

SUBDIVISIONS AND PLANS OF DEVELOPMENT

ACTIONS

December 14, 2005

TRANSFER OF APPROVAL

POD-67-79

Carousel Office Building – 7814 Carousel Lane

Hodes, Ulman, Pessin & Katz, P.A. for Carousel Lane, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Aspen Virginia LLC, Et Als and Carousel Associated Limited Partnership to Carousel Lane, LLC. The 3.860-acre site is located on the north line of Carousel Lane, approximately 425 feet west of the intersection of Carousel Lane and Shrader Road on parcel 763-754-3546. The zoning is O-3, Office District. 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 identified in the inspection report, dated October 6, 2005, shall be corrected by April 30, 2006.

(Staff Report by Tony Greulich)



ACTION: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-21-04

Bowl America – Phase II

Pouncey Tract Road

Dayton Thompson & Associates for Bowl America: 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 3.61-acre site is located at the southwest corner of Pouncey Tract Road and I-64 on parcel 739-763-7089. The zoning is M-1C, Light Industrial District (Conditional). **(Three Chopt)**

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

(Staff Report by Michael Kennedy)



ACTION: Approved

LANDSCAPE PLAN (*Deferred from the November 16, 2005, Meeting*)

LP/POD-34-05

The Village @ Osborne – Zero Lot Line Dwellings
Osborne Turnpike

Foster & Miller, P.C. for FTF, 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 41.758-acre site is located at 7101 Osborne Turnpike, approximately 4,500 feet north of Burning Tree Road on parcels 802-696-9269 and 803-696-6866. The zoning is R-5AC, General Residence District (Conditional) (**Varina**)

The revised landscape plan in the agenda was submitted in order to address staff's concern with the type and quantity of landscaping that is required with respect to the agreements of the original rezoning case. At this time, staff has not seen the final details for the entrance design and has questions about the height of plant material on the landscaping plan. The staff recommendation will be made at the meeting. Should the Commission act on this request the standard conditions for landscape plans are recommended.

(**Staff Report by Jim Strauss**)



ACTION: Approved

SUBDIVISION

Holladay Hill (December 2005 Plan)
Old Mountain Road

Foster & Miller, P.C. for Benjamin L., Jr. and Evelyn J. Holladay and Nora Investments, LC: The 12.65-acre site proposed for a subdivision of 21 single-family homes is located at the southeast corner of I-295 and Old Mountain Road on parcels 762-772-6237 and 5080. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. (**Brookland**) 49 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 exclusive of the flood plain areas.
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 25-foot-wide planting strip easement along I-295 shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
15. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
16. The proffers approved as part of zoning case C-47C-05 shall be incorporated in this approval.
17. 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 Christina Goggin)



ACTION: Approved

PLAN OF DEVELOPMENT RECONSIDERATION (*Deferred from the November 16, 2005, Meeting*)

POD-24-04

Hickory Corner Office Park
5310 – 5398 Twin Hickory Road

D. Neil Rankins for Hickory Corner, L.C.: Request for approval of a reconsideration of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, for approval of revisions to site improvements, architectural and HVAC screening for a previously approved office park. The 5.135-acre site is located on the east line of Twin Hickory Road, approximately 170 feet north of Nuckols Road on parcel 747-773-1506. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Three Chopt)**

This case was deferred from the November 16, 2005 Planning Commission meeting to allow the applicant to revise the plan and architectural to reflect the changes as agreed upon in a meeting held November 15, 2005 with the condo owners, the district Planning Commissioner and County Staff.

There are a number of items constructed on the site which do not conform to the Planning Commission reviewed plan and architectural, and the County approved construction plan. To comply with adopted proffers, the applicant needs the Commission's review and approval to relocate the HVAC units from ground level to the buildings' roof top, as well as for the proposed screening method. The original proposal indicated the units would be at ground level and screened by 3 foot tall by 8 foot wide masonry walls, but the HVAC units have been installed on the buildings' roof. The applicant proposes to construct roof mounted brown metal screens around each individual HVAC unit that can be seen from the property line, for each building.

