

SUBDIVISIONS AND PLANS OF DEVELOPMENT

ACTIONS

October 26, 2005

FOR INFORMATIONAL PURPOSES ONLY

Subdivision: Crowder Farms (October 2004 Plan)

Magisterial District: Varina

Original No. of Lots: 43

Remaining Lots: 43

Previous Extensions: 0

Year(s) Extended Recommended: 1 Year - 10/25/06

Subdivision: Hillcrest Farms (September 2004 Plan)

Magisterial District: Fairfield

Original No. of Lots: 114

Remaining Lots: 87

Previous Extensions: 0

Year(s) Extended Recommended: 1 Year - 10/25/06

Subdivision: Meadow Oaks (October 2004 Plan)

Magisterial District: Varina

Original No. of Lots: 26

Remaining Lots: 26

Previous Extensions: 0

Year(s) Extended Recommended: 1 Year - 10/25/06

Subdivision: Pocahontas Estates (October 2004 Plan)

Magisterial District: Varina

Original No. of Lots: 16

Remaining Lots: 16

Previous Extensions: 0

Year(s) Extended Recommended: 1 Year - 10/25/06

TRANSFER OF APPROVAL (*Deferred from the September 28, 2005 Meeting*)

POD-55-75 and POD-46-94

Brookfield Commons

Hirschler Fleischer for Direct Invest Ventures, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Chamberlin, L.P. to Direct Invest Ventures, LLC. The 6.822-acre site is located at 6600 W. Broad Street (U. S. Route 250) at the northeast corner of the intersection of W. Broad Street and Dickens Road on parcel 768-743-7194 The zoning is O-3, Office District. County water and sewer. (**Brookland**)

As of the preparation date of the agenda, staff has not received information regarding the sale of the subject property. Additionally, staff is aware that additional owners may be involved in the sale of the property, but has not received any information regarding such at this time. The staff recommendation will be made at the meeting. Should the Commission act on this request, the following conditions are recommended:

1. A bond shall be posted to cover the site deficiencies as identified in the inspection report, dated July 5, 2005, and such deficiencies shall be corrected by December 30, 2005.
2. A revised landscape plan, as described in the inspection letter, dated July 5, 2005, shall be submitted to the Department of Planning for review and approval prior to December 30, 2005.

(Staff Report by Tony Greulich)



ACTION: Deferred to November 16, 2005

TRANSFER OF APPROVAL

POD-75-95

Circuit City Headquarters, Phase C, Deep Run III – 9954 Mayland Drive

Inland US Management, L.L.C. for Inland Western Richmond Mayland, L.L.C.: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Greg L. England, Trustees to Inland US Management, L.L.C. The 18.165-acre site is located at 9954 Mayland Drive, approximately 2,600 feet southwest of the intersection of W. Broad Street (U. S. Route 250) and Deep Rock Road on parcel 749-758-7718. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not received a firm timeline as to when the noted deficiencies, as identified in the inspection report dated September 19, 2005 shall be corrected. The applicant is in the process of hiring James River Nursery and staff anticipates having the required information before the Planning Commission meeting. The staff recommendation will be made at the meeting.

(Staff Report by Tony Greulich)



ACTION: Approved

TRANSFER OF APPROVAL

POD-84-96

New Market Square Shopping Center

Stephen Malley for RV Crimson, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from ERT Varina, Inc. and Citizens & Farmers Bank to RV Crimson, LLC. The 12.7-acre site is located at the southwest corner of the intersection of New Market and Strath Roads on parcels 815-686-8284 and 816-687-1020. The zoning is B-1C, Business District (Conditional). County water and sewer. **(Varina)**

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

(Staff Report by Ted McGarry)

 **ACTION: Approved**

LANDSCAPE PLAN (*Deferred from the July 27 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**)

A revised landscape plan was submitted in order to address staff's concern with the type and quantity of landscaping that is required with respect to the agreements of the original rezoning case. 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 the standard conditions for landscape plans are recommended.

