

## SUBDIVISIONS AND PLANS OF DEVELOPMENT

### ACTIONS

May 25, 2005

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#### TRANSFER OF APPROVAL

POD-118-87

Gerber @ Quioccasin – 9307 Quioccasin Road

**Williams Mullen for Janet and Eugene Patrick Gallaher:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Charles and Jacqueline Leopold to Unlimited Blessings, LLC. The 0.94-acre site is located on the west line of Shane Road approximately 200 feet south of Quioccasin Road on parcel 749-745-5274. The zoning is O-2, Office District. County water and sewer. **(Tuckahoe)**

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 May 6, 2005, shall be corrected by June 30, 2005.

**(Staff Report by Christina Goggin)**



**ACTION: Approved**

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#### TRANSFER OF APPROVAL

POD-87-04

Hunton Station -Mill Road

**Foster & Miller, P.C. for Eagle Construction of Virginia, Inc.:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Attack Properties, Inc. to Eagle Construction of Virginia, Inc. The 8.97-acre site is located approximately 660 feet west of the intersection of Mill Road and Old Washington Highway on parcels 771-774-2195 and 3745. The zoning is R-5AC, General Residence District (Conditional). County water and sewer. **(Brookland)**

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.

**(Staff Report by Michael Cooper)**



**ACTION: Approved**

## **TRANSFER OF APPROVAL**

### **POD-14-05**

The Villas @ Springfield -Staples Mill Road and Springfield Road

**Koontz-Bryant, P.C. for Eagle Construction of Virginia, Inc.:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Duke Lunsford to Eagle Construction of Virginia, Inc. The 10.36 -acre site is located at the southwest corner of the intersection of Staples Mill Road (U.S. Route 33) and Springfield Road on parcel 761-769-6447. The zoning is R-5AC, General Residence District (Conditional). County water and sewer. **(Brookland)**

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.

**(Staff Report by Michael Cooper)**



**ACTION: Approved**

## **LANDSCAPE & LIGHTING PLAN**

### **LP/POD-21-02**

Trellis Crossing

**Balzer & Associates, Inc. for Tascon Group, Inc.:** 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 11.20-acre site is located on the southwest quadrant of the intersection of Pump Road and Ridgefield Parkway on parcel 741-750-3069. The zoning is RTHC, Residential Townhouse District (Conditional). **(Tuckahoe)**

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

**(Staff Report by Jim Strauss)**



**ACTION: Approved**

## **LIGHTING PLAN**

### **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: Deferred to June 22, 2005**

**SUBDIVISION ALTERNATIVE FENCE HEIGHT PLAN**  
**Skipwith Farms (7603-05 Alvarado Road)**

**Samuel P. Wray:** Request for approval of an alternative fence height plan to permit a six-foot wood fence in the front yard, as required by Chapter 24, Sections 24-106 and 24-95(L)7 of the Henrico County Code. The approximate .85-acre site is located on the east line of Alvarado Road at its intersection with Anoka Road on parcels 761-747-2250 and 2339. The zoning is R-2, One-Family Residence District.  
(Three Chopt)

The applicant, Sam Wray, owns two lots located at the corner of Alvarado Road and Anoka Road. Mr. Wray built a six-foot tall, dog eared style wooden fence in his front yard to screen out some of the noise from passing cars and keep headlights from shining in his bedroom window. The fence is in the front yard for approximately 90 linear feet and continues around to the side yard at the intersection.

County Code limits the maximum fence height in a residential zoned front yard to three feet, six inches, but the Planning Commission may approve an alternative fence height. The fence is located in the right-of-way and the applicant is currently working with the Department of Public Works to determine an acceptable location for the final fence and landscaping. Additionally, encroachments into the right-of-way, if permitted, would require the applicant to enter into a maintenance agreement with the Department of Public Works.

Should the Commission act on this request staff recommends 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.
7. The final fence and landscaping location will be reviewed and approved by the Director of Public Works or his designated agent.
8. The applicant will enter into maintenance agreements with the County of Henrico for improvements within the right-of-way as deemed necessary by the Director of Public Works.

