

PLANNING COMMISSION

SUBDIVISIONS AND PLANS OF DEVELOPMENT

September 27, 2006

The submission deadline for this hearing date is August 4, 2006.

The agenda for this meeting will be posted closer to the meeting date. For questions about the agenda, contact 501-4606.

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Christina Goggin

FOR INFORMATIONAL PURPOSES ONLY

Subdivision: Bridleton Landing (September 2004 Plan)

Magisterial District: Varina

Original No. of Lots: 158

Remaining Lots: 106

Previous Extensions: 1

Year(s) Extended Recommended: 1 Year - 9/26/07

Subdivision: Britton Oaks, Section 1 (September 2004 Plan)

Magisterial District: Varina

Original No. of Lots: 26

Remaining Lots: 26

Previous Extensions: 1

Year(s) Extended Recommended: 1 Year - 9/26/07

Subdivision: Gill Dale Forest - (September 2004 Plan)

Magisterial District: Varina

Original No. of Lots: 34

Remaining Lots: 34

Previous Extensions: 1

Year(s) Extended Recommended: 1 Year - 9/26/07

Subdivision: Hidden Haven (September 2004 Plan)

Magisterial District: Varina

Original No. of Lots: 50

Remaining Lots: 50

Previous Extensions: 1
Year(s) Extended Recommended: 1 Year - 9/26/07

Subdivision: Newstead Landing (September 2002 Plan)
Magisterial District: Varina
Original No. of Lots: 30
Remaining Lots: 8
Previous Extensions: 3
Year(s) Extended Recommended: 1 Year - 9/26/07

Subdivision: Techpark (September 2005 Plan)
Magisterial District: Varina
Original No. of Lots: 0
Remaining Lots: 0
Previous Extensions: 0
Year(s) Extended Recommended: 1 Year - 9/26/07

TRANSFER OF APPROVAL

POD-7-74 and POD-103-83

Richmond Medical Park – 2000 Bremono Road

Premier Investment for Saturn Ventures: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from ITW Mortgage Investment Inc. to Saturn Ventures. The 9.7-acre site is located between Crestwood Avenue and Bremono Road on parcel 770-740-4117. The zoning is O-2, Office District. County water and sewer. **(Brookland)**

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

1. A bond of \$26,500 has been posted to cover the site deficiencies, as identified in the inspection report dated September 5, 2006, including landscaping and removal of debris. Such deficiencies shall be corrected by March 31, 2007.

(Staff Report by Greg Garrison)

(Applicant's Representative: Jonathan Cutler)



ACTION: Approved

TRANSFER OF APPROVAL *(Deferred from the March 22, 2006 Meeting)*

POD-56-74

Commonwealth Tents (Formerly Bertozzi Warehouse)
5603 Greendale Road

John Hodgson for W&H, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from A. Bertozzi, Inc. to W&H, LLC. The 3.076-acre site is located on the east line of Greendale Road between Irisdale Avenue and Greenway

Avenue at 5603 Greendale Road on parcel 775-745-7650. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

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

1. A bond shall be posted to cover the site deficiencies as identified in the inspection report, dated March 21, 2006, and such deficiencies shall be corrected by March 21, 2007.

The applicant has agreed to correct deficiencies including installing stop signs and bars, restriping parking, asphalt repair, wall repair, and removal of storage containers and debris.

(Staff Report by Michael Kennedy)

(Applicant's Representative: John Hodgson)



ACTION: Approved

TRANSFER OF APPROVAL

POD-92-96

Hollywood Video – 9460 W. Broad Street

Kultar Kang for 9460 West Broad Good Earth Investment, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Walmart Stores, Inc. and Randall E. Presley Trustee to 9460 West Broad Good Earth Investments, LLC. The 1.222-acre site is located on the northern line of W. Broad Street (U.S. Route 250) approximately 800 feet east of Old Springfield Road on parcel 756-757-1186. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

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

1. The site deficiencies, as identified in the inspection report dated September 13, 2006, shall be corrected by December 31, 2006.

The deficiencies include replacement of dead landscaping and painting the electrical meter boxes attached to the back of the building.

