

**PLANNING COMMISSION**

**SUBDIVISIONS AND PLANS OF DEVELOPMENT**

**ACTIONS**

**October 27, 2004**

The submission deadline for this hearing date was September 10, 2004.

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**ROLL CALL:**

**REQUEST FOR DEFERRALS AND WITHDRAWALS:** Leslie News

**EXPEDITED AGENDA:** Leslie News

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL:** Kevin Wilhite

**FOR INFORMATIONAL PURPOSES ONLY**

**Subdivision:** Dry Bridge (October 2003 Plan)

**Magisterial District:** Varina

**Original No. of Lots:** 21

**Remaining Lots:** 21

**Previous Extensions:** 0

**Year(s) Extended:** 1 Year - (10/26/04)

**FOR PLANNING COMMISSION APPROVAL**

**Subdivision:** Magnolia Ridge Cluster Lot (October 1994 Plan) (Formerly Stuarts Ridge)

**Magisterial District:** Fairfield

**Original No. of Lots:** 387

**Remaining Lots:** 21

**Previous Extensions:** 7

**Year(s) Extended:** 1 Year - (10/26/04)

**Subdivision:** Old Williamsburg Road (A Ded. of a Portion of Old Williamsburg Road) (October 1999 Plan)

**Magisterial District:** Varina

**Original No. of Lots:** 0

**Remaining Lots:** 0

**Previous Extensions:** 4

**Year(s) Extended:** 1 Year - (10/26/04)

**TRANSFER OF APPROVAL  
POD-91-93, POD-105-85 and POD-109-73**

Capital One Properties (Formerly Signet Bank Operations)  
11011 & 11013 W. Broad Street

**McGuire Woods for RER Equities, Inc.:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Capitol One to RER/New Boston West Broad Street LLC and RER/New Boston Cox Road LLC. The 39.7-acre site is located at 11011 and 11013 W. Broad Street on parcels 746-760-8608 and 747-759-4312. The zoning is B-1, Business District and O-3, Office District and O-3C, 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 with the following condition:

1. The site deficiencies as detailed in the inspection report will be completed by RER/New Boston West Broad Street LLC, as indicated and as scheduled in the letter from McGuire Woods dated October 14, 2004.

**(Staff Report by Jim Strauss)**



**ACTION: Approved**

**PLAN OF DEVELOPMENT** (*Deferred from the September 22, 2004, Meeting*)  
**POD-60-04**

Lee Conner Realty Office Building – 245 East Williamsburg Road

**Engineering Design Associates for Lee Conner Realty Associates:** 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, 5,280 square foot office building and associated parking. The 0.94-acre site is located at 245 E. Williamsburg Road (U.S. Route 60), approximately 500 feet east of the intersection of Williamsburg Road (U.S. Route 60) and Raines Avenue on parcel 828-715-6950. The zoning is B-1, Business District. County water and sewer. **(Varina)**

As of the preparation date of the agenda, staff has not received a revised plan, as requested. Staff has two outstanding concerns with the last plan submitted. One, the correct right-of-way dedication on E. Williamsburg Road is not shown. Two, staff has asked the applicant to locate the building closer to the road, and provide all of the parking in the rear of the property. This redesign would satisfy the Sandston Special Strategy Area Design Guidelines.

The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The right-of-way for widening of Williamsburg 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 Williamsburg Road (U.S. Route 60) shall be approved by the Virginia Department of Transportation and the County.

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

27. The required building setback shall be measured from the proposed right-of-way line and the parking shall be located behind the proposed right-of-way line.

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

29. A standard concrete sidewalk shall be provided along the south side of Williamsburg Road.

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. 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.

**(Staff Report by Michael Cooper)**



**ACTION: Approved**

#### **PLAN OF DEVELOPMENT** (*Deferred from the September 22, 2004, Meeting*)

##### **POD-69-04**

Townes @ Bickerstaff – Bickerstaff Road

**Bay Design Group for Prospect Homes:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 33 two-story residential townhouse units for sale. The 5.07-acre site is located at the corner of Bickerstaff Road and Okano Road on parcel 804-708-1236. The zoning is R-5, General Residence District. County water and sewer. (Varina)

The applicant has requested a deferral until the Planning Commission's meeting on November 17, 2004.

