

SUBDIVISIONS AND PLANS OF DEVELOPMENT

ACTIONS

July 27, 2005

LANDSCAPE PLAN (*Deferred from the June 22, 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**)

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

(Staff Report by Jim Strauss)



ACTION: Deferred to October 26, 2005

APARTMENT ALTERNATIVE FENCE HEIGHT PLAN

Ashley Terrace Apartments - Brook Hill Road and Crenshaw Road

Ashley Terrace Associates, LLC: Request for approval of an alternative fence height plan to permit a five-foot aluminum fence with columns in the front yard, as required by Chapter 24, Sections 24-106 and 24-95(L)6 of the Henrico County Code. The 11.7-acre site is located on the north line of Brook Hill Road at its intersection with Crenshaw Road, approximately 700 feet east of Chamberlayne Road (U.S. Route 301) on parcel 788-746-4881. The zoning is R-5, General Residence District. (**Fairfield**)

The staff recommends approval subject to the annotations on the plan, the standard conditions for landscape plans and the following additional conditions:

5. All fences on site shall be continuously and properly maintained in good repair by the property owner.
6. Trash and debris will not be allowed to accumulate along the fence.

(Staff Report by Tony Greulich)



ACTION: Approved

LANDSCAPE PLAN

LP/POD-90-02

Airport Self Storage – Williamsburg Road and Audubon Drive

Shipp & Wilson, Inc. for Camco 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 4.5-acre site is located at 520 W. Williamsburg Road (U.S. Route 60) on parcel 823-716-6129. The zoning is M-1C, Lighting Industrial District (Conditional) and ASO, Airport Safety Overlay District. **(Varina)**

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

(Staff Report by Jim Strauss)



ACTION: Approved

LANDSCAPE PLAN

LP/POD-92-04

Goddard School Expansion – Town Center @ Twin Hickory–Old Nuckols Road

Shipp & Wilson, Inc. for D&B Holdings, LLC c/o The Goddard School and Retlaw 100, 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 .397-acre site is located along the south line of Old Nuckols Road, approximately 600 feet west of the intersection of Old Nuckols Road and Nuckols Road on parcel 745-773-8662 and part of parcel 745-773-9641. The zoning is B-2C, Business District (Conditional). **(Three Chopt)**

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

(Staff Report by Michael Cooper)



ACTION: Approved

PLAN OF DEVELOPMENT (*Deferred from the June 22, 2005, Meeting*)

POD-11-05

Walgreens – S. Laburnum Avenue – 4845 - 4851 S. Laburnum Avenue

VHB for Laburnum Avenue Realty, LLC and Mid-Atlantic Commercial Properties, 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, 14,460 square foot drug store. The 2.11-acre site is located on the east line of S. Laburnum Avenue, approximately 300 feet north of Williamsburg Road (U.S. Route 60) and on the north line of Williamsburg Road, approximately 170 feet east of S. Laburnum Avenue on parcels 816-714-4637 and 5217. The zoning is B-2C, Business District (Conditional) and ASO (Airport Safety Overlay) District. County water and sewer. **(Varina)**

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

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

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

submitted for Department of Planning review and Planning Commission approval.

23. The site including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.

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 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 S. Laburnum Avenue.

29. Employees shall be required to use the parking spaces provided at the rear of the building(s) as shown on the approved plans.

30. Outside storage shall not be permitted.

31. The proffers approved as a part of zoning case C-1C-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. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up delivery facilities, the owner/occupant shall close the drive-up delivery facilities until a solution can be designed to prevent traffic backup.

35. 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.

36. 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.

37. 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.

38. 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.

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.

(Staff Report by Christina Goggin)



ACTION: Approved

PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION POD-41-05

Brook Run Shopping Center, Phase 6 – Brook Road
(POD-72-04 Revised)

Timmons Group for TETRA Associates, L.L.C.: Request for approval of a revised 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 two (2), one-story retail buildings totaling 14,960 square feet in an existing shopping center. The 1.84-acre site is located at the corner of Brook Road (U. S. Route 1) and Brook Run Boulevard (north corner) on parcel 783-748-5077. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

The transitional buffer deviation would relocate the 35-foot buffer required along the western property line which is the centerline of the access drive, to an easement on the adjoining property located on the west side of the access drive. The deviation would also reduce the 35-foot buffer required along Brook Road (U.S. Route 1) to 25 feet provided street trees are planted along Brook Road within the right-of-way.