(Staff Report by Jim Strauss)

 **ACTION: Deferred to November 16, 2005**

LANDSCAPE & LIGHTING PLAN

LP/POD-19-97

Westerre III – Westerre Parkway

Balzer & Associates, Inc. for Liberty Property Trust: 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 4.13-acre site is located on the west line of Westerre Parkway, approximately 1,000 feet south of W. Broad Street (U.S. Route 250) on parcel 749-759-7627. The zoning is O-3C, Office District (Conditional) and B-2C, Business District (Conditional). (**Three Chopt**)

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

(Staff Report by Jim Strauss)

 **ACTION: Approved**

ALTERNATIVE FENCE HEIGHT PLAN

Adamson Residence - River Road

William H. Spell for John and Katherine Adamson: Request for approval of an alternative fence height plan to permit a five-foot-high brick serpentine wall in the front yard, as required by Chapter 24, Sections 24-106 and 24-95(1)7 of the Henrico County Code. The 2.295-acre site is located at 9301 River Road on parcel 744-735-2788. The zoning is R-1, One-Family Residence District. (**Tuckahoe**)

Staff has reviewed the request for approval of an alternative fence height for the proposed serpentine brick wall along River Road. The staff has annotated the plan and requests that the plan be revised to relocate the wall out of the ultimate right-of-way of River Road, and to add additional landscaping where indicated on the staff plan.

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

(Staff Report by Jim Strauss)



ACTION: Deferred to November 16, 2005

LANDSCAPE PLAN

LP/POD-2-05

Moore Hummer – Vehicle Demonstration Area

Bay Design Group, P.C. for The Allante Corporation: 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 3.46-acre site is located on the southwest corner of Dominion Boulevard and Sadler Road on part of parcel 747-761-2937. The zoning is B-3C, Business District (Conditional). **(Three Chopt)**

Staff is concerned about the height of some of the proposed vehicle demonstration obstacles. The ‘V’ ditch located against the proffered 6-foot wall and R-6 zoning is approximately 4 feet tall. There is a 60% slope with an 8 to 9 foot vertical height located approximately 125 feet away from the wall.

Should the Commission act on this request, in addition to the standard conditions for landscape plans, and the annotations on the plans, the following additional condition is recommended:

6. The applicant, at the discretion of Public Works Design Division, will submit a revised plan of development for grade and drainage changes prior to installation of the vehicle demonstration obstacles.

(Staff Report by Christina Goggin)



ACTION: Approved

SUBDIVISION

Glenside Woods, Section 3

(October 2005 Plan)

Bay Design Group, P.C. for Wilton Development Company: Request for approval of a subdivision for 14, two-story, residential townhouse units for sale. The 6.9-acre site is located on the north line of Glenside Drive, approximately 230 feet east of Fernwood Street on parcel 771-748-3499 and part of parcel 771-748-5588. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Brookland) 14 Lots**

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

13. The detailed plant list and specifications for the landscaping to be provided within the 50-foot-wide planting strip easement along Glenside Drive and within the 25-foot-wide planting strip easement along the eastern and northern property lines shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
14. A County standard sidewalk shall be constructed along all interior roads and the north side of Glenside Drive.
15. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
16. 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.
17. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

(Staff Report by Christina Goggin)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-66-05

Glenside Woods, Section 3 – Glenside Drive

Bay Design Group, P.C. for Wilton Development Company: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 14, two-story, residential townhouse units for sale. The 6.9-acre site is located on the north line of Glenside Drive, approximately 230 feet east of Fernwood Street on parcel 771-748-3499 and part of parcel 771-748-5588. 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:

24. The subdivision plat for Glenside Woods, Section 3 shall be recorded before any building permits are issued.
25. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
26. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
27. Prior to issuance of a certificate of occupancy for any building in this development, the engineer of record shall certify that the site has been graded in accordance with the approved grading plans.
28. A standard concrete sidewalk shall be provided along all interior roads and the north side of Glenside Drive.

