 12, 2004 Meeting:**

**C-51C-03 Larry D. Willis.** Request to rezone from A-1 Agricultural District and M-1C Light Industrial District (Conditional) to B-2C Business District (Conditional), Parcels 742-762-9861, 743-762-1862 and 743-762-1538 and part of Parcel 742-762-9178, containing 4 083 acres, located at the northern terminus of Brookriver Drive and at the I64E/I295 southeast cloverleaf Restaurants and other retail uses are proposed The use will be controlled by proffered conditions and zoning ordinance regulations The Land Use Plan recommends Semi Public The site is also in the West Broad Street Overlay District **DEFERRED TO JUNE 10, 2004**

**Deferred from the February 12, 2004 Meeting:**

**C-4C-04 Bill Axelle for Forest Park Associates, L.L.C.:** Request to conditionally rezone from RTH Residential Townhouse District and O-2 Office District to B-1C Business District (Conditional) and O-2C Office District (Conditional), Parcel 758-743-7963, containing 1 815 acres (B-1C – 0 888 acre, O-2C – 0 927 acre), located at the northeast intersection of Santa Rosa and Three Chopt Roads An office and retail center is proposed The use will be controlled by proffered conditions and zoning ordinance regulations The Land Use Plan recommends Office **DEFERRED TO JULY 15, 2004**

**Deferred from the February 12, 2004 Meeting:**

**C-5C-04 Robert M. Atack** Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional), Parcel 748-772-3954, containing approximately 4 90 acres, located on the northwest line of Opaca Lane approximately 700 feet northeast of Nuckols Road The applicant proposes no more than six (6) single-family residential lots The R-2A District allows a minimum lot size of 13,500 square feet The Land Use Plan and the Nuckols Road/I-295 Small Area Land Use Study recommend Rural Residential, not exceeding 1 0 unit net density per acre, and Environmental Protection Area **DEFERRED TO JUNE 10, 2004**

**C-9C-04 Gloria Freye for Webb L. Tyler and G. Edmond Massie, IV:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional) and C-1 Conservation District, Parcels 744-764-5770, 744-764-5157, 744-764-4443, 744-764-3831, 744-764-3317, 744-764-2703, 744-763-2190, 744-763-1576, part of Parcels 744-763-0961 and 744-763-0148 (McDonalds Small Farms subdivision), and Parcel 743-763-3572, containing 30 31 acres (R-3C= 28 83 ac , C-1= 1 48 ac ), located along the west line of Belfast Road beginning at a point approximately 167 feet south of its intersection with Dublin Road and on the east line of I-295 approximately 375 feet north of I-64 The applicant proffers no more than 2 2 single family residential dwelling units (approximately 67 single family units) per acre The R-3 District allows a minimum lot size of 11,000 square feet The Land Use Plan recommends Suburban Residential 1, 1 0 to 2 4 units net density per acre **(Deferral requested to the April 15, 2004 Meeting). DEFERRED TO APRIL 15, 2004**

**C-11C-04 Gloria Freye for Webb L. Tyler and G. Edmond Massie, IV:** Request to conditionally rezone from A-1 Agricultural District to R-3C One Family Residence District (Conditional) and C-1 Conservation District, Parcels 743-764-6363 and 743-764-4622, containing 20 95 acres (R-3C= 13 93 ac , C-1= 7 02 ac ), located between Belfast Road and I-295 The applicant proffers no more than 2 2 single family residential dwelling units (approximately 46 single family units) per acre The R-3 District allows a minimum lot size of 11,000 square feet The Land Use Plan recommends Suburban Residential 1, 1 0 to 2 4 units net density per acre, and Environmental Protection Area **(Deferral requested to the April 15, 2004 Meeting) DEFERRED TO APRIL 15, 2004**

#### **TUCKAHOE:**

##### **Deferred from the December 11, 2003 Meeting:**

**C-73C-03 Gloria Freye for WILHOOK, LLC:** Request to conditionally rezone from A-1 Agricultural District and R-1 One Family Residence District to R-2AC One Family Residence District (Conditional), part of Parcel 744-742-5871, containing 22 753 acres, located on the north line of Patterson Avenue (Route 6) approximately 1,600 feet west of Gaskins Road The applicant proposes no more than forty (40) single family residential lots The R-2A Districts allows a minimum lot size of 13,500 square feet The Land Use Plan recommends Semi Public **(Deferral requested to the April 15, 2004 Meeting). DEFERRED TO APRIL 15, 2004**