(Staff Report by Greg Garrison)

(Applicant's Representative: Kultar Kang)



ACTION: Approved

LANDSCAPE PLAN

LP/POD-14-05

Linden Pointe – Staples Mill Road and Springfield Road

Koontz-Bryant, P.C. for HHHunt Companies: 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 10.36-acre site is located at the northwest corner of the intersection of Springfield Road (State Route 157) and Staples Mill Road (U.S. Route 33) on parcel 761-769-5748. The zoning is R-5C, General Residence District (Conditional). **(Brookland)**

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

5. Details for the entrance gate shall satisfy the requirements of the Fire Marshall's Controlled Entrance Policy. The owner or owner's contractor shall contact the County Fire Marshall prior to completion of the gate installation to test and inspect the operation of the gates. Evidence of the Fire Marshall's approval shall be provided to the Department of Planning by the owner prior to issuance of occupancy permits.

6. Provide a boardwalk and a gazebo, in addition to the proposed fountain, to screen the outlet pipes and pond forebay from view from Staples Mill Road.

(Staff Report by Mike Kennedy)

(Applicant's Representative: James Shepherd)



ACTION: Deferred to October 25, 2006

LANDSCAPE & LIGHTING PLAN

LP/POD-22-05

Henrico Retirement Residence – 10300 Three Chopt Road

Bay Design Group for Richmond Retirement Residence II, LLC: 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 10.8-acre site is located on the north side of Three Chopt Road, 485 feet west of Gaskins Road on parcels 749-755-4576 and 7225. The zoning is R-6C, General Residence 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 Michael Kennedy)

(Applicant's Representative: Dan Caskie)



ACTION: Approved

SUBDIVISION *(Deferred from the July 26, 2006 Meeting)*

River Pointe Estates (July 2006 Plan)

9051 Deep Bottom Road

Bay Design Group, P.C. for John W. Roberts and Wilton Development Corporation: The 81-acre site proposed for a subdivision of 43 single-family homes is located on the east line of Deep Bottom Road approximately 650 feet south of Kingsland Road on parcels 829- 676-2890

and 829-678-4054. The zoning is A-1, Agricultural District. County water and sewer. **(Varina)**
43 Lots

A revised plan has been received and as of the preparation date of this agenda, the staff has not had an opportunity to complete its review. The revised plan does show a proposed 2nd access to Kingsland Road at the western end of proposed road 'C' addressing Public Works access concerns about the number of lots on 1 point of access.

Staff has not received a power of attorney or signature of John Roberts who owns the parcel where the primary road into the subdivision from Deep Bottom Road is located.

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. Each lot shall contain at least one (1) acre, exclusive of the flood plain areas.
14. Any known cemetery, burial ground, or graveyard shall be platted as a cemetery lot with either public street frontage or an access easement 16 feet in width.
15. The subject property is located within the core area of the 1st and 2nd Deep Bottom Civil War Battlefield. Any graves identified during construction activities shall be left undisturbed, unless reburial of the remains is approved in accordance with applicable laws.
16. Prior to construction plan approval, the developer agrees to meet with the Director of Recreation & Parks to discuss the possibility of conveying floodplain areas to the County.
17. If Civil War Era earthworks are found on the site, the developer shall provide the Henrico Recreation & Parks Department the opportunity to document, photograph and the map the earthworks.
18. The development is limited to 38 lots until a second point of access to Kingsland Road is provided.

(Staff Report by Christina Goggin)

(Applicant's Representative: Daniel L. Caskie)



ACTION: Deferred to October 25, 2006

PLAN OF DEVELOPMENT (*Deferred from the July 26, 2006 Meeting*)

POD-42-06

West Broad Village – W. Broad St./Three Chopt Road

Timmons Group for West Broad Village, LLS, West Broad Village II, LLC and Unicorp National Developments, Inc.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct an urban mixed use development with a total of 526,500 square feet of commercial space, 688,000 square feet of office space, 430 hotel rooms with conference space, 545 townhouse units, 339 multi-family units, a 6,000 square foot community club house, and 6,686 parking spaces (surface and structured). The 115.04-acre site is located along the south line of W. Broad Street (U. S. Route 250), the north line of Three Chopt Road, and the east line of the future John Rolfe Parkway on

parcel 742-760-7866. The zoning is UMUC, Urban Mixed Use 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 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 developments of this type, the following additional conditions are recommended:

24. The subdivision plat for West Broad Village shall be recorded before any building permits are issued for the townhouse units.
25. The right-of-way for widening of W. Broad Street, Three Chopt Road and John Rolfe 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.
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 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.
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. Outside storage shall not be permitted.
32. The proffers approved as a part of zoning case C-12C-06 and the conditions approved as part of provisional use permit case P-2-06 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. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
35. 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.
36. 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.
37. 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.