29. Outside storage shall not be permitted.
30. A 50-foot planting strip to preclude ingress or egress along the north side of Glenside Drive and 25 feet along the eastern and northern property lines shall be shown on the approved plans. The details shall be included with the required landscape plans for review and approval.
31. The proffers approved as a part of zoning case C-38C-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. 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. 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. 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.
38. 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.
39. The unit house numbers shall be visible from the parking areas and drives.
40. 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.

(Staff Report by Christina Goggin)



ACTION: Approved

PLAN OF DEVELOPMENT, LIGHTING PLAN & TRANSITIONAL BUFFER DEVIATION POD-62-05

Towne Center West – W. Broad Street

Timmons Group for Towne Center – West, LLC: Request for approval of a plan of development, lighting plan and transitional buffer deviation as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code, to construct a 77,647 square foot shopping center. The 41.9-acre site is located on the north line of W. Broad Street (U.S. Route 250), approximately 500 feet east of N. Gayton Road on parcels 734-764-6330, 734-764-8352, 735-764-6278, 736-764-1973, 735-764-1287 and 735-764-4320. The zoning is B-2C, Business District (Conditional), R-6C, General Residence District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

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

11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.

24. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.

25. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

26. The right-of-way for widening of W. Broad Street (U.S. Route 250) 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. 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 entrances and drainage facilities on W. Broad Street (U.S. Route 250) shall be approved by the Virginia Department of Transportation and the County.

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

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

31. A standard concrete sidewalk shall be provided along the north side of W. Broad Street.

32. Outside storage shall not be permitted.

33. The proffers approved as a part of zoning case C-49C-04 shall be incorporated in this approval.

34. 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.

35. 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.

36. 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.

37. 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.

38. 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

PLAN OF DEVELOPMENT

POD-67-05

Kan Pai Restaurant at Towne Center West - W. Broad Street

Strange-Boston Associates, P.C. for Yimmer, 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 two-story, 10,265 square foot restaurant (including basement) in a proposed shopping center. The 1.922-acre site is located on the north line of W. Broad Street (U.S. Route 250), approximately 1,400 feet east of N. Gayton Road, on parcel 735-763-5299. The zoning is B-2C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

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

24. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
25. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
26. The right-of-way for widening of W. Broad Street (U.S. Route 250) 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. 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 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 north side of W. Broad Street.
30. Employees shall be required to use the parking spaces provided at the rear of the building(s) as shown on the approved plans.
31. Outside storage shall not be permitted.
32. The proffers approved as a part of zoning case C-49C-04 shall be incorporated in this approval.
33. 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.
34. 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.
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 Kevin Wilhite)



ACTION: Approved

**PLAN OF DEVELOPMENT & SPECIAL EXCEPTION
POD-63-05**

Westin Hotel @ Reynolds Crossing – W. Broad Street

Vanasse, Hangen, Brustlin, Inc. for Reynolds Development, LLC: Request for approval of a plan of development and special exception for building height and stories, as required by Chapter 24, Sections 24-59 and 24-106 of the Henrico County Code, to construct a seven-story, 165,092 square foot hotel. The 10.85-acre site is located on the Reynolds property on the north line of Forest Avenue at the intersection with W. Broad Street (U. S. Route 250) on part of parcels 767-744-9052, 767-745-5402, 767-744-3162, 766-745-8230 and 765-744-6552. The zoning is B-2C, Business District (Conditional), O-3C, Office District (Conditional) and M-1, Light Industrial District. County water and sewer. **(Three Chopt)**

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

24. 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.
25. The right-of-way for widening of W. Broad Street (U.S. Route 250) as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication to the county prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
26. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
27. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
28. The entrances and drainage facilities on W. Broad Street (U.S. Route 250) shall be approved by the Virginia Department of Transportation and the County.
29. A standard concrete sidewalk shall be provided along the north side of Forest Avenue.
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning case C-22C-04 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. 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 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 Jim Strauss)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-65-05

BMG Metals – Masonic Lane (POD-7-97 Revised)

Engineering Design Associates for BB&T Investors, LLC: Request for approval of a revised plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a Phase 1, 16,500 square foot shop/warehouse addition and a Phase 2, 24,750 square foot shop/warehouse addition. The 10.13-acre site is located at 950 Masonic Lane on parcels 808-719-5752 and 7719. The zoning is M-2, General Industrial District. County water and sewer. **(Varina)**

There are two outstanding issues. First, staff has requested revised parking calculations for the entire site and has not received them as of the preparation date of the agenda. Second, the applicant is not in agreement with staff's request for the landscaping necessary to screen the loading docks from I-64 view.

Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

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

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

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

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

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

29. 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.

30. In order to screen the loading docks from I-64, provide significant evergreen screening along the north side of the BMP with the Phase 1 landscape plan.

(Staff Report by Ted McGarry)



ACTION: Approved

SUBDIVISION

Hoke Brady Farms (October 2005 Plan)

Kingland Road

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

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

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

11. Prior to requesting recordation, the developer shall furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with its facilities.
12. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Hoke Brady and Kingsland Roads shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
13. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Department of Planning for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
14. Walking trails shall be improved with a hard surface or packed gravel. Show details in the landscape plan.
15. Provide 10 feet of landscaped common area on each side of the Broaddus parcel to connect Fort Hoke Lane and the National Park property.

(Staff Report by Ted McGarry)



ACTION: Deferred to November 16, 2005

SUBDIVISION

Dungel – Resubdivision of Lot 1, Block A (October 2005 Plan)
398 South Oak Avenue

Engineering Design Associates for Rudolph Weston Clark and Gooding Construction Company:

The 0.884-acre site proposed for a subdivision of 2 single-family homes is located along the west side of S. Oak Avenue, 185 feet south of the intersection of S. Oak Avenue and E. Beal Street on parcels 822-721-5974 (part) and 822-721-5974. The zoning is R-3, One-Family Residence District. County water and sewer. **(Varina)** 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 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. 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.

(Staff Report by Tony Greulich)



ACTION: Approved

SUBDIVISION

Covey Run (October 2005 Plan)

Church Road

Youngblood, Tyler & Associates, P.C. for Youngblood Properties, LLC: The 7.72-acre site proposed for a subdivision of 16 single-family homes is located on the south line of Church Road, approximately 123 feet west of Blandfield Street on parcels 738-754-4849 and 738-753-1882. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. **(Tuckahoe)** 16 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 foot, 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 Church Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
15. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
16. The proffers approved as part of zoning case C-21C-05 shall be incorporated in this approval.
17. 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.
18. The proposed BMP shall satisfy DPW safety design standards.
19. Existing structures shall be demolished, and existing wells and drainfields abandoned prior to recordation of the plat.
20. All filled areas 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.
21. The common area at the southwest corner of Covey Run Drive and Church Road shall provide for the dedication of additional right-of-way at the request of the Planning Commission upon the subdivision of the adjoining property.

(Staff Report by Michael Kennedy)



ACTION: Approved

SUBDIVISION

Falcon Rest (October 2005 Plan)

Pump Road and Falconbridge Road

Youngblood, Tyler & Associates, P.C. for Youngblood Properties, LLC: The 6.29-acre site proposed for a subdivision of 15 single-family homes is located on the west line of Pump Road, approximately 25

feet north of Falconbridge Drive on parcels 741-747-0388 (part) 741-747-7064 and 0773. The zoning is R-2AC, One-Family Residence District (Conditional). County water and sewer. **(Tuckahoe)** 15 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 13,500 square feet.
13. 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.
14. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Pump Road and 20-feet on the western property line shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
15. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
16. The proffers approved as part of zoning case C-20C-05 shall be incorporated in this approval.
17. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

(Staff Report by Christina Goggin)



ACTION: Approved

SUBDIVISION

Oglethorpe Park @ Greenbroke (October 2005 Plan)

Dublin, Belfast Roads and Glasgow Street

Youngblood, Tyler & Associates, P.C. for George Coleman, Jr., James R. and Marie A. Oglethorpe, Joan M. Trent and Fidelity Properties, Limited: The 12.37-acre site proposed for a subdivision of 34 single-family homes is located on the south side of Dublin Road between Belfast Street and Glasgow Road on parcels 745-764-6608, 7122, 7834, 2159, 1645, and 1031. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt)** 34 Lots

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. Currently, Public Works Design Division can not recommend approval of the proposed subdivision as they were waiting on a revised BMP design and Planning needs to see amenities to justify common area wetlands between Lots 3 and 4 in Section C.