**(Staff Report by Michael Kennedy)**



**ACTION: Deferred to November 17, 2004**

## **PLAN OF DEVELOPMENT**

### **POD-71-04**

Patrick Kia – Nine Mile Road and Laburnum Avenue

**Engineering Design Associates for The Patrick Group, LC:** 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, 824 square foot addition to an existing one-story, 1,516 square foot building for automobile sales. The 0.89-acre site is located at the northeast corner of the intersection of Laburnum Avenue and Nine Mile Road (State Route 33) on parcel 810-723-5689. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

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

**(Staff Report by Michael Cooper)**



**ACTION: Withdrawn**

## **PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION**

### **POD-72-04**

Brook Run Shopping Center Parcel 4C – Brook Road

**Timmons Group for Tetra Associates, 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(e)(3) of the Henrico County Code to construct a one-story, 8,750 square foot, seven-unit retail building. The 0.85-acre site is located at the Brook Run Shopping Center on Brook Road (U.S. Route 1) on parcel 783-748-5077. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

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

23. Only retail business establishments permitted in a B-3 may be located in this center.
24. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
25. No merchandise shall be displayed or stored outside of the building(s) or on the sidewalk(s).
26. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
27. The entrances and drainage facilities on Brook Road (U.S. Route 1) shall be approved by the Virginia Department of Transportation and the County.
28. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
29. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
30. A standard concrete sidewalk shall be provided along the east side of Brook Road.
31. The proffers approved as a part of zoning case C-30C-88 shall be incorporated in this

approval.

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. 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 Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.

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

36. 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.

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

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

39. 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.

40. Landscaping along Brook Road and site and street lighting shall comply with the Brook Road Design Guidelines or standards approved by the Director of Planning at the time of landscape and lighting plan review.

41. A coordinated design scheme shall be adopted for all parcels being developed within the shopping center consistent with both the quality of the existing developed portion of shopping center and with the "Brook Road Enhancement Study." The buildings shall be constructed with brick coordinated to match the existing Ukrop's building.

42. A coordinated lighting, landscape and signage scheme shall be maintained for all parcels within the Brook Run shopping Center.

43. The required 35-foot transitional buffer along Brook Road may be reduced to no less than 25-feet. Planting within the transitional buffer along Brook Road shall conform to the planting standards of the 25-foot transitional buffer or as otherwise approved by the Planning Commission.

44. As a condition of the transitional buffer deviation, a public sidewalk and streetscape improvements conforming to the Brook Road enhancement study and such guidelines as may be adopted by the Director of Planning shall be provided prior to the issuance of any occupancy permits.

45. No additional freestanding signs shall be permitted within the shopping center.

**(Staff Report by Michael Kennedy)**



**ACTION: Approved**

**PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION  
POD-73-04**

Villas @ Laburnum 1401 N. Laburnum Avenue

**Engineering Design Associates for KCA/Laburnum, LLC and Attack Properties:** Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2(e)(3) of the Henrico County Code, to construct 78, two-story condominiums units. The 10.33-acre site is located at the southeast corner of Laburnum Avenue and Watts Lane on parcel 808-731-7728. The zoning is RTHC, Residential Townhouse District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

As of the preparation date of the agenda, the Department of Public Works Design Division has not had enough time to review the revised BMP calculations required to recommend approval to the Planning Commission. The traffic engineer has not required the extension of Watts Lane to Harvie Road. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The 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 right-of-way for widening of N. Laburnum Avenue and Watts Lane as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
26. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
27. The 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 east side of Laburnum Avenue and a portion of the south side of Watts Lane.
29. A 25-foot planting strip to preclude ingress or egress along the east side of Laburnum Avenue shall be shown on the approved plans. The details shall be included with the required landscape plans for review and approval.
30. The proffers approved as a part of zoning case C-68C-03 shall be incorporated in this approval.
31. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
32. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works. continue
33. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The bond shall become effective as of the date that the Homeowners Association assumes responsibility for the common areas.