In addition to the revised HVAC screening, the revised plan removes all of the decorative interior parking lot and drive- aisle pavers and relocates sidewalk connections from Building "A" and Building "C" to the Twin Hickory Road sidewalk.

Public Works has agreed to let the applicant escrow approximately 40 feet of sidewalk located at the northeast corner of the site along Twin Hickory Road and approximately 20 feet of sidewalk on the east side of the Nuckols Road entrance to the church property line prior to issuance of final Certificate of Occupancies.

Should the Commission act on this request, in addition to the annotations on the plans, standard conditions for developments of this type, and the following additional conditions of the original POD (conditions Nos. 24 through 35 as shown below), additional condition No. 36 is recommended:

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

sixty (60) days prior to requesting occupancy permits.

25. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
26. A standard concrete sidewalk shall be provided along the north side of Nuckols Road and the east side of Twin Hickory Road.
27. All repair work shall be conducted entirely within the enclosed building.
28. The proffers approved as a part of zoning case C-70C-99 shall be incorporated in this approval.
29. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
30. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
31. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
32. 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.
36. **ADDED** - A revised construction plan to document all changes to the plan shall be submitted for review and approval and any required additional work shall be completed prior to release of the bonds. **(Staff Report by Christina Goggin)**



ACTION: Approved

PLAN OF DEVELOPMENT

POD-72-05

Pouncey Tract Veterinary Hospital – Pouncey Tract and Nuckols Roads

Koontz-Bryant, P.C. for The Zubowsky LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 5,896 square foot veterinary hospital with associated parking and utilities. The 1.49-acre site is located at the southwest corner of the intersection of Nuckols Road and Pouncey Tract Road (State Route 161) on parcel 736-774-2105. The zoning is B-1C, 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:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
24. The right-of-way for widening of Pouncey Tract Road (State Route 161) as shown on approved

plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

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

26. The entrances and drainage facilities on Pouncey Tract Road (State Route 161) shall be approved by the Virginia Department of Transportation and the County.

27. 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.

28. 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.

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 Pouncey Tract Road.

31. The proffers approved as a part of zoning case C-55C-02 shall be incorporated in this approval.

32. 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.

33. 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.

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

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

(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-73-05

Short Pump Station – Access Road

W. Broad Street

McKinney & Company for Henrico County School Board, The John J. and Ima M. Liesfield Family, LLC, and Collins Goodman Development Company, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct an access road for a future commercial development. The 11.76-acre site is located at the southeast corner of W. Broad Street (U.S. Route 250) and John Rolfe Parkway (future) on parcels 741-761-2931, 3418, 4704(pt.), 4645, 8112, and 8532, 741-760-4323(pt.), 5792(pt.) and 6979(pt.), 741-759-0697(pt.) and 742-760-1598(pt.). The zoning is B-2C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

This proposal involves the construction of an access road to serve future commercial development on the south side of W. Broad Street along with associated site clearing, grading, and utility installation. There is not a request for approval of any buildings or parking lots with this submittal. The development layout shown on the plan is not part of this approval.

The construction of the access road will require the removal of a section of Three Chopt Lane between W. Broad Street and Three Chopt Road. VDOT has recently transferred ownership of this road to Henrico County. A request to abandon this road and transfer ownership of the property to the applicant will need to receive approval from the Board of Supervisors. Traffic currently using Three Chopt Lane will be rerouted onto the access drive. The access to W. Broad St. will be at a signalized intersection and there will also be a connection to John Rolfe Parkway when it is constructed. Three Chopt Lane will eventually need to be completely abandoned to allow for the development of the adjacent Liesfield property as depicted in zoning case C-70C-03. In addition, the applicant is working with the County to ensure proper coordination between construction on this site and the construction of John Rolfe Parkway.

