

PLANNING COMMISSION

SUBDIVISIONS AND PLANS OF DEVELOPMENT

ACTIONS

May 24, 2006

FOR INFORMATIONAL PURPOSES ONLY

Subdivision: Settler's Ridge (May 2004 Plan)

Magisterial District: Varina

Original No. of Lots: 166

Remaining Lots: 166

Previous Extensions: 1

Year(s) Extended Recommended: 1 Year - 5/23/07

Subdivision: The Ponds @ Dandridge Farm (May 2003 Plan)(Formerly Old Mill Pond)

Magisterial District: Brookland

Original No. of Lots: 49

Remaining Lots: 7

Previous Extensions: 2

Year(s) Extended Recommended: 1 Year - 5/23/07

TRANSFER OF APPROVAL

POD-41-04

Eubank Center

Engineering Design Associates for J. A. Heisler and W. L. Heisler IV: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from John A. and Wyatt L. Heisler to Iraj Hashemi. The 0.71-acre site is located at 4104 Eubank Road on parcel 813-713-4716. The zoning is M-1, Light Industrial District and ASO (Airport Safety Overlay) District. County water and sewer. (**Varina**)

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 Ted McGarry)

(Applicant's Representative: Courtney Fisher)



ACTION: Approved

TRANSFER OF APPROVAL

POD-116-97

Ambassador Properties Office/Econo Lube 'N Tune

William S. Burton for Prenwaland & Associates, LLC.: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Ambassador Properties Inc. to Prenwaland & Associates, LLC. The .98-acre site is located approximately 150 feet east of W. Broad Street (U.S. Route 250) along the south line of Sunnybrook Road on parcel 765-749-8154. The zoning is B-3, Business District. County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The staff recommends approval of this transfer request with the following condition:

1. The site deficiencies, as identified in the inspection report, dated April 28, 2006 shall be corrected by October 30, 2006 or a bond shall be posted to cover this work.

The deficiencies include:

- a. Replace dead landscaping as noted on the plan.
- b. Provide a revised plan to secure approval of the storage unit.

(Staff Report by Jim Strauss)

(Applicant's Representative: William S. Burton)



ACTION: Approved

SUBDIVISION *(Deferred from the May 11, 2006 Meeting)*

Wilton on The James, Phase 1 – Single-Family (March 2006 Plan)

Youngblood, Tyler & Associates, P.C. for WF Hunt, LLC and HHHunt Corporation: The 84.11-acre site proposed for a subdivision of 293 single-family homes is located on the south side of Pocahontas Parkway (State Route 895), east of the James River on part of parcel 798-683-5459. The zoning is UMUC (Urban Mixed Use) District (Conditional). County water and sewer. **(Varina)** 293 Lots

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. 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. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
13. The proffers approved as part of zoning case C-56C-04 shall be incorporated in this approval.
14. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Department of Planning for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
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)

(Applicant's Representative: Anne W. Tignor)



ACTION: Approved

SUBDIVISION *(Deferred from the May 11, 2006 Meeting)*

Wilton on The James, Phase 1 - Townhouses(March 2006 Plan)

Youngblood, Tyler & Associates, P.C. for WF Hunt, LLC and HHHunt Corporation: The 12.77-acre site proposed for a subdivision of 159 townhouses is located on the south side of Pocahontas Parkway (State Route 895), east of the James River on parcel 798-683-5459. The zoning is UMUC (Urban Mixed Use) District (Conditional). County water and sewer. **(Varina)**
159 Lots

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. Should the Commission act on this request, in addition to the standard conditions for residential townhouse subdivisions served by public utilities, the following additional conditions are recommended:

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.
15. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Department of Planning for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
16. 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)

(Applicant's Representative: Anne W. Tignor)



ACTION: Approved

LANDSCAPE PLAN

LP/POD-9-04

Stratford Manor
Hilliard and Hermitage Roads

Foster & Miller, P.C. for Stratford Manor, Inc.: 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 6.3-acre site is located at the southeast corner of the intersection of Hilliard Road and Hermitage Road on parcels 780-749-3330 and 4643. The zoning is R-6, General Residence District and R-6C, General Residence District (Conditional). **(Fairfield)**

This request includes landscaping for the minor addition to their existing parking lot and the building addition that was approved in 2004. The staff recommends approval subject to the annotations on the plans and the standard conditions for landscape plans.