38. 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.

39. 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.

40. 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.

41. 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.

42. 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.

43. The unit house numbers shall be visible from the parking areas and drives.

44. 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.

45. Prior to the approval of the construction plans, the developer must furnish a letter from Plantation Pipeline Gas stating that this proposed development does not conflict with their facilities.

46. A 5-ft. curvilinear sidewalk shall be constructed within the West Broad Street streetscape buffer with a corresponding pedestrian access easement granted to the County.

47. A 12-ft. curvilinear sidewalk shall be constructed within the Three Chopt Road streetscape buffer with a corresponding pedestrian access easement granted to the County.

48. A 5-ft standard County sidewalk shall be constructed by the applicant in the right-of-way along the east side of the future John Rolfe Parkway unless it is to be constructed by the County as part of the John Rolfe Parkway construction project.

49. Evidence of the vacation of the existing VDOT service road right-of-way along West Broad Street and its transfer to the applicant shall be provided prior to the approval of the construction plans for any portion of the development impacted by the said access road right-of-way.

50. This approval is contingent upon the abandonment of the Three Chopt Lane and Three Chopt Road right-of-ways and its transfer to the applicant in accordance with the letter from the County Manager to RJS and Associates, Inc., dated August 23, 2005.

51. A traffic control plan shall be approved by the County Traffic Engineer, prior to the final approval of construction plans, for any restricted structured parking.

52. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing, construction trailer locations, and hours of construction shall be submitted for County review and prior to the approval of any final construction plans.

(Staff Report by Kevin Wilhite and Michael Kennedy)

(Applicant's Representative: Joseph R. Vilseck, III)

 **ACTION: Deferred to October 12, 2006**

SUBDIVISION (*Deferred from the July 26, 2006, Meeting*)

West Broad Village (July 2006 Plan)

W. Broad Street/Three Chopt Road

Timmons Group for West Broad Village, West Broad Village II, LLC and Unicorp National Developments, Inc.: The 35.72-acre site proposed for a subdivision of 545 residential townhomes located along the north line of Three Chopt Road and the east line of the proposed John Rolfe Parkway on part of parcel 742-760-7866. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)** 545 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 condition for subdivisions served by public utilities, the following additional conditions are recommended:

12. 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.

13. Prior to requesting recordation, the developer must furnish a letter from the Plantation Pipeline stating that this proposed development does not conflict with its facilities.

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 cases C-12C-06 and P-2-06 shall be incorporated in this approval.

(Staff Report by Kevin Wilhite and Michael Kennedy)

(Applicant's Representative: Joseph R. Vilseck, III)

 **ACTION: Deferred to October 12, 2006**

PLAN OF DEVELOPMENT & LIGHTING PLAN (*Deferred from the June 28, 2006 Meeting*)

POD-23-06

Landin – Cole Office Warehouse

(POD-88-98 Expired)

Engineering Design Associates for Conley S. Booth and Peter Cole: 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 construct a one-story, 12,000 square foot office warehouse. The 14.51-acre site is located at 2010 Charles City Road on the north line of Charles City Road, approximately 1,800 feet east of Williamsburg Road (U.S. Route 60) on parcel 810-713-2101. The zoning is B-3, Business District and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

There are numerous outstanding issues which must be corrected before staff can recommend approval. Staff has requested a revised plan to address the BMP redesign, provision of the Charles City Road widening, right-turn lane, and sidewalk. Submission of a revised schematic landscape plan for the BMP and photometrics to support the lighting plan are also needed. Additionally, staff has requested that integral color split face block be provided in lieu of the specified painted CMU and split face block. As of the preparation date of the agenda, no revised plan has been received. 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. 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. A standard concrete sidewalk shall be provided along the north side of Charles City Road.
31. Outside storage shall not be permitted.