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 site including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.
24. The right-of-way for widening of Brook Road (U.S. Route 1) 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 Brook Road (U.S. Route 1) 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 west side of Brook Road (U.S. Route 1).
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. 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. 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. The proffers approved as part of zoning case C-30C-88 shall be incorporated into this approval.
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-45-05

Wendy's @ Airport Drive Shops Shopping Center – 45 S. Airport Drive
(POD-50-89 Revised)

Timmons Group for Schwartz & Tyson Associates and Old Dominion Restaurants: Request for approval of a revised plan of development and transitional buffer deviation as required by Chapter 24, Sections 24-106, 24.106.2 and 24-106(3)a of the Henrico County Code, to construct a one-story, 3,700 square foot restaurant with a drive thru in an existing shopping center. The 1.79-acre site is located along the east line of S. Airport Drive (State Route 156), approximately 250 feet south of Nine Mile Road (State Route 33) at 45 Airport Drive on parcel 824-720-8799. The zoning is B-2C, Business District (Conditional), B-3C, Business District (Conditional), B-3, Business District and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

A revised plan is included with the agenda. There is one outstanding issue. Traffic Engineering has requested angled parking adjacent to the drive-up window access isle. As of the preparation date of the agenda, the applicant has not responded. A transitional buffer deviation has been requested to accommodate driveway access at the rear of the site. Staff can recommend approval of the deviation. 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 site including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.
24. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
25. The proffers approved as a part of zoning case C-47C-89 shall be incorporated in this approval.
26. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.
27. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
28. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
29. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
30. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up delivery facilities, the owner/occupant shall close the drive-up delivery facilities until a solution can be designed to prevent traffic backup.
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.
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32. The entrances and drainage facilities on Airport Drive (State Route 56) shall be approved by the Virginia Department of Transportation and the County.
33. 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.
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. 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. 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

SUBDIVISION

Kings Landing (July 2005 Plan)

4201 New Market Road

Timmons Group for Rogers-Chenault, Inc.: The 45.90-acre site proposed for a subdivision of 10 single-family homes is located on the west line of New Market Road, approximately 1,442 feet south of Long Bridge Road on parcel 813-678-3666. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. (**Varina**) 10 Lots

As of the preparation date of the agenda, Public Works Design and Environmental Divisions have not had an opportunity to complete their review of the revised plan for flood plain elevations and RPA encroachments. 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 35-foot-wide planting strip easement along New Market Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
14. A plan shall be submitted prior to recordation of the plat showing the buildable area for each lot to properly recognize the limitations for dwelling unit dimensions and setbacks. Buildable area is that area within which a dwelling unit may legally be located considering the front yard, side yard, and rear yard setback requirements of Chapter 24, of the Henrico County Code.
15. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
16. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.
17. 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.

(Staff Report by Christina Goggin)



ACTION: Approved

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION

POD-42-05

Wingate Inn – Broad Street and N. Gayton Road

Bay Design Group, P.C. for Gayton Road Partners, LLC: Request for approval of a plan of development and special exception, as required by Chapter 24, Sections 24-2, 24-94b and 24-106 of the Henrico County Code, to construct a five-story, 52-foot-high, 73-room hotel. The special exception would authorize a building over three stories and 45 feet in height. The 1.547-acre site is located east of N. Gayton Road and north of W. Broad Street (U.S. Route 250) on parcel 734-765-4705. The zoning is B-3C, Business 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. The Traffic Engineer has requested a revised plan providing adequate sight distance for the driveway entrance along Loop Road and provision of additional right-of-way for the future construction of the North Gayton Road flyover for I-64 that was approved with the bond referendum. The Fire Marshall has requested a revised plan providing additional access for emergency egress from the rooms facing the existing BMP to the north.