This project involves land swaps between the developer and the adjacent School Board and Liesfield properties. The developer has an agreement in place for construction of the access road on the Liesfield property as shown on this plan. A request for changing the land-use designation on the Liesfield tract to Urban Mixed Use has recently been submitted.

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

24. The right-of-way for widening of W. Broad Street and John Rolfe Parkway as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
26. The entrances and drainage facilities on W. Broad Street (U.S. Route 250) shall be approved by the Virginia Department of Transportation and the County.
27. 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.
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 W. Broad Street.
30. The proffers approved as a part of zoning case C-18C-03 shall be incorporated in this approval.
31. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
32. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
33. 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. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state

building code and geotechnical guidelines established by the engineer. An engineer's report certifying the suitability of the fill materials and its compaction shall be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.

(Staff Report by Kevin Wilhite)



ACTION: Approved

SUBDIVISION (*Deferred from the November 16, 2005 Meeting*)

Michael's Way (November 2005 Plan)

Madge Lane

McKinney & Company for Mindy Properties, LLC: The 10.73-acre site proposed for a subdivision of 18 single-family homes is located 350 feet east of the intersection of Madge Lane and Caddie Lane on parcel 804-724-9640. The zoning is R-4, One-Family Residence District. County water and sewer. **(Fairfield)** 18 Lots

This plan was deferred from the Planning Commission's November 16, 2005 meeting in order for the applicant to revise this plan to address the outstanding issues.

As of the preparation date of this agenda, the staff has not received a revised plan, as requested. Currently, Public Works Environmental Division and Planning can not recommend approval of the proposed subdivision because adequate buildable area outside of RPA limits has not been provided. Planning also needs a revised plan that provides recreational amenities to justify the proposed 6.19 acres common area comprised of steep slopes, wetlands and flood plain.

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 8,000 square feet exclusive of the flood plain areas.
13. Prior to requesting final approval, the engineer shall furnish the Department of Planning Staff a plan showing a dwelling situated on Lots 9 and 10 to determine if the lot design is adequate to meet the requirements of Chapter 24, of the Henrico County Code.
14. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Madge Lane shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
15. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
16. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

(Staff Report by Christina Goggin)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-74-05

Reynolds Crossing I – Office and Retail – Forest Avenue

Jordan Consulting Engineers for Reynolds Holdings, LLC and Reynolds Crossing One, LLC:

Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a three-story, 72,000 square foot office buildings, a one-story, 2,240 square foot coffee shop/restaurant, and a master plan for a future drug store. The 9.18-acre site is located on the southwest corner of the intersection of Glenside Drive and Forest Avenue on part of parcel 765-744-6557. The zoning is B-2C, Business District (Conditional) and O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. Currently, the Public Works Design Division has questions regarding the adequacy of the outfall, and timing of construction of the overall drainage improvements. The Planning staff has questions regarding the project’s compliance with the proposed height of the office building and compliance with the proffers of the original rezoning case. Staff has requested a revised plan, revised architectural, and more information on an exhibit demonstrating compliance with the proffers. The staff recommendation will be made at the meeting.

(Staff Report by Jim Strauss)



ACTION: Approved

PLAN OF DEVELOPMENT & MASTER PLAN

POD-75-05

Oakley’s Center Industrial Park, Phases 2 and 3

(POD-12-91 Expired)

4190 Oakley’s Court

Bodie Consulting Engineers for Oakley Center, LLC and Lampe Management Company: Request for approval of a revised plan of development and master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct two additional phases. Phase 2 consists of six, one-story buildings totalling 39,400 square feet for commercial mini-warehouses, manufacturing and office uses and Phase 3 consists of five, one-story buildings for the same uses. The 15.076-acre site is located at the southwest corner of Oakley’s Lane and Oakley’s Place on part of parcel 816-721-1410. The zoning is M-2C, Light Industrial District (Conditional) and ASO, Airport Safety Overlay 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:

- 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-2C-92 shall be incorporated in this approval.
 26. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
 27. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
 28. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
 29. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
 30. The gravel area behind buildings 5 and 6 shall be constructed with an all weather treatment as approved by the Director of Public Works.
- (Staff Report by Ted McGarry)**



ACTION: Approved

PLAN OF DEVELOPMENT

POD-77-05

Byrd Center Expansion – Phase 6 and 7
2800 Charles City Road
(POD-38-00 Revised)

Engineering Design Associates for Medalist & Wre-Byrd LLC: Request for approval of a revised plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct two, one-story, office/warehouses consisting of a 93,000 square foot Phase 6 and a 70,000 square foot Phase 7. The 19.792-acre site is located at 2800 Charles City Road, approximately 600 feet east of Laburnum Avenue on parcel 818-709-1325. The zoning is M-1, Lighting Industrial District. County water and sewer. **(Varina)**

There are two outstanding issues. First, the proposed sanitary sewer serving Phases 6 and 7 conflicts with a County force main sewer. Redesign is needed. Second, the fire flow calculations need revision. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

24. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
25. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
26. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
27. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
28. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
29. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
30. The 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. Provide dumpster pads and enclosures for the 15 dumpsters in the parking spaces located at the rear of the existing Byrd Center buildings. Include the enclosure details in the construction plans.

(Staff Report by Ted McGarry)



ACTION: Deferred to January 25, 2006

PLAN OF DEVELOPMENT & MASTER PLAN

POD-64-05

Antioch Baptist Church
1384 New Market Road
(POD-39-96 Revised)

Engineering Design Associates for Antioch Baptist Church: Request for approval of a revised plan of development and master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a Phase 1, two-story, 546-seat sanctuary and a one-story, 8475 square foot education building, a Phase 2 parking lot and a Phase 3, 2400 square foot education building expansion. The 4.62-acre site is located at 1384 New Market Road along the east line of New Market Road (State Route 5) between Chatsworth Road and Freeless Street on parcels 804-700-1773, 3054 and 3543. The zoning is A-1, Agricultural District. County water and sewer. **(Varina)**

A revised site plan is included in your packet. Staff review of the plan is not complete. The staff's 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:

24. The entrances and drainage facilities on New Market Road (State Route 5) 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. 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 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: Deferred to January 12, 2006

SUBDIVISION (*Deferred from the November 16, 2005, Meeting*)

Hoke Brady Farms (October 2005 Plan)

Kingland Road

Engineering Design Associates for Charlie H. Purks, Sr. and D. P. Purks Trust and G & G Limited:

The 126.30-acre site proposed for a subdivision of 43 single-family homes is located on the north line of Kingsland Road between Varina Road and the U.S. Park Service property on parcel 812-674-1758 The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Varina)** 43 Lots

This plan was deferred from the Planning Commission's November 16, 2005 meeting, in order for the Varina Commissioner to meet with concerned citizens and the National Park Service.

As of the preparation date of this 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. 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 Hoke Brady and Kingsland Roads shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
13. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common 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.
14. Walking trails shall be improved with a hard surface or packed gravel. Show details in the subdivision construction plans.
15. Provide 10 feet of landscaped common area on each side of the Broaddus parcel to connect Fort Hoke Lane and the Richmond National Battlefield Park property. Provide an improved walking trail to the park property.
16. If a cemetery is found on the site, the developer shall provide the Henrico Recreation & Parks Department the opportunity to document, photograph and map the cemetery.

(Staff Report by Ted McGarry)



ACTION: Deferred to January 25, 2006

SUBDIVISION

Turner Woods (December 2005 Plan)

Creekridge Road

Engineering Design Associates for Judy M. Mason: The 17.9-acre site proposed for a subdivision of 5 single-family homes is located west of Turner Road at the northern terminus of Creekridge Road on parcel 829-695-4490. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Varina)** 5 Lots

Creekridge Road was constructed with the Turner Woods subdivision as a stub road which provides access to this parcel which is landlocked. Staff recommends that Creekridge Road be extended across this parcel to its northern property line to provide access to another parcel landlocked by I-295 and Route 895. The applicant is not in agreement. Turner Woods was developed with 60 lots on a single point of access. This section would add five lots to create 65 lots on a single access point. Approval of this plan must include a motion by the Commission to waive its 50-lot limit on a single access point.