(Staff Report by Michael Kennedy)

(Applicant's Representative: Todd Borden)



ACTION: Withdrawn

PLAN OF DEVELOPMENT (*Deferred from the July 26, 2006 Meeting*)

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 Department of Planning does not have any issues with the proposal. However, the applicant is still in discussion with the Department of Public Utilities regarding their fire protection comments. As a result, the applicant has requested a deferral until the Planning Commission's meeting on October 25, 2006.

(Staff Report by Tony Greulich)

(Applicant's Representative: Todd Borden)



ACTION: Deferred to October 25, 2006

SUBDIVISION

Easthampton Townhomes (September 2006 Plan)

S. Kalmia Avenue and E. Jerald Street

Engineering Design Associates for Extra Enterprises Construction & Development, LLC:

The 6.57-acre site proposed for 44 townhouses is located on the north line of E. Jerald Street at the intersection of E. Jerald Street and S. Kalmia Avenue on parcel 822-722-0609. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Varina)** 44 Lots

The Planning Department does not have any significant issues with the proposed development. However, staff cannot recommend approval to the Planning Commission until the applicant has addressed the outstanding comments from Public Works. Staff has not received the requested revised plan that reflects the required right-of-way dedication along E. Jerald Street, and correct floodplain information to be shown on the plan.

Should the Commission act on this request, in addition to the standard conditions for residential townhomes, the following additional conditions are recommended:

13. 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.
14. A County standard sidewalk shall be constructed along the east side of E. Jerald Street.
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-23C-06 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. 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: Todd Borden)



ACTION: Approved

PLAN OF DEVELOPMENT (*Deferred from the July 26, 2006 Meeting*)

POD-46-06

Wistar Commons – 8101 Staples Mill Road
(POD-132-87 Revised)

Balzer & Associates, Inc. for JCD Properties and Rasteh Construction: Request for approval of a revised plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct two, one-story, 9,600 square foot office warehouse buildings. The 2.12-acre site is located at 8101 Staples Mill Road on parcel 772-752-0526. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Brookland)**

There are two outstanding non-site specific issues. First, the owner of the Wistar Center must sign the application. Second, a transfer of approval request is required and has not been received. 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. The proffers approved as a part of zoning case C-59C-87 shall be incorporated in this approval.
26. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
27. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
28. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
29. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
30. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
31. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
32. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

(Staff Report by Tony Greulich)

(Applicant's Representative: Andrew Bowman)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-52-06

Ethan Allen @ Towne Center West – W. Broad Street

Balzer & Associates, Inc. for Town Center West, LLC and Ethan Allen Home Interiors:

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, 23,980 square foot furniture store in an existing shopping center. The 2.14-acre site is located on the northeast corner of W. Broad Street (U.S. Route 250) and Town Center West Boulevard (private) on part of parcel 735-764-6278. 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 a revised architectural plan that meets the proffered requirements, 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 easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
26. Outside storage shall not be permitted.
27. The proffers approved as a part of zoning case C-49C-04 shall be incorporated in this approval.
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.
31. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
32. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

(Staff Report by Kevin Wilhite)

(Applicant's Representative: Andrew Bowman)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-53-06

Ample Storage – 4901 Nine Mile Road

Balzer & Associates, Inc. for Ample Storage Laburnum Avenue, 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 commercial buildings: one, 19,222 square foot self storage facility and two office/retail buildings totaling 19,156 square feet. The 13.50-acre site is located on the southeastern intersection of Nine Mile Road (State Route 33) and S. Laburnum Avenue on parcel 811-723-1052. The zoning is M-1C, Light Industrial District (Conditional) and ASO (Airport Safety Overlay) District. County water and sewer. **(Fairfield)**

There are several outstanding issues with this plan. First, staff has requested sidewalk along both Laburnum Ave. and Nine Mile Rd. due to both roads' designation on the Major Thoroughfare Plan and proximity to Fairfield Middle School and Jacob L. Adams Elementary school. Second, the County's Transportation Development Engineer has expressed an interest in obtaining an 8' x 16' area to erect a bus shelter near the easternmost property line along Nine Mile Rd. for an existing bus stop, located approximately 300 feet north at the main mall entrance. Third, staff has also requested that the applicant re-pave and re-stripe the entire site to bring it into good condition. The applicant has not agreed to provide these improvements or the bus stop area at this time. In addition, coordination issues remain with right-of-way dedication, proffered landscaping and sidewalks.