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

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

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

**(Staff Report by Christina Goggin)**



**ACTION: Deferred to December 9, 2004**

## **PLAN OF DEVELOPMENT**

### **POD-74-04**

Petro Express – 2301 Mechanicsville Turnpike (POD-10-80 Revised)

**Obsidian, Inc. for Richmond Petroleum Marketing, Inc.:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a two-story, 6,323 square foot building to include a convenience store and office space, as well as fuel pumps and associated parking. The .897-acre site is located at the southeast corner of the intersection of Mechanicsville Turnpike (U.S. Route 360) and Bloom Lane, approximately 950 feet northeast of I-64 on parcel 799-728-4562. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

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

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

24. The entrances and drainage facilities on Mechanicsville Turnpike (State Route 360) shall be approved by the Virginia Department of Transportation and the County.

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

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

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

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

29. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.

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. 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.
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. Bulk storage of fuel shall be underground.
35. No wrecked automobiles, nor automobiles incapable of being operated, shall be kept on the premises.

**(Staff Report by Michael Cooper)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION POD-75-04**

Uppy's @ Lauderdale Square Shopping Center

**BGBT Design Group, P.C. for The Wilton Companies, LLC:** Request for approval of a plan of development and transitional buffer deviation as required by Chapter 24, Sections 24-106 and 24-106(e)(3) of the Henrico County Code, to construct a one-story, 3038 square foot convenience store and service station. The 1.067-acre site is located at 3101 Lauderdale Drive on an outparcel of existing Lauderdale Square Shopping Center on parcel 734-757-2935. The zoning is B-2C, 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. Only retail business establishments permitted in a B-2 zone may be located in this center.
24. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
25. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
26. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
27. The 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 east side of Lauderdale Drive.
29. Outside storage shall not be permitted.



30. The proffers approved as a part of zoning cases C-55C-85 shall be incorporated in this approval.
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. 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 Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
35. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Michael Kennedy)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-76-04**

Advance Orthopaedic Center @ 7858 Shrader Road (POD-52-01 Revised)

**Balzer & Associates, Inc. for CAE Real Estate, LCC:** 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 two-story, 46,050 square foot, medical office building addition to an existing medical building. The 5.0-acre site is located on the north line of Shrader Road, approximately 500 feet east west of its intersection with Hungary Spring Road on parcels 765-752-0784, 764-753-8211 and part of 765-752-6035. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Brookland)**

As of the preparation date of the agenda, there are several issues. A two-story building with below ground parking is proposed and the proffers limit the building to two stories. If the below ground parking is eliminated, the parking requirements cannot be met. The staff cannot recommend approval.

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-23C-01 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.

**(Staff Report by Ted McGarry)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT & ALTERNATIVE FENCE HEIGHT**

### **POD-77-04**

Delmont Village Apartments

Delmont Street and Ladies Mile Road

#### **Engineering Design Associates for Viking Investment Properties, LLC and Delmont**

**Apartments, LP:** Request for approval of a plan of development and an alternative fence height, as required by Chapter 24, Sections 24-106 and 24-95(L)(6)c of the Henrico County Code, to construct one, one-story apartment building and six (6), two-story apartment buildings totaling 52 units and a common building. A six-foot-high metal picket security fence would be constructed within the required front yard along Delmont Street. In addition three (3), two-story apartment buildings totaling 24 additional units would be located on an adjoining 1.28-acre portion of the property located within the City of Richmond. The 3.67-acre site is located on the northwest corner of Delmont Street and Ladies Mile Road (3710-3740 Delmont Street) on parcel 793-737-2945. The zoning is R-5, General Residence District. City water and sewer. **(Fairfield)**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

23. The unit house numbers shall be visible from the parking areas and drives.

24. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard 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 developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.

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

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

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

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

**(Staff Report by Michael Kennedy)**



**ACTION: Approved**

**SUBDIVISION** (*Deferred from the September 22, 2004, Meeting*)

**Hillcrest Farms** (September 2004 Plan)

**Bay Design Group for Barbara A. Moss and Prospect Homes:** The 63.82-acre site proposed for a subdivision of 114 single-family homes is located on the north line of Creighton Road approximately 300 feet east of the intersection of Cedar Fork Road on part of parcels 813-733-7603, 817-732-6992, 815-733-7603 and 815-733-2040. The zoning is R-2A, One-Family Residence District (Conditional) and R-2, One-Family Residence District. County water and sewer. **(Fairfield)** 114 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 18,000 square feet for R-2 lots and 13,500 for R-2A lots.