(Staff Report by Tony Greulich)

(Applicant's Representative: Katherine Eggborn)



ACTION: Approved

LANDSCAPE & LIGHTING PLAN

LP/POD-72-05

Pouncey Tract Veterinary Hospital – Pouncey Tract Road and Nuckols Road

Koontz-Bryant, P.C. for HHHunt Companies: 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 1.49-acre site is located at the southwest corner of the intersection of Nuckols Road and Pouncey Tract Road (State Route 161) on parcel 736-774-2105. The zoning is B-1C, Business District (Conditional). **(Three Chopt)**

As the preparation date of the agenda, the staff has not received a revised plan. A revised plan has been requested to address staff's concerns regarding utility conflicts and buffer requirements. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for landscape and lighting plans are recommended.

(Staff Report by Michael Kennedy)

(Applicant's Representative: Jimmy Shepherd)



ACTION: Approved

LANDSCAPE & LIGHTING PLAN *(Deferred from the April 19, 2006 Meeting)*

LP/POD-56-04

Aspen Park – Staples Mill and School Roads

Purvis & Associates, Inc. for James R. & Thomas W. Hamilton: 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 5.80-acre site is located on the east line of Staples Mill Road (U.S. Route 33), approximately 300 feet north of Aspen Avenue on parcels 774-746-3074 and 4666.

The zoning is O-2, Office District, O-2C, Office District (Conditional) and M-1, Light Industrial District. **(Brookland)**

As of the preparation date of the agenda, the staff has not completed its review of the revised plan. Should the Commission act on this request, the standard conditions for landscape and lighting plans are recommended.

(Staff Report by Jim Strauss)

(Applicant's Representative: Sue Dibble)

 **ACTION: Light Plan Approved/Landscape Plan Deferred to June 28, 2006**

LIGHTING PLAN

LP/POD-64-04

Settlers Ridge, Section A – Burning Tree Road and S. Laburnum Avenue

Balzer & Associates, Inc. for Settlers Ridge, LLC: Request for approval of a lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code. The 19.39-acre site is located at the southwest intersection of Burning Tree Road and S. Laburnum Avenue, adjacent to Pocahontas Parkway (State Route 895). The zoning is R-5AC, General Residence District. **(Varina)**

This request is for site lighting for the first of three sections of a zero-lot line residential development known as Settlers Ridge. It includes the lighting for the homes, the main entrance boulevard and the clubhouse. The staff recommends approval subject to the annotations on the plans and the standard conditions for lighting plans.

(Staff Report by Tony Greulich)

(Applicant's Representative: Andrew Bowman)

 **ACTION: Approved**

PLAN OF DEVELOPMENT *(Deferred from the April 19, 2006 Meeting)*

POD-17-06

Wawa – Ridgefield Parkway and Gayton Center Drive

Balzer & Associates, Inc. for Canterbury Square, LLC and Wawa, Inc.: 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, 6,410 square foot convenience store with fuel pumps. The 3.39-acre site is located on the southwest corner of Ridgefield Parkway and Gayton Centre Drive on parcel 731-751-2972. The zoning is B-3, Business District. County water and sewer. **(Tuckahoe)**