Staff has requested side and rear building elevations for the proposed mini-storage building be provided which reflect what the applicant intends to build.

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 right-of-way for widening of Nine Mile Road and Laburnum Avenue as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
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 Nine Mile Road (State Route 33) shall be approved by the Virginia Department of Transportation and the County.
27. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
28. A standard concrete sidewalk shall be provided along the east side of S. Laburnum Avenue and the south side on Nine Mile Road.
29. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning case C-69C-04 shall be incorporated in this approval.
31. 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.
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 loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.

35. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up facilities, the owner/occupant shall close the drive-up facilities until a solution can be designed to prevent traffic backup.

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

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

38. 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.

39. 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.

40. 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)

(Applicant's Representative: Andrew Bowman)



ACTION: Deferred to October 25, 2006

SUBDIVISION

The Oaks @ Longbridge (September 2006 Plan)

7720 Harewood Lane, East of Darbytown Road and Carter's Mill Road Intersection

Balzer & Associates, Inc. for Linda & Jacob Royal and Windswept Development, LLC: The 11.99-acre site proposed for a subdivision of 7 single-family homes is located approximately 6500 feet to intersection of Darbytown Road and Charles City Road on parcel 844-690-6607. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. (Varina) 7 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. 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."

(Staff Report by Greg Garrison)

(Applicant's Representative: Brandon Sovick)



ACTION: Approved

SUBDIVISION

Taylor Estates (September 2006 Plan)

Williamsburg Road and Robin Grey Lane

Balzer & Associates, Inc. for Michael S. Miller and J. Everett Johnson: The 11.5-acre site proposed for a subdivision of 34 single-family homes is located on the south line of Williamsburg Road (State Route 60), at the southwest corner of the intersection of Robin Grey Lane and Williamsburg Road on parcels 807-713-4956 and 7567. The zoning is R-4, One-Family Residence District. County water and sewer. (**Varina**) 35 Lots

As of the preparation date of the agenda, the staff has not received a revised plan, as requested, addressing the following outstanding issues:

1. Lot five does not meet the Code required minimum square footage requirements of 8,000 square feet per lot.
2. Lots twelve, fourteen, fifteen and sixteen do not meet the Code required minimum road frontage of 35' for a cul-de-sac lot.
3. There are more than five cul-de-sac lots at the end of Bud Court which exceeds the maximum allowed per Code.
4. Provide a 25' buffer between the rear and side of any lots that abut the Browning-Ferris Industries property, planted to the standards of a Transitional 25' buffer.

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. 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. Each lot shall contain at least 8,000 square feet.
14. Prior to requesting final approval, the engineer shall furnish the Department of Planning Staff a plan showing a dwelling situated on Lot 5 to determine if the lot design is adequate to meet the requirements of Chapter 24, of the Henrico County Code.
15. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide landscape buffer along the rear and/or side of lots that are adjacent to the property owned by Browning- Ferris Industries and the 25-foot-wide landscape buffer along Williamsburg Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
16. A County standard sidewalk shall be constructed along the south side of Williamsburg Road.
17. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
18. The proffers approved as part of zoning case C-52-74 shall be incorporated in this approval.
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. The home at the southwestern corner of Robin Grey Court and the cul-de-sac end of Robin Grey Lane shown as Lot 34 shall be orientated to face Robin Grey Court.

(Staff Report by Tony Greulich)

(Applicant's Representative: Brandon Sovick)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-54-06

Browning Office/Warehouse– McCoul Street and Old Osborne Turnpike

QMT, Corporation for William W. Browning, Jr.: 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, 5,500 square foot office building and a one-story, 3,800 square foot warehouse building. The 8.68-acre site is located at 706 McCoul Street and Old Osborne Turnpike on parcel 799-709-0564. The zoning is M-2C, General Industrial District (Conditional) and R-2C, One-Family Residence District (Conditional). County water and sewer. **(Varina)**

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

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture and specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
24. The subdivision plat for Marion View 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 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.
27. The entrances and drainage facilities on Old Osborne Turnpike (State Route 5) shall be approved by the Virginia Department of Transportation and the County.
28. 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.
29. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
30. All repair work shall be conducted entirely within the enclosed building.
31. Outside storage shall not be permitted.