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 site including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.
24. The right-of-way for widening of N. Gayton Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
26. The required building setback shall be measured from the proposed right-of-way line and the parking shall be located behind the proposed right-of-way line.
27. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
28. The proffers approved as a part of zoning case C-62C-98 shall be incorporated in this approval.
29. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
30. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
31. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
32. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-44-05

Three Paragon Place – 6806 Paragon Place
(POD-117-88 and POD-40-98 Revised)

Jordan Consulting Engineers for Rose Bay Associates, Inc. and Brandywine Operating

Partnership: 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, 75,150 square foot office building and associated parking. The 6.42-acre site is located between Bethlehem Road and I-64, approximately 1,000 feet south of the intersection of Bethlehem Road and Glenside Drive on part of parcels 769-745-1974 and 5091. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

As of the preparation date of the agenda, staff has not received a revised plan as requested. Several parking spaces need to be relocated to meet the offsite parking requirements of the County Code. Additionally, the proposed work extends onto several adjacent parcels. Staff has asked the applicant to verify the ownership of those parcels and provide all necessary signatures on the application. 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 site including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.
24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.
26. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
27. The proffers approved as a part of zoning case C-80C-84 shall be incorporated in this approval.
28. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
29. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
30. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
31. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
32. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
33. 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.
34. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Michael Cooper)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-46-05

Preston Square – Twin Hickory Road

E. D. Lewis & Associates, P.C. for Preston Square, L.L.C.: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 28, two-story, 2,100 square foot townhouse for sale units. The 5.00-acre site is located on the west side of

Twin Hickory Road, approximately 1,500 feet east of Nuckols Road on parcels 747-774-6515 and 5839. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. (**Three Chopt**)

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

23. The site including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times.
24. Any necessary repairs shall be made in a timely manner.
25. The unit house numbers shall be visible from the parking areas and drives.
26. 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.
27. The subdivision plat for Preston Square shall be recorded before any building permits are 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 west side of Twin Hickory Road.
30. The proffers approved as a part of zoning case C-50C-04 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. 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. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.
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 Michael Kennedy)



ACTION: Approved

SUBDIVISION

Mayland Court Extension (July 2005 Plan)

Michael Baker, Jr., Inc. for Commonwealth Foundation for Cancer Research: The 1.64-acre site proposed for a public road is located south of the intersection of Stillman Parkway and Mayland Drive on

parcels 752-757-8824 and 753-757-1656. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Three Chopt) 0 Lot**

As of the preparation date of the agenda, the staff has not received a revised subdivision plan containing basic information such as the metes and bounds of the right-of-way to be dedicated, the source of title, and the signatures of all the property owners involved. In addition, staff has not received any additional information on changes to the proposed storm water basin and its impact on the required Transitional Buffer 50. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for subdivisions served by public utilities, and the following additional condition is recommended:

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

13. The applicant shall submit a request for vacation of the excess right-of-way in the existing Mayland Court cul-de-sac to the Real Property Office prior to the recordation of the subdivision plat.

14. The applicant shall use his best efforts to transfer any excess property to the west of the proposed right-of-way line to the adjacent property owners.

(Staff Report by Kevin Wilhite)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-48-05

Roffis Office Building – 4825 S. Laburnum Avenue
(POD-106-00 Expired)

Engineering Design Associates for Roffis Real Estate, 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, 9,564 square foot medical office building. The 1.309-acre site is located on the east side of S. Laburnum Avenue, approximately 320 feet south of Finlay Street on parcel 816-715-2511. The zoning is B-2C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

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

23. The right-of-way for widening of S. Laburnum Avenue as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

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

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

26. A standard concrete sidewalk shall be provided along the east side of Laburnum Avenue.

27. Outside storage shall not be permitted.

28. The proffers approved as a part of zoning case C-35C-88 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. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
33. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
34. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
35. 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. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
37. 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 Tony Greulich)



ACTION: Approved

SUBDIVISION

Fisher's Woods (July 2005 Plan)

Hughes Road

Engineering Design Associates for Bernice F. Selph, Rex Sullivan and Stuart W. Fowler: The acre site proposed for a subdivision of 15 single-family homes is located on the north line of Hughes Road, approximately 2,550 feet east of Elko Road (State Route 156) on parcel 860-696-7961 and part of 2468 and 3323. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Varina)** 15 Lots