13. The developer shall submit one set of the architectural plans to the Department of Planning for review prior to final approval of the plat.

14. Detailed construction plans shall be submitted to the Department of Planning before the final plats are submitted for final approval.

15. The detailed plant list and specifications for the landscaping to be provided within the 30-foot-wide planting strip easement along Creighton Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

16. A County standard sidewalk shall be constructed along the north side of Creighton Road.

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

18. Any necessary offsite drainage easements must be obtained prior to approval of the

construction plan by the Department of Public Works.

19. The proffers approved as part of zoning case C-7C-04 shall be incorporated in this approval.

20. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Department of Planning for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

21. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

**(Staff Report by Jim Strauss)**



**ACTION: Approved**

**SUBDIVISION** (*Deferred from the September 22, 2004, Meeting*)

**Kain Estates** (September 2004 Plan)

**Bay Design Group for Carolyn H. Leake, Trustee, and The Breeden Company, Inc.:** The 175.442-acre site proposed for a subdivision of 97 single-family homes is located on the south line of Kain Road approximately 1,800 feet east of the Goochland-Henrico County boundary on parcels 734-769-4535, 733-770-2133, and 732-770-5049. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Three Chopt) 97 Lots**

As of the preparation date of the agenda, the staff has not completed its review of the revised plan received on October 14, 2004.

The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the conditions for subdivisions not served by public utilities the following additional conditions are recommended:

11. Prior to requesting recordation, the developer shall furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with its facilities.

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

13. A County standard sidewalk shall be constructed along the south side of Kain Road.

14. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Department of Planning for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

15. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform

Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

(Staff Report by [Kevin Wilhite](#))



**ACTION: Deferred to November 17, 2004**

## **SUBDIVISION**

**Castleton** (September 2004 Plan) (Formerly Hunt Valley)

**D. Bryant Gammon for Ross Run, LLC:** The 247.71-acre site proposed for a subdivision of 433, single-family homes is located along the eastern line of Doran Road, 900 feet south of its intersection with Darbytown Road on parcels 825-692-8035 and 823-694-4202. The zoning is R-2AC, One-Family Residence District (Conditional), R-3AC, One-Family Residence District (Conditional) and A-1, Agricultural District. County water and sewer. (**Varina**) 433 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 R-2A lot shall contain at least 13,500 square feet exclusive of the flood plain areas.
13. Each R-3A lot shall contain at least 9,500 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 detailed plant list and specifications for the landscaping to be provided within the islands in Road A and the 20-foot-wide planting strip easement along Doran Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
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 cases C-39C-89, C-39C-90, C-40C-90, C-41C-90 and C-20C-99 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 Department of Planning for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
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. Prior to recordation a development agreement for the proffered recreational area must be submitted for review and approval by the Director of Planning. The Development Agreement shall provide for the dedication of the recreational area, a master plan for the recreational area and a performance schedule or bond for the proffered recreational area amenities.

21. Prior to recordation a streetscape plan must be submitted for review and approval by the Director of Planning. The Streetscape Plan shall address the proffered requirements regarding street trees, sidewalks and pedestrian paths, street lighting, and lot landscaping. continue
22. Provide ROW dedication and improvements as determined necessary by the Director of Public Works at Doran Road and Darbytown Road entrances.
23. A maximum of 50 lots may be developed with a single point of access.
24. The permanent access easement shall be vacated prior to recordation of any affected lots.
25. An access easement shall be provided to the adjoining A-1 lots without street frontage. A 10-foot landscape buffer shall be provided along both sides of the easement.
26. The existing prescriptive access easements shall be vacated in accordance with state law, prior to recordation of the affected lots.
27. Any known cemetery or burial ground shall be relocated in accordance with state law or platted as a cemetery lot with either public street frontage or an access easement. The developer shall construct a walkway within and a fence along each side of the access easement. The type, design and other details shall be indicated on the construction plans for the approval of the Planning Office.
28. All new utilities to be located underground.
29. The construction plan shall identify spoils stockpiles remaining from any previous mining operations. Any future building lot containing spoils and located within the buildable area for a principal structure or accessory structure, shall be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for 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.
30. Any unused well or septic system shall be abandoned in accordance with Health Department requirements.