The applicant has submitted a revised plan that would relocate the storm sewer outside the required 35-foot transitional buffer along the western property line. A minimum 50-foot buffer would be provided at that location primarily by retaining an existing wooded berm. In addition, a minimum 6-foot high fence would be provided. The plan has also been revised to eliminate the direct driveway entrance from Ridgefield Parkway in the required 35-foot transitional buffer along Ridgefield Parkway. Instead two driveway entrances would be provided from Gayton Centre Drive. A minimum 50-foot buffer would be provided along Gayton Road. Existing trees

would be retained to the extent possible and would be supplemented at the time of landscape plan review to satisfy buffer requirements. The applicant has also submitted revised elevations for the building. The elevation retains a red brick base and Wawa's standard Silverstone brick above the soldier course on the walls. However, red brick bases have been added to the canopy columns. Staff recommends approval subject to the annotations on the plan, the standard conditions for development of this type and 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.
24. The right-of-way for widening of Ridgefield Parkway as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
26. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
27. 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.
28. A standard concrete sidewalk shall be provided along the south side of Ridgefield Parkway.
29. Outside storage shall not be permitted.
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.

(Staff Report by Michael Kennedy)

(Applicant's Representative: Christopher Shust)



ACTION: Approved

ARCHITECTURALS PLANS (*Deferred from the April 19, 2006 Meeting*)

POD-9-06

Staples Mill Square Shopping Center – Staples Mill Road and Old Staples Mill Road

RK&K Engineers, LLP for Marchetti Properties V, LLC and Staples Mill Development

Company: Request for approval of architectural plans, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 181,700 square foot community shopping center. The 36.71-acre site is located along the north line of Staples Mill Road (U.S. Route 33) and the west line of Old Staples Mill Road, approximately 340 feet north of their intersection on parcels 768-758-8513 (pt.), 4701, 768-757-2542 (pt.), 769-757-3204, 3723, 5051, 5168, 769-756-3391, 5278 and 6190. The zoning is B-2C, Business District (Conditional) and R-3, One-Family Residence District. County water and sewer. **(Brookland)**

As of the preparation date of the agenda, the staff has not received revised architectural plans addressing the original comments, as requested. The staff recommendation will be made at the meeting. The POD conditions of approval, dated April 19, 2006, continue to apply to this project.

(Staff Report by Kevin Wilhite)

(Applicant's Representative: Malachi Mills)



ACTION: Deferred to June 28, 2006

PLAN OF DEVELOPMENT & LIGHTING PLAN

POD-26-06

Chipotle Mexican Grill – W. Broad Street and 50th Street

Civil and Engineering Consultants, Inc. and Glavan Feher Architects, Inc. for Frances

Bailey and Matt France: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to renovate the interior of an existing one-story, 2,600 square foot building with a 500 square-foot patio, changing the use from retail to a restaurant and demolishing approximately 4,500 square feet of the existing building. The .46-acre site is located on the northeast corner of 50th Street and W. Broad Street (U.S. Route 250) on parcel 773-738-7301. The zoning is M-2, General Industrial District. County water and sewer. **(Brookland)**

As of the preparation date of the agenda, the staff has not received a revised plan. A revised plan has been requested to address staff concerns regarding an adequate number of parking spaces, relocation of the dumpster enclosure, and building materials. 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 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. A notice of completion form, certifying that the requirements of the Virginia Department of

Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.

26. Outside storage shall not be permitted.

27. 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.

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

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

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

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

(Staff Report by Michael Kennedy)

(Applicant's Representative: Dan Bond)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-27-06

Kindred Healthcare – Edward Holland Drive and Bethlehem Road
(POD-19-88 Revised)

Kimley-Horn & Associates, Inc. and Kindred Hospitals East, LLC for Lar Don Realty, LC c/o Dack Realty: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to modify the site parking area and interior of an existing three-story, 79,759 square foot office building and to construct a 60 bed, long term acute care facility. The 5.10-acre site is located on the west line of Edward Holland Drive, approximately 200 feet south of the intersection of Edward Holland Drive and Bethlehem Road on parcel 775-740-2527. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Brookland)**