On the preparation date of the agenda, the staff received a revised plan submitted to address an outstanding issue regarding the required inclusion of existing parcels into this subdivision, in conformance with the Henrico County Subdivision Ordinance (Section 19.2). The staff has not had an opportunity to complete its review of the plan. Additionally staff has recommended that the applicant should, to the best of their ability, attempt to obtain the strip of land adjacent to this site land owned by Mr. Cheek that is currently being utilized as an ingress/egress easement by several properties east of Hughes Road. If obtained, the subdivider should include the dedication of right-of-way with this subdivision. Acquisition of land for right-of-way dedication could potentially allow the property to be

redesigned to add additional lots fronting on the right-of-way. This matter is under review by the applicant.

The staff recommendation will be made at the meeting. Should this matter be resolved and the Commission is able to act on this request, in addition to the standard conditions for conditional 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. Each lot shall contain at least 43,560, exclusive of the flood plain areas.
13. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Hughes Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
14. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
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.
16. Prior to requesting final approval, the engineer shall furnish the Department of Planning Staff a plan showing a dwelling situated on Lot 15 to determine if the lot design is adequate to meet the requirements of Chapter 24, of the Henrico County Code.
17. 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."

(Staff Report by Tony Greulich)



ACTION: Approved

SUBDIVISION

Four Mile Run (July 2005 Plan)

Four Mile Run and a Reserved Parcel of Section E

Engineering Design Associates for Fon-Saw, LLC: The 12.75-acre site proposed for a subdivision of 26 single-family homes is located at the intersection of Goldeneye Lane and Heather Ridge Drive, 500 feet east of Four Mile Run Parkway on parcel 820-686-4881 and 821-688-7446. The zoning is R-2AC, One-Family Residence District (Conditional). County water and sewer. **(Varina)** 25 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. The proffers approved as part of zoning case C-66C-04 shall be incorporated in this approval.
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. 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.

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

16. The detailed plant list and specifications for the landscaping to be provided within the 35-foot-wide landscape buffer abutting the Dominion Virginia Power easement shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

(Staff Report by Ted McGarry)



ACTION: Approved

SUBDIVISION

Wickham (July 2005 Plan)

10650 Staples Mill Road (U. S. Route 33)

Koontz-Bryant, P.C. for Charles Marchetti, L. Marchetti, Jr. and L. Marchetti III and Attack

Properties, Inc.: The 77.95-acre site proposed for a subdivision of 98 single-family homes is located on the west side of Staples Mill Road (U.S. Route 33) directly across the highway from Meadow Pond Lane, approximately 1550 feet north of the intersection of Route 33 and Courtney Road on parcels 761-767-2889, 6317 and 8633. The zoning is A-1, Agricultural District and R-2A, One-Family Residence District. County water and sewer. **(Brookland) 98 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. Lots on the plan marked with an asterisk must be identified on the recordation plat with an asterisk. Add the following note conspicuously to the plat under the heading: "NOTES:" This lot has limitations for dwelling shape, size and location. For details, refer to construction plans on file in the Department of Planning.

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. Each lot shall contain at least 13,500 square feet, exclusive of the flood plain areas.

15. At least sixty days prior to recordation of the plat, a draft of the covenants and deed restrictions for the maintenance of the common area 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.

16. The details for the landscaping to be provided within the common area along Staples Mill Road (U.S. Route 33) shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

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

18. The proffers approved as part of zoning case C-19C-05 shall be incorporated in this approval.

19. The owner shall not begin clearing of the site until the following conditions have been met:

(a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.

(b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations on the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing, or temporary fencing.

(c) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Department of Planning and the Department of Public Works.

(d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for Planning Commission approval.

20. 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

SUBDIVISION

Three Fountains North, Section 6 (June 2005 Plan)

Oster Drive and Eisenhower Drive

Burgess & Niple for Three Fountains North Civic Association, Inc. and Anson O. Edmunds: The 2.93-acre site for a proposed subdivision of 4 single-family homes is located at the northeast corner of the intersection of Oster Drive and Eisenhower Drive, adjacent to Three Lakes Park on parcel 792-751-5595. The zoning is R-2A, One-Family Residence District. County water and sewer. **(Fairfield)** 4 Lots

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, 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 13,5000 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. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.