**(Staff Report by Michael Kennedy)**



**ACTION: Approved**

## **SUBDIVISION**

**Dunn's Pastures** (October 2004 Plan)

**Engineering Design Associates for Howard R. & Barbara M. Dunn:** The 20.321-acre site proposed for a subdivision of 7 single-family homes is located on the north line of Elko Road (State Route 156) and the west line of White Oak Road, opposite its intersection with Hurop Road, on parcel 856-703-3987. The zoning is A-1, Agricultural District. County water/individual well and septic tank/drainfield. **(Varina)** 7 Lots

The three lots fronting on Elko Road will be served by public water. The remaining lots will be served by individual wells.

The staff recommends conditional approval subject to the annotations on the plans and the standard conditions for subdivisions served by public water, individual well, and septic tank/drainfield.

**(Staff Report by Kevin Wilhite)**



**ACTION: Approved**

## **SUBDIVISION**

**Pocahontas Estates** (October 2004 Plan)

**Engineering Design Associates for Pruitt Properties, Inc. and Loftis Real Estate & Development, Inc.:** The 26.33-acre site proposed for a subdivision of 16, single-family homes is located on the west side of Willison Road, approximately 900 feet south of I-895 on part of parcel 811-696-1854 and 812-695-6589. The zoning is A-1, Agricultural District and ASO, (Airport Safety Overlay) District. Individual well and septic tank/drainfield. (**Varina**) 16 Lots

As of the preparation date of the agenda, the Department of Public Works cannot recommend approval of the plan as submitted because the road exceeds the maximum cul-de-sac length unless specifically waived by the Director of Public Works. A waiver request has been submitted by the applicant and is pending review. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions not served by public utilities, the following additional conditions are recommended:

11. Each lot shall contain at least 43,560 square feet.
  12. The detailed plant list and specifications for the landscaping to be provided within the 10-foot-wide planting strip easement along I-895 shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
  13. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
  14. The applicant shall consult with the Division of Recreation & Parks on any historical findings as development progresses. A copy of any study identifying and protecting historic resources, which may be required by a state or federal agency through its permitting process, shall be submitted to the Department of Planning and the Division of Recreation & Parks prior to final approval of the construction plans.
  15. If historical resources are identified on site, the developer shall make best efforts to coordinate the timing of construction activities with the Director of Recreation & Parks to allow mapping and photo documentation.
- (Staff Report by Christina Goggin)



**ACTION: Approved**

## **SUBDIVISION**

**Crowder Farms** (October 2004 Plan)

**Foster & Miller, P.C. for Doris L. Crowder Revocable Trust and Wilton Development Corporation:** The 66-acre site proposed for a subdivision of 42 single-family homes is located at the northwest corner of Osborne Turnpike and Sholey Road on parcel 800-695-7559. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. (**Varina**) 42 Lots

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

11. Each lot shall contain at least 43,560 square feet, exclusive of the flood plain areas.
12. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."
13. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Osborne Turnpike shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
14. A County standard sidewalk shall be constructed along the west side of Osborne Turnpike.
15. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

**(Staff Report by Kevin Wilhite)**



**ACTION: Approved**

## **SUBDIVISION**

**Meadow Oaks** (October 2004 Plan)

**Foster & Miller, P.C. for Michael J. Pastore and Michaels Enterprises:** The 32.8-acre site proposed for a subdivision of 26, single-family homes is located at the southwest corner of Meadow and Drybridge Roads on parcel 836-717-2759. The zoning is A-1, Agricultural District. Public water and septic tank/drainfield. **(Varina)** 26 Lots

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

11. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Drybridge Road shall be submitted to the Planning Office for review and approval prior to recordation of the plat.
12. The plan must be redesigned to provide at least the one acre minimum lot area on lots 22 through 25 as required and as regulated by Chapter 24, of the Henrico County Code.
13. The entire Pastore parcel shall be included in subdivision unless a split was recorded prior to September 10, 2004.