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

12. Each lot shall contain at least 11,000 square feet.
13. A County standard sidewalk shall be constructed along both sides of the new roads and the south side of Dublin Street, the east side of Belfast Street and the west side of Glasgow Road.

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-7C-05 shall be incorporated in this approval.

16. 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.

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

(Staff Report by Christina Goggin)



ACTION: Approved

SUBDIVISION

Wilton Collector Road, Phase 1 (October 2005 Plan)

Youngblood, Tyler & Associates, P.C. for WF Hunt, LLC and HHHunt Corporation: The 47.35-acre portion of the 1185-acre site proposed for a subdivision for public roads is located on property adjacent to the north and south lines of the Pocahontas Parkway (State Route 895) and the James River shore line on parcel 798-683-5459. The zoning is UMUC, Urban Mixed Use District (Conditional). County water and sewer. **(Varina) 0 Lot**

As of the preparation date of the agenda, the staff has yet to receive comments from the Virginia Department of Transportation concerning this project. The applicant is currently working with the County to address issues identified by Traffic Engineering. In addition, the requested information related to the changes to the master plan has yet to be provided.

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

14. The proffers approved as part of zoning case C-56C-04 shall be incorporated in this approval.

(Staff Report by Kevin Wilhite)



ACTION: Deferred to November 16, 2005

SUBDIVISION

Maron Heights (October 2005 Plan)
10781 Greenwood Road

Grattan Associates, P.C. for Robert & Kathleen McCormack and Commonwealth Homebuilding Corporation: The 4.16-acre site proposed for a subdivision of 9 single-family homes is located on the east line of Greenwood Road, approximately 980 feet east of the intersection of Greenwood Road and Woodman Road on parcel 778-768-4780. The zoning is R-2AC, One-Family Residence District (Conditional). County water and sewer. **(Fairfield)** 9 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 are recommended:

12. Each lot shall contain at least 13,500 square feet.
13. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide, no ingress/egress planting strip easement along Greenwood 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. The proffers approved as part of zoning case C-24C-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.

(Staff Report by Tony Greulich)



ACTION: Approved

SUBDIVISION

Wistar Townes (October 2005 Plan)
Wistar Road

Grattan Associates, P.C. for R. I. Pruitt and CGS Properties, LLC: The 15.17-acre site proposed for a subdivision of 69 residential townhouse units for sale is located on the south line of Wistar Road opposite its intersection with Shrader Road on parcel 767-751-2632. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Brookland)** 69 Lots

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

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. The proffers approved as part of zoning case C-10C-05 shall be incorporated in this approval.

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

(Staff Report by Michael Kennedy)



ACTION: Approved

SUBDIVISION & EXCEPTION

Sweetbay Hill (October 2005 Plan)

JEB Stuart Parkway

Foster & Miller, P.C. for William C. & Edith B. Schermerhorn Charitable Remainder Unitrust:

Request for approval of a conditional subdivision and exception pursuant to Sections 19-4(c) and 19-112 of the Henrico County Code for creation of a block greater than 1,320 feet in length between intersecting streets. The 95.316-acre site is located adjacent to Magnolia Ridge subdivision, approximately 1500 feet northwest of the intersection of Magnolia Ridge Drive and unimproved J.E.B. Stuart Parkway on parcels 781-773-3186, 780-773-3673 and 2718 and 780-772-9071. The zoning is R-2AC, One-Family Residence District (Conditional). County water and sewer. **(Fairfield)** 144 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. A County standard sidewalk shall be constructed along the north side of Woodman Road and one side of all non cul-de-sac streets.