15. A dam break analysis shall be submitted to the Department of Public Works for review and approval prior to final approval.

(Staff Report by Michael Cooper)



ACTION: Approved

SUBDIVISION

Darbyhouse (July 2005 Plan)

An Extension of Edgelawn Street and Shirleydale Avenue

Balzer & Associates, Inc. for Interfaith Housing Corporation: The 7.92-acre site proposed to be subdivided to extend two existing streets is located at the southern terminus of Shirleydale Avenue south of Darbytown Road on parcel 804-711-4444 (Terminal cul-de-sacs would be dedicated for Edgelawn Street and Shirleydale Avenue). The zoning is R-5, General Residence District. County water and sewer. **(Varina) 0 Lot**

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 Michael Kennedy)



ACTION: Approved

SUBDIVISION

Darbytown Townhouses (July 2005 Plan)

Balzer & Associates, Inc. for Interfaith Housing Corporation: The 1.71-acre site proposed for a subdivision of 17 townhouses for sale is located at the northwest corner of Darbytown Road and Shirleydale Avenue on parcel 804-711-4444. The zoning is R-5, General Residence District. County water and sewer. **(Varina) 17 Lots**

The original submission contains a layout which does not meet County Code requirements and provide a dwelling depth which is appropriate. A revised plan has been received and both are included in the Commission’s packet. The revised plan review is not complete. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for residential townhouses for sale, the following additional conditions are recommended:

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

(Staff Report by Ted McGarry)



ACTION: Approved

PLAN OF DEVELOPMENT, SPECIAL EXCEPTION & LIGHTING PLAN

POD-47-05

Springhill Suites Hotel – Gaskins Place

McKinney & Company for Commonwealth Foundation for Cancer Research and McKibbin Hotel Group: Request for approval of a plan of development, special exception, and lighting plan for building

exceeding three stories and 45 feet in height as required by Chapter 24, Sections 24-106, 24-2 and 24-94 of the Henrico County Code, to construct a four-story, 59,303 square foot, 103 room, hotel. The 2.90-acre site is located on the east line of Gaskins Road, approximately 575 feet south of Maryland Drive, on part of parcel 752-757-0556. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Three Chopt)**

The applicant is requesting approval of a four-story building that is 60.5 feet tall. Buildings in an M-1 district are restricted to a maximum of 3 stories and 45 feet in height unless a special exception is approved which would allow a maximum height up to 8 stories and 110 feet. It is burden of the applicant to make his case for approval of the special exception.

Should the Commission grant the special exception, staff can recommend approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

23. The site including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good condition at all times. Any necessary repairs shall be made in a timely manner.
24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
26. Outside storage shall not be permitted.
27. The proffers approved as a part of zoning case C-7C-81 shall be incorporated in this approval.
28. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
29. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
30. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
31. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
32. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Kevin Wilhite)



ACTION: Approved

SUBDIVISION

Turnberry (July 2005 Plan)
Shady Grove Road

AES Consulting Engineers for Wesley J. Smart, Jr. and Centex Homes: The 13.79-acre site proposed for a subdivision of 25 single-family homes is located on the south line of Shady Grove Road,

approximately 1,100 feet east of the intersection of Pouncey Tract Road and Shady Grove Road on parcel 740-770-0883. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt) 24 Lots**

As of the preparation date of the agenda staff has not received a revised plan, as requested. The rezoning case associated with this property, C-14C-05, was approved by the Board of Supervisors at its July 12, 2005 meeting. A revised layout to match revisions to the proffered plan is expected to be submitted. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to 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. A County standard sidewalk shall be constructed along the south side of Shady Grove Road.
14. A County standard sidewalk shall be constructed along one side of all internal roads.
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-14C-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.
18. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide buffer along Shady Grove Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
19. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide buffer adjacent to parcel 740-769-2091 shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

(Staff Report by Michael Cooper)

 **ACTION: Approved**

APPROVAL OF MINUTES: June 22, 2005 Minutes

 **ACTION: Approved**

APPROVAL OF CALENDAR: 2006 Planning Commission Meeting Calendar – Subdivisions and Plans of Development

 **ACTION: Approved**

ADJOURN