#### **VARINA:**

##### **Deferred from the February 12, 2004 Meeting:**

**C-41C-03 Don Smith:** Request to conditionally rezone from B-2C Business District (Conditional) to M-1C Light Industrial District (Conditional) and B-2C Business District (Conditional), Parcel 808-729-7538, containing 8 585 acres (M-1C – 6 496 ac , B-2C – 2 089 ac ), located at the southeast intersection of Dabbs House and Creighton Roads A mini-storage warehouse/self-storage facility and retail are proposed The use will be controlled by proffered conditions and zoning ordinance regulations The Land Use Plan recommends Commercial Concentration The site is in the Airport Safety Overlay District **APPROVED**

**March 11, 2004**

**Deferred from the January 15, 2004 Meeting:**

**C-56C-03 Finer Homes, Inc. & Debbie Stoddard:** Request to conditionally rezone from A-1 Agricultural District to R-2AC One Family Residence District (Conditional) Parcel 802-696-9269 and part of Parcel 803-696-6866, containing 41 758 acres, located on the east line of Osborne Turnpike approximately 0 41 mile north of Tree Ridge Road and approximately 240 feet west of the western terminus of Harmony Avenue A single family residential subdivision is proposed The R-2A District allows a minimum lot size of 13,500 square feet The Land Use Plan recommends Suburban Residential 1, 1 0 to 2 4 units net density per acre **(Deferral requested to the May 13, 2004 Meeting).**  
**DEFERRED TO MAY 13, 2004**

**C-13C-04 J. Kevin Humphrey for Mike Fleetwood:** Request to conditionally rezone from A-1 Agricultural District, M-1 Light Industrial District and M-2 General Industrial District to M-2C General Industrial District (Conditional), Parcels 819-704-9284, 820-705-3941, 820-705-5372, 820-706-5002, 820-705-6725 and 819-703-7057, containing 105 164 acres, located at the southwest intersection of Monahan and Charles City Roads and the C&O Railroad Light Industrial manufacturing with possible hotel/retail uses are proposed The use will be controlled by proffered conditions and zoning ordinance regulations The Land Use Plan recommends Planned Industry The site is in the Airport Safety Overlay District **(Deferral requested to the May 13, 2004 Meeting).** **DEFERRED TO MAY 13, 2004**

**BROOKLAND**

**C-14-04 Tracey L. Johnson for Hunton RTH Development Corp..** Request to rezone from RTHC Residential Townhouse District (Conditional) to C-1 Conservation District, part of Parcel 764-775-1817, containing approximately 1 5 acres, located approximately 550 feet north of Hunton Park Boulevard and approximately 350 feet east of Friars Walk Lane A conservation district is proposed The Land Use Plan recommends Environmental Protection Area and Urban Residential **(Expedited agenda requested).** **APPROVED**

**P-1-04 Ambre Blatter for Omnipoint Communications** Request for a provisional use permit under Sections 24-95(a)(3) and 24-122 1 of Chapter 24 of the County Code in order to allow a 30-foot extension of an existing 97-foot telecommunications tower and erect an associated unmanned communication equipment platform at the base of the tower, on part of Parcel 775-744-9936, containing 1,085 square feet, located on the west side of Byrdhill Road approximately 200 feet south of Oakland Avenue The existing zoning is M-1 Light Industrial District The Land Use Plan recommends Light Industry **(Deferral requested to the April 15, 2004 Meeting).** **DEFERRED TO APRIL 15, 2004**



**FAIRFIELD**

**Deferred from the February 12, 2004 Meeting:**

**C-7C-04 Larry Horton for Anthony P Renaldi:** Request to conditionally rezone from A-1 Agricultural District and M-1C Light Industrial District (Conditional) to R-2C (15.29 ac) and R-2AC (48.52 ac) One Family Residence Districts (Conditional), Parcels 813-733-7603, 814-732-6992, 815-733-0010 and part of Parcel 815-733-2040, containing approximately 63.81 acres, located on the north line of Creighton Road approximately 360 feet east of Cedar Fork Road. The applicant proposes no more than one hundred twenty-five (125) single family residential lots. The R-2A District allows a minimum lot size of 13,500 square feet, the R-2 District allows a minimum lot size of 18,000 square feet. The Land Use Plan recommends Office/Service. The site is in the Airport Safety Overlay District. **DEFERRED TO APRIL 15, 2004**

**APPROVAL OF MINUTES · Planning Commission February 12, 2004  
APPROVED**

Acting on a motion by **Mr. Vanarsdall**, seconded by \_\_\_\_\_, the Planning Commission adjourned its meeting at **8:10 p.m.** on **March 9, 2004**

View the Planning Commission agendas at

**<http://www.co.henrico.va.us/planning/meetnext.htm>** and  
**<http://www.co.henrico.va.us/planning/podnext.htm>**

**March 11, 2004**