13. The proffers approved as part of zoning case C-6C-05 shall be incorporated in this approval.

14. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-year floodplain." Dedicate floodplain as a "Variable Width Drainage & Utilities Easement."

15. 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.

16. The detailed plant list and specifications for the landscaping to be provided within the 20-foot-wide planting strip easement along Woodman Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

17. 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.

18. Prior to final approval, the developer shall petition the Board to initiate the process to abandon and offer for sale the portion of Woodman Road within this Development not needed for access.

19. Access shall be provided by Woodman Road and Grenville Road. Developer will build ½ Woodman Road and ½ Grenville Road plus a 12-foot lane in the opposite direction. A financial contribution will be escrowed for the remainder of J.E.B. Stuart Parkway, the amount of which will be approved by the Director of Public Works.

20. Recommend elimination of all common areas which are not an amenity for the community. Extend property lines through all common areas except the tot lot/picnic area parcel and the Chickahominy River Common Area parcel.

(Staff Report by Ted McGarry)



ACTION: Deferred to November 16, 2005

SUBDIVISION

Wynfield (September 2005 Plan)

3979 Oakley's Lane

Downing Surveys, Inc. and Kenneth Fletcher for Robert & Priscilla Sensabaugh and K. F. Design & Home Improvements, Inc.: The 1.11-acre site proposed for a subdivision of 3, single-family homes is located on the east line of Oakley's Lane, approximately 1,300 feet south of the intersection of Nine Mile Road (U.S. Route 33) and Oakley's Lane on parcel 815-724-0017. The zoning is R-2A, One-Family Residence District. County water and sewer. **(Varina)** 3 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 13,500 square feet.
13. 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.
14. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

(Staff Report by Tony Greulich and Christina Goggin)



ACTION: Approved

PLAN OF DEVELOPMENT RECONSIDERATION

POD-24-04

Hickory Corner Office Park

5310 – 5398 Twin Hickory Road

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

At the time of construction, the applicant has changed a number of items from the Planning Commission approved plan and architectural, and the County approved construction plans. To comply with adopted proffers, the applicant needs the Commission's review and approval to relocate the HVAC units from ground level to the buildings' roof top and as well as the proposed screening method. The original proposal indicated the units would be screened by 3-foot-tall by 8-foot-wide masonry walls at ground level and not on the buildings' roof. The applicant proposes brown metal screens around each individual HVAC unit that can be seen from the property line for each building.

In addition to the revised HVAC screening, the revised plan removes all of the decorative, interior parking lot and drive-aisle pavers, sidewalk connections from Building "A" and Building "C" to the Twin Hickory Road sidewalk, and approximately 20 feet of sidewalk on the east side of the Nuckols Road entrance to the church property line.

Public Works has agreed to let the applicant escrow approximately 40 feet of sidewalk located at the northeast corner of the site along Twin Hickory Road prior to issuance of a Certificate of Occupancy.

Should the Commission act on this request, in addition to the annotations on the plans, the standard conditions for developments of this type, the following additional conditions are recommended:

24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
26. A standard concrete sidewalk shall be provided along the north side of Nuckols Road and the east side of Twin Hickory Road.
27. All repair work shall be conducted entirely within the enclosed building.
28. The proffers approved as a part of zoning case C-70C-99 shall be incorporated in this approval.
29. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
30. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
31. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
32. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
33. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
34. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
35. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Christina Goggin)

 **ACTION: Deferred to November 16, 2005**

APPROVAL OF POD MINUTES: September 28, 2005 Minutes

 **ACTION: Approved**

DISCUSSION ITEM: Set work session for November 10, 2005 for presentation by Division of Police regarding CPTED- Crime Prevention Through Environmental Design.



ACTION: Approved

RESOLUTION: To amend the zoning ordinance pertaining to the permitted location of accessory buildings and structures on a lot or parcel in agricultural and residential districts.



ACTION: Approved

ADJOURN