

## SUBDIVISIONS AND PROVISIONAL USE PERMITS

### ACTIONS

June 22, 2005

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#### **LIGHTING PLAN** (*Deferred from the May 25, 2005, Meeting*)

LP/POD-5-05

POD-24-05 and POD-31-05

Grayson Hill–Patterson Avenue and N. Gaskins Road

**Roy Allen for Gaskins Centre, LC:** Request for approval of a lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code. The 54.59-acre site is located at the southeast corner of Patterson Avenue (State Route 6) and N. Gaskins Road on parcel 745-740-9892. The zoning is RTHC, Residential Townhouse District (Conditional). (**Tuckahoe**)

A revised plan was requested to address numerous outstanding issues as annotated on the staff plan. As of the preparation date of the agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting.

(**Staff Report by Kevin Wilhite**)



**ACTION: Approved**

#### **LANDSCAPE PLAN**

**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 completed its review of the landscape plan. The staff recommendation will be made at the meeting.

(**Staff Report by Jim Strauss**)



**ACTION: Deferred to July 27, 2005**

#### **PLAN OF DEVELOPMENT** (*Deferred from the May 25, 2005, Meeting*)

**POD-29-05**

Childrens' Choice Daycare @ Henrico Doctor's Hospital – E. Parham Road  
(POD-14-00 Revised)

**Draper Aden Associates for HCA Health Services of Virginia, Inc. and Centex Concord:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 9,807 square foot day care facility to be located on the site of an existing hospital. The 2.12-acre site is located at Henrico Doctor's Hospital, 7700 E. Parham Road on the north line of E. Parham Road approximately 600 feet east of its intersection with Shrader Road on part of parcel 764-754-6996. The zoning is O-3, Office District. County water and sewer. **(Brookland)**

The applicant proposes to construct a daycare center behind the existing hospital. As of the preparation date of the agenda, the staff has not completed its review of the site plan with regard to the parking. Additional information has been requested that demonstrates that adequate parking will be available while renovations to the main hospital are underway.

The staff has also requested additional architectural information regarding the proposed materials and finishes for the daycare center itself. Staff is concerned that the new daycare center should have similar materials and finishes to the existing hospital.

The staff recommendation will be made at the meeting.  
**(Staff Report by Jim Strauss)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **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)**

As of the preparation date of the agenda, staff has not received revised architectural floor plans and elevations, as requested. The floor plans and elevations do not match the building foot print as proposed on the plan of development. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the 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 conditions 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: Deferred to July 27, 2005**

## **PLAN OF DEVELOPMENT**

### **POD-39-05**

Arcorp II Office Building– 1521 Starling Drive

**Hankins & Anderson, Inc. for Allen Rafeh, M.D., Arcorp II:** Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a two-

story, 8,365 square foot mixed used medical/office building. The 0.688-acre site is located at 1521 Starling Drive on parcel 752-745-8435. The zoning is O-2, Office District. County water and sewer. **(Tuckahoe)**

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

23. The site including paving, pavement markings, signage, curb and gutter, dumpster screens, walls, fences, lighting and other site improvements shall be properly maintained in good conditions 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. The right-of-way for widening of Starling Drive as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
  27. Outside storage shall not be permitted.
  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.
  33. A standard concrete sidewalk shall be provided along the east side of Starling Drive.
  34. 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.
  35. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
- (Staff Report by Christina Goggin/Tony Greulich)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-40-05**

Villas @ Hunton Park – Clubhouse–Hunton Park Drive  
(POD-52-04 Revised)

**Foster & Miller, P.C. for Clarendon Associates, L.L.C. and HP Villas Development Corporation:**

Request for approval of a revised plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 2,301 square foot clubhouse. The 1.26-acre site is located on the southwest corner of Hunton Park Boulevard and the proposed entrance drive on parcel 762-773-4696. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Brookland)**

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 conditions at all times. Any necessary repairs shall be made in a timely manner.