**(Staff Report by Ted McGarry)**



**ACTION: Approved**



## **SUBDIVISION**

**Morgan Pointe** (October 2004 Plan)

**Foster & Miller, P.C. for Andronikos and Evangelia Moudilos and Winterfield Road Development, LLC:** The 29.683-acre site proposed for a subdivision of 20, single-family homes is located on the west line of Pouncey Tract Road, approximately 2,975 feet north of the intersection of Nuckols Road and Pouncey Tract Road on parcel 734-776-1774. The zoning is A-1, Agricultural District. County water and septic tank/drainfield. **(Three Chopt)** 20 Lots

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan. The staff recommendation will be made at the meeting.  
**(Staff Report by Jim Strauss)**



**ACTION: Deferred to November 17, 2004**

## **SUBDIVISION**

**The Village @ Willow Run** (October 2004 Plan)

**Foster & Miller, P.C. and Verizon Virginia, Inc. and Wilton Development Corporation:** The 17.3-acre site proposed for a subdivision of 87 townhouses for sale is located on the north line of Wistar Road, approximately 413 feet east of Shrader Road on parcels 767-751-0480 and 5291; 767-752-3012, 5942 and 7623; part of 766-752-5952. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Brookland)** 87 Lots

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for residential townhouses and the following additional condition:

13. The proffers approved as part of zoning case C-19C-04 shall be incorporated in this approval.  
**(Staff Report by Ted McGarry)**



**ACTION: Approved**

## **SUBDIVISION**

**Dalton Park @ Greenbrooke** (October 2004 Plan)

**Youngblood, Tyler & Associates, P.C. for Greenbrooke, LLC, Estate of Philip J. Kennedy, Jr., Marguerite Gilman Bruce, Browning Construction Company, Robert & Anna Triscari, Nevan N. Chang, G. Edmond Massie IV & Lara M. Tyler, Timothy H. & Donna M. Smith, Myrtle H. Dalton and Fidelity Properties, Ltd.:** The 51.23-acre site proposed for a subdivision of 101 single-family homes and an exception for stem lots as required by Section 19-4 of the Henrico County Code is located along the west side of Belfast Road and the east side of I-295, approximately 650 feet north of I-64 on parcels 743-764-8795, 6363, 4622; 743-763-3572; 744-763-1576 and 2190; 744-764-3317, 2703, 5770, 5157, 4443 and 3831 and part of 744-763-0148 and 0961. The zoning is R-3C, One-Family Residence District (Conditional) and C-1, Conservation District. County water and sewer. **(Three Chopt)** 101 Lots

As of the preparation date of the agenda, staff has not had an opportunity to complete its review of the revised plan. Staff has several issues regarding the original plan submitted. One, the wetlands are not correctly delineated on the plan. Two, defined floodplain elevations are not presented on the original layout. Three, five (5) stem lots are proposed on the original layout. Of particular concern are three of the five stem lots, which are of the same design as what was previously recognized by the County as flag lots. Staff has asked the applicant to revise all stem lots to cul-de-sac lots.

The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

12. Each lot shall contain at least 11,000 square feet.
13. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."
14. The detailed plant list and specifications for the landscaping to be provided within the 20-foot-wide planting strip easement along Belfast Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
15. A County standard sidewalk shall be constructed along both sides of all interior drives.
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 cases C-3C-03, C-11C-04 and C-9C-04 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 Department of Planning for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat. continue
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. A cash proffer, in accordance with the requirement of proffer #20 of rezoning cases C-9C-04 and C-11C-04, shall be paid by the developer to Henrico County prior to the issuance of any building permits.
21. No building permits shall be issued for this property before August 1, 2005.
22. A landscape plan addressing the requirements of proffer #13 of rezoning cases C-9C-04 and C-11C-04 shall be submitted to the Department of Planning for review and approval prior to the recordation of the plat.