(Staff Report by Christina Goggin)

 **ACTION: Approved**

**PLAN OF DEVELOPMENT** (*Deferred from the April 27, 2005 Meeting*)  
**POD-19-05**

Cesare's Restaurant @ New Market Square Shopping Center – New Market Road  
(POD-84-96 Revised)

**Balzer & Associates, Inc. for Citizens & Farmers Bank and Richard K. Perkins:** Request for approval of a revised plan of development for a shopping center as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 4,461 square foot restaurant. The 1.20-acre site is located at the southwest intersection of New Market Road and Strath Road in the New Market Square Shopping Center on parcels 815-686-1020 and 8284. The zoning is B-1C, Business District (Conditional). County water and sewer. (**Varina**)

Revised architectural plans have been submitted to demonstrate compliance with proffered conditions requiring colonial-style architecture. A copy is in the Commission's packet. As of the preparation date of the agenda, review of the revised architectural plans is not complete. 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 condition 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-52C-99 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. 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.
  31. 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.
  32. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
  33. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
- (**Staff Report by Ted McGarry**)



**ACTION: Approved**

## **SUBDIVISION**

**Hill Valley (May 2005 Plan)**

**Balzer & Associates, Inc. for Carter Hill and SBF, Development, LLC:** The 10.168-acre site proposed for a subdivision of 10 single-family homes is located at 5414 Nine Mile Road on parcels 815-726-5761 and 4110. The zoning is R-3, One-Family Residence District. County water and sewer. **(Varina) 10 Lots**

A revised plan was requested to address realignment of Carmen Lane. As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the revised plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, the following additional condition is recommended.

12. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Nine Mile Road 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**

**PLAN OF DEVELOPMENT** (*Deferred from the April 27, 2005 Meeting*)

**POD-27-05**

River Road Church, Baptist Parking Addition - 8 N. Ridge Road (POD-114-98 Revised)

**Hulcher & Associates, Inc. and River Road Church Baptist, Trustees:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a parking lot addition. The 0.66-acre site is located on the west line of N. Ridge Road, approximately 600 feet north of River Road on parcel 757-734-4720 and part of 757-734-4606. The zoning is R-1, One-Family Residence District. County water and sewer. **(Tuckahoe)**

As requested at the May 4, 2005, neighborhood meeting, the church has redesigned the parking lot to save five Fir trees located near the southwestern corner of the lot. The applicant is still providing a six-foot wooden decorative fence with 10-foot transitional buffer plantings along the northern and western property lines of the new parking lot. 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. Outside storage shall not be permitted.

26. All exterior lighting fixtures shall be designed and arranged so the source of light is not visible from the roadways or adjacent residential properties. The lighting shall be low intensity, residential in

character, and the height or standards shall not exceed 15 feet.

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. 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.

**(Staff Report by Christina Goggin)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT**

### **POD-37-05**

Dominion Townes, Section 3 Creighton Road and Laburnum Avenue

**Koontz-Bryant, P.C. for EJD Associates, Inc.:** Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 21, two-story townhouse units. The 7.75-acre site is located on the south side of Creighton Road, 850 feet east of N. Laburnum Avenue and south of the Dominion Virginia Power easement on parcels 809-729-7165 and 810-728-3075. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Fairfield)**

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

23. 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 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 subdivision plat for Dominion Townes, Section 3 shall be recorded before any building permits are issued.

27. 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.

28. 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.

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

30. The proffers approved as a part of zoning case C-41C-04 shall be incorporated in this approval.

31. Prior to issuance of a building permit, the developer must furnish a letter from Dominion Virginia

Power stating that this proposed development does not conflict with their facilities.

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. 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.

35. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.

36. 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.

37. 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.

**(Staff Report by Michael Kennedy)**



**ACTION: Approved**

## **SUBDIVISION**

### **Glen Cove**

(May 2005 Plan)

**Koontz-Bryant, P.C. for Neighborhood Security Network and Carson Construction:** The 2.63-acre site proposed for a subdivision of 6 single-family homes is located along the west line of Purcell Road, approximately 800 feet north of its intersection with Indale Road on parcel 771-765-0690. The zoning is R-3, One-Family Residence District. County water and sewer. **(Brookland) 6 Lots**

The environmental issues pertaining to Lot 5 have been addressed to staff's satisfaction. 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 Purcell Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

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

Planning and Public Works.  
(Staff Report by Kevin Wilhite)

 **ACTION: Approved**



**PLAN OF DEVELOPMENT** (*Deferred from the April 27, 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 has requested a deferral until the Planning Commission's meeting on June 22, 2005.  
**(Staff Report by Jim Strauss)**



**ACTION: Deferred to June 22, 2005**

**PLAN OF DEVELOPMENT**

**POD-36-05**

Glenside Woods, Section 2 -Glenside Drive

**Bay Design Group, P.C. for Wilton Development Corporation:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 45, two-story, townhouse units for sale. The 7.30-acre site is located approximately 375 feet north of the terminus of Crockett Street and approximately 630 feet west of the west line of Staples Mill Road (U.S. Route 33) on parcel 771-748-5588. The zoning is RTHC, Residential Townhouse District (Conditional) and R-5C, General Residence District (Conditional). County water and sewer. **(Brookland)**