As of the preparation date of the agenda, the staff has not received a letter from the oxygen supplier with additional information as requested regarding the enclosure around the oxygen storage containers in the parking lot. Staff has requested that the oxygen tank enclosure should be brick, however the applicant has advised that chain link is required for safety reasons. Staff has been advised by the applicant that the letter will be received prior to the Planning Commission meeting. Additionally, staff has requested additional information regarding the noise levels and hours of operation associated with the proposed generator. 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 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 proffers approved as a part of zoning case C-34C-05 shall be incorporated in this approval.
27. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
28. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
29. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
30. 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 Tony Greulich)

(Applicant's Representative: Philip Chang)



ACTION: Approved

PLAN OF DEVELOPMENT, LIGHTING PLAN & TRANSITIONAL BUFFER DEVIATION

POD-28-06

Ruby Tuesday Restaurant – 4902 Williamsburg Road east of Allenshaw Drive

The RBA Group for Ruby Tuesday: 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 one-story, 5,362 square foot restaurant. The 1.54-acre site is located at 4902 Williamsburg Road (U.S. Route 60) on parcel. 817-714-1813. The zoning is B-3, Business District and ASO (Airport Safety Overlay) District. County water and sewer.
(Varina)

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the revised plan, which is included in the Commission's packet. The revised plan appears to address most of the staff comments. A transitional buffer deviation has been requested to reduce the width of 35 feet transitional buffer required along Probst Street. Several alternatives are being discussed to permit this reduction including an evergreen screen, a fence or a wall. 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 right-of-way for widening of Williamsburg Road (U.S. Route 60) as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

25. The 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. 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.

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

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

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

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

33. 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.

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 Ted McGarry)

(Applicant's Representative: Robert Newlson)



ACTION: Deferred to June 28, 2006

PLAN OF DEVELOPMENT

POD-29-06

McDonalds @ Virginia Center Marketplace – Brook Road and JEB Stuart Parkway
(POD-76-97 Revised)

Carter Design and Archland Properties I, LLC: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish an existing building and construct a one-story, 3,510 square foot fast food restaurant on an existing outparcel in a shopping center. The 1.07-acre site is located at JEB Stuart Parkway on parcel 783-769-5085. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

As of the preparation date of the agenda, the staff has not received a revised plan. A revised plan has been requested to address staff concerns regarding handicapped parking and building materials. 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 developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
25. Outside storage shall not be permitted.
26. The proffers approved as a part of zoning case C-115C-88 shall be incorporated in this approval.
27. 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.
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. 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 shall close the drive-up delivery facilities until a solution can be designed to prevent traffic backup.
30. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
31. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
32. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Michael Kennedy)

(Applicant's Representative: Michelle Carter)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-30-06

Village Offices – 1501 Santa Rosa Road
(Formerly POD-50-72 and POD-61-72 Revised)

KCI Technologies for Santa Rosa Investments, LLC, and The Woodard Group: 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, 2,430 square foot bank with drive thru facilities, a one-story, 10,350 square foot medical office building and relocate an existing cross access on the eastern property line. The 1.816-acre site is located at the northeast intersection of Santa Rosa and Three Chopt Roads on parcels 758-743-7963 and a portion of 759-743-1448. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the applicant has not provided the adjacent property owner's signature permitting the relocation of the existing cross access located on the eastern property line and related changes to the adjacent parking lot. Additionally, the applicant has not agreed to use color pigmented masonry block instead of paint. The adopted proffers prohibit the use of painted block unless specifically requested and approved at time of Plan of Development. 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 right-of-way for widening of Three Chopt and Santa Rosa Roads as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
26. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
27. Outside storage shall not be permitted.
28. The proffers approved as a part of zoning case C-4C-04 shall be incorporated in this approval.
29. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
30. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
31. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up teller facilities, the owner/occupant shall close the drive-up teller facilities until a solution can be designed to prevent traffic backup.
32. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
33. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
34. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

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

36. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by the engineer. An engineer's report certifying the suitability of the fill materials and its compaction shall be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.