Should the Commission act on this request, the standard conditions for subdivisions not served by public utilities are recommended.

(Staff Report by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT & MASTER PLAN

POD-79-05

Rocketts Landing Phase 1B - Land Bay 4B – Old Osborne Turnpike
(POD-25-05 Revised)

Wiley and Wilson, Inc. for Central Virginia Investments/ Rocketts Landing LLC and WVS Rocketts Landing Construction Management, LLC: Request for approval plan of development and amended master plan as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct Phase 1B improvements in Land Bay 4B consisting of: a 122,000 square foot eight-story mixed use building with 13,000 square feet of retail use on the first floor and 69 residential multi-family apartments located on the upper floors (12D), a 283 vehicle five-story parking deck (located partially within the City of Richmond) (12G), 3, three and four-story buildings containing a total of 10 residential townhouse units each having an attached two-car garage (13B-D) and a 165,000 square foot eight-story building containing 60 residential condominium units with parking under the building (13A). The 9.82-acre site is located on the south side of Old Osborne Turnpike (State Route 5), where it intersects the Richmond City Line, 150 feet east of Orleans Street on parcels 797-713-5542 and 797-713-4210. The zoning is UMUC Urban Mixed Use district (conditional) County water and sewer. **(Varina)**

The subject plan of development and a master plan would revise the previous POD and Master Plan for the property (POD 25-05), which was approved by the Planning Commission at their September 28, 2005 meeting. The earlier POD authorized construction of Phase 1A improvements in Land Bay 4B consisting of: a 39,000 square foot four-story office building (12E), a 100,000 square foot five-story building containing 83 residential condominium units (14A), an 11,000 square foot three-story office building (14B), seven, three and four-story buildings containing a total of 32 residential townhouse units each having an attached two-car garage (14C-F & 15A-C), an 88,000 square foot, four-story parking deck for 242 vehicles (12C) with an elevated pedestrian walkway (12F), and a 113,000 seven story building

containing 49 residential condominium units with parking under the building (15D). In general, the previously approved POD authorized development of Blocks 14 and 15 and a portion of Block 12 in Land Bay 4B. The proposed revision to the POD and Master Plan would authorize additional development in Block 12 and the development of Block 13 in Land Bay 4B as described in the caption above. The proposed improvements are consistent with both the previously approved plan and the concept plan referenced in both the provisional use permit and the previously approved POD.

Construction of Old Main Street is already underway. Construction plans for both the previously approved POD and necessary offsite utilities have been submitted and are undergoing final technical review. The developer is under contract to purchase land necessary for improvement to Old Osbourne Turnpike (State Route 5) from CSX Railroad. In addition, the cross-section plans for the required improvements to Old Osbourne Turnpike (State Route 5) have been reviewed by the Department of Public Works and have been submitted to the Virginia Department of Transportation for review and approval. The developer has coordinated the construction of Old Main Street and the offsite utilities with the City of Richmond.

A portion of the proposed 283-vehicle five-story parking deck (12G) is located within the City of Richmond. A concurrent Plan of Development for that deck has been submitted to the City of Richmond for administrative approval.

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

24. The unit house numbers shall be visible from the parking areas and drives.
25. 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.
26. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
27. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.
28. The entrances and drainage facilities on Old Osbourne Turnpike (State Route 5) shall be approved by the Virginia Department of Transportation and the County.
29. 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.
30. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
31. The proffers approved as a part of zoning case C-55C-04 and PUP cases P-14-04 and P-4-05 shall be incorporated in this approval.
32. 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.
33. 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.