As of the preparation date of the agenda, staff has not received revised plans, as requested. The original plan did not provide enough information regarding the proposed parking. As well, floorplans for two of the proposed unit types were not provided with the original 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:

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 subdivision plat for Glenside Woods, Section 2 shall be recorded before any building permits are issued.
25. The right-of-way for widening of Tatum Boulevard and Bellaire Street as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
26. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
27. The required building setback shall be measured from the proposed right-of-way line and the parking shall be located behind the proposed right-of-way line.

28. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
29. The proffers approved as a part of zoning case C-53C-00 shall be incorporated in this approval.
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. 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.
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. The unit house numbers shall be visible from the parking areas and drives.
36. 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.
37. A maximum of 82 lots shall be permitted on a single point of access, including Glenside Woods, Section 1.

**(Staff Report by Michael Cooper)**



**ACTION: Approved**

## **PLAN OF DEVELOPMENT SPECIAL EXCEPTION CONSIDERATION POD-104-00**

Sandston Senior Retirement Community - E. Williamsburg Road

### **Engineering Design Associates for Southside Community Development & Housing Corporation:**

Request for reconsideration of conditions of approval for a plan of development and special exception, as required by Chapter 24, Sections 24-2, 24-29(c), 24-94(b) and 24-106 of the Henrico County Code, which authorizes construction of a three-story, 100-unit independent living adult facility. The 19.135-acre site is located at 520 E. Williamsburg Road (U. S. Route 60) on parcel 831-715-9157. The zoning is R-5, General Residence District, A-1, Agricultural District and ASO (Airport Safety Overlay) District. County water and sewer. **(Varina)**

A POD and special exception for the three-story building was approved by the Planning Commission on July 23, 2003. The conditions related to the special exception indicated that the residence was to provide independent multi-family residential living accommodations and related services only for the elderly and/or handicapped persons, their family and aids, or staff. The conditions included a definition of "elderly" to mean age sixty-two (62) years of age. The applicant would like to amend the term elderly to mean persons fifty-five (55) years of age or older.

The applicant indicates that when the project was proposed, it was the only low-income elderly housing property for the area. Since then, several low income tax credit senior housing projects have been approved. Staff recommends approval of this request, subject to the conditions of the original approval, with a revision to condition number #1 of the special exception as follows:

1. **REVISED** - The improvements to be constructed on the portion of the property zoned R-5 General Residence shall provide independent multi-family residential living accommodations and related services only for the elderly and/or handicapped persons (exclusive of management personnel), their spouses, children, brothers, sisters or aides but in no event in excess of two (2) persons per bedroom or three (3) persons per apartment. For the purposes hereof the term "elderly" shall mean persons sixty-two (62) fifty-five (55) years of age or older.

**(Staff Report by Michael Kennedy)**



**ACTION: Deferred to February 22, 2006**

## **SUBDIVISION**

### **Rocketts Landing**

(May 2005 Plan)

(Main Street Dedication)Old Osborne Turnpike (State Route 5) at Orleans Street

**Wiley & Wilson, Inc. for WVS Development Associates, Inc.:** The 0.9-acre site for a public road dedication is located at 4880-5030 and 5090 Old Osbourne Turnpike on parcels 797-713-5542 and 4210. The zoning is UMUC, Urban Mixed Use District (Conditional). County water and sewer. **(Varina) 0 Lot**

A revised plan has been requested to address several comments. The staff's 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. 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 and conditions approved as part of zoning cases P-4-05 and C-55C-04 shall be incorporated in this approval.

14. Prior to requesting recordation, the developer shall furnish a letter from CSX Railroad indicating that this proposed development does not conflict with its facilities.

15. Prior to recordation of the plat, the developer shall submit a landscape plan for the eight-foot-wide streetscape easement located along both sides of Main Street for Planning Department review and approval.

16. Prior to recordation, the developer shall submit a lighting plan for the eight-foot-wide landscape easements located along both sides of Main Street for Planning Department review and approval.

17. A plat for the dedication of the remaining portion of Main Street between this subdivision and Orleans Street, shall be approved by the City of Richmond and recorded prior to the recordation of this subdivision plat.

**(Staff Report by Jim Strauss)**



**ACTION: Approved**

**APPROVAL OF MINUTES:** April 27, 2005 Minutes

**ADJOURN**ed at 10:29 a.m.