**(Staff Report by Michael Cooper)**



**ACTION: Approved**

## **SUBDIVISION**

**Elizabeth Place** (October 2004 Plan)

**Balzer & Associates, Inc. for Prince D. Allen, Sr.:** The 4.182-acre site proposed for a subdivision of 3, single-family homes is located at 7326 Osborne Turnpike on parcel 802-649-3061. The zoning is R-3, One-Family Residence District. Individual well and septic tank/drainfield. (**Varina**) 3 Lots

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

11. Each lot shall contain at least one acre, exclusive of the flood plain areas.
12. The plan must be redesigned to provide at least the 150-foot minimum lot width required and as regulated by Chapter 24, of the Henrico County Code.
13. Provide right-of-way dedication and improvements as determined necessary by the Director of Public Works along Osborne Turnpike and Sholey Road.
14. The detailed plant list and specifications for the landscaping to be provided with the 20-foot-wide planting strip easement along Osborne Turnpike shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

**(Staff Report by Michael Kennedy)**



**ACTION: Withdrawn**

## **SUBDIVISION**

**Middleton**, Section G (September 2004 Plan)(A Resubdivision of Middleton, Section B, Block C, Lot 21 and a Reserved Parcel)

**Landmark-Fleet Surveyors, P.C. for William F. Cumbo, III:** The 1.07-acre site proposed for a subdivision of 3, single-family homes is located at the southwest corner of Littleton Boulevard and Wilmecote Avenue on parcels 782-758-3742 and 3854. The zoning is R-3, One-Family Residence District. County water and sewer. (Fairfield) 3 Lots

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

**(Staff Report by Ted McGarry)**



**ACTION: Approved**

**LANDSCAPE PLAN** (*Deferred from the September 22, 2004, Meeting*)

**LP/POD-34-03**

Parc Place @ Short Pump Town Center

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

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan. The staff recommendation will be made at the meeting.  
**(Staff Report by Jim Strauss)**



**ACTION: Deferred to November 17, 2004**

## **LANDSCAPE AND LIGHTING PLAN**

### **POD-3-04**

Brook Run Shopping Center – Parcel 4B

**Timmons Group for New Richmond Properties, LLC:** Request for approval of a landscape and lighting plan as required by Chapter 24, Sections 24-106 and 24.106.2 of the Henrico County Code. The 0.83-acre site is located at Brook Run Shopping Center, Brook Road (U. S. Route 1), on parcel 784-748-8322. The zoning is B-3C, Business District (Conditional). **(Fairfield)**

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

**(Staff Report by Michael Kennedy)**



**ACTION: Approved**

## **LANDSCAPE PLAN - SUBDIVISION**

**New Market Place** Subdivision

**Engineering Design Associates for New Market, LLC:** Request for approval of a landscape plan as required by Chapter 24, Sections 24-106 and 24.106.2 of the Henrico County Code. The site is located along the east line of New Market Road (State Route 5) and the south line of Wilderness Drive, approximately 250 feet southeast of the intersection of New Market Road and Wilderness Drive on parcels 801-703-7934, 801-703-7169 and 801-703-3666. The zoning is R-3, One-Family Residence District. **(Varina)**

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

**(Staff Report by Michael Cooper)**



**ACTION: Approved**

**LANDSCAPE PLAN – PHASE ONE**

**LP/POD-1-04**

Glenside Commons, Phase I (Glenside Drive and Bethlehem Road)

**James River Nurseries for Larry Page:** Request for approval of a landscape plan as required by Chapter 24, Sections 24-106 of the Henrico County Code. The 3.62-acre site is located at the northwest corner of the intersection of Bethlehem Road and Glenside Drive on parcel 768-747-2537. The zoning is O-2C, Office District (Conditional) (**Brookland**)

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

**(Staff Report by Jim Strauss)**



**ACTION: Approved**

**APPROVAL OF MINUTES:** September 22, 2004, Minutes



**ACTION: Approved**

**BEGINNING AT 10:00 A.M.**

**PUBLIC HEARING:**

**ORDINANCE** – To Amend and Reordain Section 24-5 of the Code of the County of Henrico titled “District boundaries and maps” to Classify as A-1, Agricultural All Parcels and Lots that Will Become Part of the County on January 1, 2005 under an Agreement to Relocate the Boundary Line Between the Counties of Goochland and Henrico.

**(Staff Report by George Elmore)**



**ACTION: Approved to recommend to the Board of Supervisors**

**ADJOURN**ed at 12:56 p.m.