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

36. The portion of proposed Main Street right of way located within the City of Richmond and any necessary offsite easements for the proposed sanitary sewer outfalls into the City of Richmond system shall be recorded prior to the approval of final construction plans.

37. The portion of proposed Main Street right of way located within the County and the offsite easements shown on the tentative plat for Rocketts Landing Phase one shall be recorded prior to the approval of final construction plans.

38. The proposed sanitary sewer outfall into the City of Richmond system shall be accepted by the City for maintenance prior to the issuance of any Certificates of Occupancy. The Developer shall coordinate plan review with the City of Richmond and provide evidence to the Director of Public Utilities that the City's requirements are satisfied.

39. The owner of the strip of property adjacent to the west side of State Route 5 (Old Osborne Turnpike) shall dedicate all right of way and easements determined necessary by the Director of Public Works and the Virginia Department of Transportation (VDOT), for the widening of State Route 5 (Old Osborne Turnpike), in accordance with the proffers and the traffic impact study, prior to the approval of final construction plans for any portion of the property adjacent to State Route 5.

40. The owner of the strip of property adjacent to the west side of State Route 5 (Old Osborne Turnpike) shall dedicate all right of way easements determined necessary by the Director of Public Works for the extension of Rocketts Way and Old Hudson Street in accordance with the proffers and the traffic impact study, prior to the approval of final construction plans for any portion of the property adjacent to State Route 5.

41. A construction plan for the proposed offsite water main extension along State Route 5 (Old Osborne Turnpike) and connection into the City of Richmond system shall be approved by the Department of Public Utilities, the City of Richmond, VDOT and the State Health Department prior to the approval of final construction plans. The Developer shall coordinate plan review with the City of Richmond, VDOT and the State Health Department, and provide evidence that their requirements are satisfied.

42. All offsite easements necessary for the proposed offsite water main extension along State Route 5 (Old Osborne Turnpike) and connection into the City of Richmond system shall be recorded prior to the approval of final construction plans.

43. The proposed water main connection into the City of Richmond system shall be accepted by the City for maintenance prior to the issuance of any Certificates of Occupancy. The Developer shall coordinate plan review with the City of Richmond and provide evidence to the Director of Public Utilities that the City's requirements are satisfied.

44. The proposed offsite water main extension along State Route 5 (Old Osborne Turnpike) shall be accepted by the County for maintenance prior to the issuance of any Certificates of Occupancy.

45. A construction plan for the widening of State Route 5 (Old Osborne Turnpike) and streetscape improvements along the west side of State Route 5 (Old Osborne Turnpike) abutting Land Bay 4 in accordance with the proffers and the developer's traffic study, shall be approved by the Department of Public Works, the Department of Planning, and VDOT prior to the approval of final construction plans for any portion of the property adjacent to State Route 5 (Old Osborne Turnpike). The Developer shall coordinate plan review with VDOT, and provide evidence that their requirements are satisfied.

46. A performance bond for all required improvements to State Route 5 (Old Osborne Turnpike) including streetscape improvements along the west side of State Route 5 (Old Osborne Turnpike) abutting Land Bay 4 shall be posted prior to the issuance of any building permits for any portion of the property adjacent to State Route 5 (Old Osborne Turnpike).

47. All improvements to State Route 5 (Old Osborne Turnpike) including streetscape improvements

along the west side of State Route 5 (Old Osborne Turnpike) abutting Land Bay 4 shall be completed prior to the issuance of any Certificates of Occupancy for any portion of the property adjacent to State Route 5 (Old Osborne Turnpike), unless an exception is approved by the Directors of Public Works and Planning.

48. A tentative subdivision plat for the dedication of Rocketts Way and Old Hudson Street shall be submitted for Planning Commission review and approval prior to the approval of any final construction plans abutting any portion of those proposed streets.

49. A subdivision plat for the dedication of Rocketts Way shall be recorded prior to the approval of any building permits for property abutting any portion of those proposed streets.