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-67C-03 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 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**

**Midview Farms** (June 2005 Plan)

Midview Road

**Foster & Miller, P.C. for Elaine M. and Dorothy Ogburn and Midview Group, L.L.C.:** The 40.8-acre site proposed for a subdivision of 95 single-family homes is located on the north line of Midview Road, approximately 200 feet east of the intersection of Midview Road and Fox Downs Drive on parcel 806-703-3309. The zoning is R-2AC, One-Family Residence District (Conditional). County water and sewer. **(Varina)** 95 Lots

As of the preparation date of the agenda, staff has not completed its review of the revised plan. Staff requested additional information on the revised plan, including required road improvements along the entire length of Midview Road for this property, and a typical dwelling to meet the proffered house size

requirements shown on lots 1 and 2 of block A. 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 13,500 square feet, 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 Midview Road shall be submitted to the Department of Planning for review and approval prior to construction plan approval.
14. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
15. The proffers approved as part of zoning case C-17C-05 shall be incorporated in this approval.
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. All dwellings located adjacent to Midview Road shall be oriented to face Midview Road.  
**(Staff Report by Michael Cooper)**



**ACTION: Approved**

## **SUBDIVISION**

**Mill Place West, Section C (June 2005 Plan)**

**Foster & Miller, P.C. for Attack/Eagle Hunton Meadows Investments, L.C.:** The 0.414-acre site proposed for a subdivision of 1 single family home is located along Mill Place Drive opposite Wingsteam Court on parcels 764-772-1731 and 763-772-8743. The zoning is R-2, One-Family Residence District. County water and sewer. **(Brookland) 1 Lot**

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

12. Each lot shall contain at least 18,000 square feet.
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.  
**(Staff Report by Ted McGarry)**



**ACTION: Approved**

## **SUBDIVISION**

**Bell Tower**, Section C (June 2005 Plan)

**Youngblood, Tyler & Associates, P.C. for Barrington Investors Limited:** The 1.11-acre site proposed for a subdivision of 2 single-family homes is located on the east line of Bell Tower Court, approximately 300 feet southeast of its intersection with Bell Tower Lane on parcels 743-756-3422 and part of 743-756-3913. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt) 2 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 proffers approved as part of zoning cases C-18C-00 and C-9C-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.
15. Prior to requesting the final approval, a draft of the covenants and deed restrictions addressing the inclusion of Section C into the existing 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 Christina Goggin/Tony Greulich)**



**ACTION: Approved**

## **SUBDIVISION**

**Techpark** (June 2005 Plan) - Technology Boulevard

**Timmons Group for Earl Thompson, Inc.:** The 111.0-acre site proposed for an industrial park is located on the south line of Technology Boulevard and the north line of Portugee Road, approximately 2,500 feet east of Memorial Drive on parcel 844-704-6523. The zoning is M-2C, General Industrial District (Conditional). County water and sewer. **(Varina) 0 Lot**

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

The proposed road layout for this development represents a change from the conceptual master plan proffered with zoning case C-60C-97. That plan showed a cul-de-sac street running south from Technology Boulevard. The revised layout has added two stub streets to the adjacent parcels to the west of this site along with the addition of two short interior cul-de-sac streets. The northernmost stub street would connect to a stub street shown on the conceptual plan for the adjacent M-1C zoned parcel (C-47C-00). These changes require specific approval by the Planning Commission. A copy of the original conceptual layout has been included in your packet.



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. 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 proffers approved as part of zoning case C-60C-97 shall be incorporated in this approval.
14. A second point of vehicular access will be required when the development exceeds 100,000 square feet of floor area.
15. A revised conceptual master plan for this development shall be provided with the first Plan of Development submitted and updated with every subsequent POD submittal.  
**(Staff Report by Kevin Wilhite)**



**ACTION: Approved**

**APPROVAL OF MINUTES:** May 25, 2005 Minutes



**ACTION: Approved**

**ADJOURNed** at 9:58 a.m.