(Staff Report by Christina Goggin)

(Applicant's Representative: Scott Stamm)

 **ACTION: Deferred to June 28, 2006**

PLAN OF DEVELOPMENT

POD-31-06

Short Pump Station – Phase 2 - W. Broad Street and John Rolfe Parkway
(POD-73-05 Revised)

McKinney & Company for Short Pump Station, 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 one-story, 84,849 square foot community shopping center. The 11.70-acre site is located at the southeast corner of W. Broad Street (U.S. Route 250) and John Rolfe Parkway (future) on parcels 741-761-2931, 3418, 4704 (pt.), 4645, 8112, and 8532, 741-760-4323(pt.), 5792 (pt.) and 6979 (pt.), 741-759-0697 (pt.) and 742-760-1598 (pt.). The zoning is B-2C, Business District (Conditional) and WBSO (West Broad Street Overlay) District. County water and sewer. **(Three Chopt)**

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 additions to the standard conditions for developments of this type, the following additional conditions are recommended:

24. The right-of-way for widening of John Rolfe Parkway and W. Broad 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.

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

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

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

28. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
29. A standard concrete sidewalk shall be provided along the south side of W. Broad Street and the east side of John Rolfe Parkway.
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning case C-18C-03 shall be incorporated in this approval.
32. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
33. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
34. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
35. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
36. 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.
37. 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.
38. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
39. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

(Staff Report by Kevin Wilhite)

(Applicant's Representative: Robert Gray)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-32-06

New Dawn Assisted Living – Three Chopt Road and Gaskins Road

Bryan D. May, P.E. for New Dawn Assisted Living, LLC: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct three, one-story, 9,540 square foot structures with a total of 48 units for an assisted living facility. The 5.467-acre site is located on the north side of Three Chopt Road, approximately 1,500 feet northwest of the intersection of Three Chopt Road and Gaskins Road at 10700 Three Chopt Road on parcel 748-756-9031. The zoning is R-6C, General Residence District (Conditional). County water and sewer. **(Three Chopt)**

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

24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.
26. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
27. The proffers approved as a part of zoning case C-49C-00 shall be incorporated in this approval.
28. 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.
29. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
30. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
31. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
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. 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 Tony Greulich)

(Applicant's Representative: Bryan D. May)



ACTION: Approved

PLAN OF DEVELOPMENT, SPECIAL EXCEPTION & ALTERNATIVE FENCE HEIGHT

POD-33-06

Townes @ Wistar Glen – Wistar Road and Shrader Road

G. Stuart Grattan, P.E. and Richard I. Pruitt and CGS Properties Wistar, LLC: Request for approval of a plan of development, special exception and alternative fence height as required by Chapter 24, Sections 24-2, 24-94(b), 24-95(1)(7) and 24-106 of the Henrico County Code, to construct 66 townhouse units for sale. The special exception would authorize buildings exceeding 2½ stories in height. The alternative fence height would authorize a fence exceeding 42 inches in height in a front yard. The 15.17-acre site is located at 4613 Wistar Road on parcel 767-751-

2632. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Brookland)**

Townes at Wistar Glen is a proposed 66 unit townhouse for sale project located on the south side of Wistar Road behind the Merchant's Walk Shopping Center. The townhouse style units would have third story lofts. The subject property is zoned RTHC, Residential Townhouse District (conditional). Zoning Case C-10C-05 was adopted in June of last year. 2.25 parking spaces per unit are required and 2.5 parking spaces per unit are provided. Each townhouse unit would have two individual garage spaces and there would be 39 surface parking spaces provided.

Wistar Road is designated as a minor collector on the 2010 Major Thoroughfare Plan. The street will be constructed to its ultimate width. Major thoroughfare setbacks have been provided, and a public sidewalk will be provided along the street frontage.