50. A subdivision plat for the townhouses shall be recorded prior to the approval of any building permits for any portion of the proposed townhouses.

51. The service alleys shall be improved in accordance with the proffered design guidelines with a decorative pavement treatment that shall be submitted for review and approval by the Director of Planning prior to approval of final construction plans.

52. A traffic control plan shall be approved by the County Traffic Engineer, prior to the final approval of construction plans, for any restricted structured parking.

53. A CPTED plan shall be submitted to the Division of Police for review, prior to the approval of construction plans for any office building or multi-family residential building.

54. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing, and construction trailer locations, shall be submitted for County review and prior to the approval of any final construction plans.

55. The unfinished walls of the parking deck (Building No. 12G) shall be covered with a cityscape mural of such design as approved by the Director of Planning; within no more than two years from the date a Certificate of Occupancy is issued for the parking deck; However, this requirement may be waived at the discretion of the Director of Planning; if a POD is approved for the adjoining property within two years; or if a building permit is approved for an adjoining property within three years; or other cause. This requirement shall apply separately to each unfinished face of the building.

56. A Plan of Development for the parking deck (Building No. 12G) shall be submitted to the City of Richmond for concurrent review and approval prior to the approval of any final construction plans for the deck. The Developer shall coordinate plan review with the City of Richmond, and provide evidence that their requirements are satisfied.

57. Revise plan to indicate a dumpster location for the retail uses in Building 12D, subject to review and approval by staff.

58. Revise plan to indicate off-street loading access for the retail uses in Building 12D, subject to review and approval by staff.

59. Revise architectural plan for 1st floor loft units in Building 12D to either have more residential character or to substitute business use consistent with the proposed architectural character, subject to review and approval by staff.

(Staff Report by Michael Kennedy/Jim Strauss)



ACTION: Approved

SUBDIVISION

Savannah Station (December 2005 Plan)

Robin Avenue

Bay Design Group, P.C. for Theodore C. Dramer, Jr. and Roy Rogers Industries: The 9.72-acre site proposed for a subdivision of 22 single-family homes is located at the southern extent of Robin Avenue, at the intersection of Robin Avenue and Pine Street on part of parcels 818-726-1688 and 817-726-9388.

The zoning is R-3, One-Family Residence District (Conditional). County water and sewer. **(Varina)** 22 Lots

As of the preparation date of the agenda, the staff has not received any information regarding the status of the proposed subdivision. Should the Commission act on this request, in addition to the standard condition for subdivisions served by public utilities, the following additional conditions are recommended:

12. Each lot shall contain at least 11,000 square feet.
13. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
14. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.
15. The subdivision construction plans shall not be approved until such time that the applicant has entered into all of the agreements deemed necessary by the County with regards to the extension of Robin Avenue across the portion of County-owned property (Parcel #817-727-9960) as shown on the staff plan. **(Staff Report by Tony Greulich)**

 **ACTION: Approved**

SUBDIVISION

Short Pump Place (December 2005 Plan)
Pouncey Tract Road

Bay Design Group, P.C. for Target Golf of Richmond, Inc. and Pouncey Tract Development, LLC:
The 11.9331-acre site proposed for a subdivision of 52 residential homes for sale is located on the east side of Pouncey Tract Road, approximately 80 feet north of I-64 on parcel 740-764-5065. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)** 52 Lots

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

13. The proffers approved as part of zoning case C-66C-05 shall be incorporated in this approval.
14. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works. **(Staff Report by Michael Kennedy)**

 **ACTION: Approved**

BEGINNING AT 10:00 A.M.

PUBLIC HEARING: Zoning Ordinance Amendment pertaining to the permitted location of accessory buildings and structures on a lot on parcel in the A-1 Agricultural and Residential Districts. (**Staff Presentation by David D. O'Kelly, Jr.**)

 **ACTION: Approved**

APPROVAL OF MINUTES: November 16, 2005 Minutes

 **ACTION: Approved**

ADJOURNed at 11:10 a.m.