The plan satisfies the applicable zoning requirements and multi-family design standards and guidelines. The project has high quality architectural design, sound suppression, underground utilities, sidewalks adjacent to all buildings and the site will be secured by a combination of brickcrete walls, retaining walls and decorative metal picket fences. 50% of all facades of the buildings would be masonry or stone excluding openings or features. A minimum of 40% of any facades facing public or private streets would be brick or stone excluding openings or features.

A special exception is required to permit construction of a building in excess of 2½-stories. Staff has no objection to the proposed exception request. Should the Planning Commission approve the Special Exception request, Additional Conditions Number 37 and 38 are recommended. Additional Condition Number 37 requires the residential buildings over two stories to have fire sprinklers. Additional Condition Number 38 requires the residential buildings over two stories to have high quality roofs.

An alternative fence height approval is required to permit construction of a fence over 42-inches in height in the required front yard along Wistar Road. The proposed decorative metal picket fence is consistent with the proffered design. Staff has no objection to the proposed request.

As of the preparation date of the agenda, the staff has not received a revised plan. A revised plan has been requested to address staff concerns regarding adequacy of storm water retention, fencing and sidewalks. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

24. The unit house numbers shall be visible from the parking areas and drives.
25. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be ordered from the County and installed prior to any occupancy permit approval.
26. The subdivision plat for Townes @ Wistar Glen shall be recorded before any building permits are 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 south side of Wistar Road.
29. The proffers approved as a part of zoning case C-10C-05 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. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
34. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
35. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
36. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
37. All residential buildings over two stories shall have fire sprinkler systems in accordance with the requirements of the Fire Marshall.
38. All residential building roofs over two stories shall be finished with shingles having a 50-year and 110-MPH warranty.

(Staff Report by Michael Kennedy)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-34-06

Gillies Creek Recycling – Office Area – Masonic Lane and I-64

Engineering Design Associates for Gillies Creek Industrial Recycling: 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, 6,000 square foot office/repair shop and two equipment sheds for an existing recycling center on the landfill property. The 3.57-acre site is located at 4200 Masonic Lane on parcel 806-719-8851. The zoning is M-2, General Industrial District. Individual well and septic tank/drainfield. **(Varina)**

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

- 1B. The septic tank location shall be approved by the County Health Department before a building permit is issued. Connection shall be made to the public sewer when available within 300 feet of the site.
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 UP-22-98 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. Proof of the DEQ discharge permit for the on-site sewage disposal system shall be provided prior to construction plan approval.
31. Health Department approval is required for the on-site sewage disposal system and shall be provided prior to construction plan approval.

(Staff Report by Ted McGarry)

(Applicant's Representative: Courtney Fisher)



ACTION: Deferred to June 28, 2006

SUBDIVISION & EXCEPTION

Fisher's Woods (May 2006 Plan)

(Reconsideration of the July 2005 Plan)

Engineering Design Associates for FJCB, LLC: The 31.416-acre site proposed for a subdivision of 15 single-family homes is located on the north line of Hughes Road, approximately 2,550 feet east of the intersection of Hughes Road and Elko Road (U. S. Route 156) on parcels 860-696-3668 and 3434 and 860-695-3997. An exception to Section 19-115, to allow double frontage lots on residential roads is requested. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. (**Varina**) 15 Lots

This subdivision was originally approved in July of 2005, but the proposed final layout was substantially different due to the final soil analysis for the well and septic systems. The revised layout requires the Planning Commission's approval. The exception would allow lots with multiple road frontages as a result of the large lots and the environmental constraints on the site.

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. Each lot shall contain at least 43,560 square feet, exclusive of the flood plain areas.
12. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on the plat and construction plans and labeled "Limits of 100-year floodplain." Dedicate floodplain as a

"Variable Width Drainage & Utilities Easement."

13. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide no ingress/egress planting strip easements as shown on the conditional plan shall be submitted to the Department of Planning for review and approval prior to recordation of the plan.

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

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

(Staff Report by Tony Greulich)

(Applicant's Representative: Courtney Fisher)



ACTION: Approved

SUBDIVISION

Kingsland Green (May 2006 Plan)

Engineering Design Associates for Lifestyle Homes @ Kingsland Green, LLC: The 79.813-acre site proposed for a subdivision of 56 single-family homes is located at 8950 Buffin Road at the northwest corner of Kingsland Road and Buffin Road on parcel 821-678-7061. The zoning is A-1, Agricultural District. County water and County sewer or septic tank/drainfield. **(Varina)** 56 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:

5. **AMENDED** - The owner shall enter into the necessary contracts with the Department of Public Utilities for sewer. For any lot not connected to public sewer, a detailed soil analysis shall be performed and other requirements of the Health Department met before final plats are recorded. The developer shall have the center lines of all streets and lot corners staked to facilitate the examination of lots by the Health Department Sanitarians prior to filing for final approval and shall notify the Department of Planning and Health Department in writing when the staking has been done. Details of approved sewage disposal systems and reserved areas for such systems shall be included with the final construction plan prior to construction plan approval.

12. 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.

13. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Kingsland and Buffin Roads shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

14. Lots B1, B2 shall provide a single shared driveway connection to Buffin Road or as approved by the Director of Planning at time of final approval.

(Staff Report by Ted McGarry)

(Applicant's Representative: Courtney Fisher)



ACTION: Approved

SUBDIVISION

Selph Acres (May 2006 Plan)

Scaffold Court off Chillie Lane and White Oak Road

Engineering Design Associates for Bernice F. Selph and FJCB, LLC: The 10.00-acre site proposed for a subdivision of 9 single-family homes is located at the northern terminus of Scaffold Court off Chillie Lane west of White Oak Road on parcel 856-705-3077. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. (**Varina**) 9 Lots

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

(Staff Report by Ted McGarry)

(Applicant's Representative: Courtney Fisher)



ACTION: Approved

SUBDIVISION (*Deferred from the April 19, 2006 Meeting*)

The Ridings @ Warner Farm (April 2006 Plan)

Foster & Miller, P.C. for KCA/Camp Hill Investments, LLC and Route 5 Development Corporation, Inc.:

The 569.9-acre site proposed for a subdivision of 656 single-family homes is located on the northeast corner of New Market Road (Route 5) and Turner Road on parcels 830-681-3665 (part), 832-688-9219, 833-686-7681 and part of 833-682-5297. The zoning is R-2AC, One-Family Residence District (Conditional), A-1, Agricultural District and C-1C, Conservation District (Conditional). County water and sewer. (**Varina**) 656 Lots

As of the preparation date of the agenda, several issues still remain to be resolved. The staff has not received any additional information regarding the proposed development of the stable and the Fort Southard parcels and how they would be impacted by the proposed subdivision layout. In addition, the revised plan still shows more than 50 lots on a single point of access in the area along Turner Road. Also, additional details are needed in regards to the proposed trail system within this development to ensure that pedestrian, bicycle, and equestrian uses will all be accommodated. 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 water and sewer, the following additional conditions are recommended:

12. 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.
13. Prior to requesting recordation, the developer shall furnish a letter from Colonial Gas stating that this proposed development does not conflict with its facilities.
14. Each lot shall contain at least 13,500 square feet, exclusive of the flood plain areas.
15. 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."
16. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
17. The proffers approved as part of zoning case C-18C-05 shall be incorporated in this approval.
18. 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.

19. 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.

20. A county standard sidewalk shall be constructed along the north sides of New Market and Long Bridge Roads, the east side of Turner Road, and the west side of Yahley Mill Road, wherever curb and gutter is required.

21. Final approval shall not be granted to any lots containing any portion of the private access road, Camp Hill Road, or any lots which may be directly impacted by the redesign of the aforementioned lots, until the legal status of this roadway is determined by the applicant to the satisfaction of the Director of Planning and the County Attorney. No portion of the private roadway shall be located on any proposed lot.

22. A subdivision landscape plan shall be submitted to the Planning Department for review and approval prior to recordation of the subdivision plat for each section.

23. No more than 50 lots may be recorded on a single point of access.

24. The applicant shall consult with the Division of Recreation and Parks on any historical findings as development progresses. A copy of any study identifying and protecting historic resources which may be required by a state or federal agency through its permitting process shall be submitted to the Planning Department and the Division of Recreation and Parks prior to final approval of the construction plans.

25. If a geological exploration and a geo-technical study is to be performed by a geo-technical firm representing the applicant to determine if the proposed development may impact groundwater quality and quantity at Camp Holly Springs, a copy of the study and recommendations shall be submitted to the Planning Department prior to final approval of the construction plans.

26. Utility easements for future County sanitary sewer main extensions, including permanent and construction easements, shall be shown on the final construction plans in locations mutually acceptable to the applicant and the Director of Public Utilities. Such easements shall be shown on the subdivision plat prior to recordation.

27. Any application for final approval which does not substantially conform to the plat as approved for conditional approval as determined by the Director of Planning, shall be submitted for reconsideration by the Planning Commission.

28. Final subdivision approval shall not be granted for Phase 3, as shown on the phasing plan received on April 14, 2006, until site plan approval has been granted for the Fort Southard parcel.

29. Final subdivision approval shall not be granted for Phase 5, as shown on the phasing plan received on April 14, 2006, until site plan approval has been granted for the stable parcel.

30. Certificates of occupancy shall not be granted for any lots in Phase 6, as shown on the phasing plan received on April 14, 2006, until the northernmost access to Yahley Mill Road is constructed and open to vehicular traffic.

(Staff Report by Kevin Wilhite)

(Applicant's Representative: Christopher Sims)



ACTION: Approved

SUBDIVISION

Glendale Heights (May 2006 Plan)

Parker Consulting, LLC for Attack Walker/Penick Road, LLC: The 6.2-acre site proposed for a subdivision of 14 single-family homes is located approximately 245 feet east of the intersection at Fernwood Street and Penick Road on the southern line of Penick Road on parcels 771-746-5476, 6693 and 6553. The zoning is R-4, One-Family Residence District. County water and sewer. **(Brookland)** 14 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:

15. Each lot shall contain at least 8,000 square feet exclusive of the flood plain areas.
16. 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."
17. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
18. 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)

(Applicant's Representative: Philip Parker)



ACTION: Approved

SUBDIVISION

Shurm Heights (May 2006 Plan)

Bay Design Group, P.C. for James M. Shurm, III, John S. and Sylvia Shurm, Sydney & Sydney Development, LLC and Virginia Vaughan Shurm and Shurm Construction: The 16.598-acre site proposed for a subdivision of 53 single-family homes is located at the northern terminus of Shurm Street and the eastern terminus of Bromby Street on parcels 807-715-7090, 807-716-7324, 807-715-3769 and 807-714-2826. The zoning is R-4, One-Family Residence District. County water and sewer. **(Varina)** 53 Lots

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. Currently, Public Works Environmental and Design Divisions and Planning can not recommend approval of the proposed subdivision. The Design Division requires Bromby Street on the eastern property line to end in a cul-de-sac or connect to proposed road B. Public Works Environmental and Planning need to see the RPA and SPA limits on the plan with the required setbacks to determine if the affected lots contain adequate buildable area.

Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

12. Each lot shall contain at least 8,000 square feet, exclusive of the flood plain areas.
13. 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. 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)

(Applicant's Representative: Joseph Faudale)



ACTION: Approved

APPROVAL OF MINUTES: April 19, 2006



ACTION: Approved

ADJOURN