32. The proffers approved as a part of zoning case C-28C-06 shall be incorporated in this approval.
33. 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.
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. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
36. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
37. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
38. 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.
39. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction plans needed to implement this conceptual plan may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.
40. 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: Tim Rohrmoser)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-55-06

Magellan Center – Brook Road and Telegraph Roads

(POD-38-97 Revised)

Foster & Miller, P.C. for Robert B. Ball, Sr. and Empire Development: 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, 10,000 square foot office/warehouse building. The 5.3-acre site is located on the east line of Brook Road (U.S. Route 1) and the west line of Telegraph Road, approximately 1,300 feet north of the intersection of Brook Road and Mountain Road on parcels 784-760-1564, 1846 and 4960. The zoning is B-3, Business District. County water and sewer.

(Fairfield)

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

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture and specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
24. The right-of-way for widening of Brook Road (U. S. Route 1), Magellan Parkway and Telegraph Road, as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
26. The entrances and drainage facilities on Brook Road (U.S. Route 1) shall be approved by the Virginia Department of Transportation and the County.
27. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
28. The 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 east side of Brook Road (U.S. Route 1) and the south side of Magellan Parkway and the west side of Telegraph Road.
30. Outside storage shall not be permitted.
31. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
32. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
33. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
34. The temporary billboard and related improvements shall be removed from the site before approval of construction plans.
35. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
36. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
37. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
38. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
39. The conceptual master plan, as submitted with this application, is for planning and

information purposes only. All subsequent detailed plans of development and construction plans needed to implement this conceptual plan may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.

40. 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: Chris Sims)



ACTION: Deferred to November 15, 2006

PLAN OF DEVELOPMENT

POD-56-06

Chickahominy Office Buildings – E. Williamsburg Road and Whiteside Road

(POD-56-02 Expired)

(POD-90-00 Revised)

RKK Engineers for Dr. Anup Gokli and Dr. Rich Harden: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct four, 6,960 square foot professional office buildings totaling 27,840 square feet, with 127 parking spaces. The 3.16-acre site is located on the west side of Whiteside Road, 100 feet north of the intersection of E. Williamsburg Road (Route 60) and Whiteside Road on parcels 833-714-7166, 0068, and 8648. The zoning is B-1C, Business District (Conditional). County water and sewer.
(Varina)

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. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

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 the west side of Whiteside Road.

29. The proffers approved as a part of zoning case C-63-00 shall be incorporated in this approval.

30. 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.
31. Prior to issuance of a building permit, the developer must furnish a letter from the Virginia Department of Transportation stating that this proposed development does not conflict with their facilities.
32. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
33. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
34. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Owners Association. The bond shall become effective as of the date that the Owners 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.

(Staff Report by Tony Greulich)

(Applicant's Representative: Malachi Mills)



ACTION: Approved

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION

POD-57-06

Sierra Suites Hotel - Short Pump Town Center

(POD-6-01 Revised)

McKinney & Company for Short Pump Town Center, LLC and Lodgeworks, LP: Request for approval of a plan of development and special exception for buildings exceeding three stories and 45 feet in height as required by Chapter 24, Sections 24-106 and 24-94(b) of the Henrico County Code, to construct a seven-story, 83.5 foot, 134-room hotel and 11,454 square foot of retail space in an existing shopping center. The one-acre portion of the 147-acre site is located on

the north line of W. Broad Street (U.S. Route 250) at its intersection with Lauderdale Drive on part of parcel 738-764-0203. The zoning is B-3C, 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 additional architectural information regarding the use of the seventh floor space, 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 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-29C-98 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. 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.
 31. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
 33. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
- (Staff Report by Kevin Wilhite)**
(Applicant's Representative: Robert Gray)



ACTION: Approved

PLAN OF DEVELOPMENT & LIGHTING PLAN POD-58-06

The Shops @ White Oak Village – 4500 S. Laburnum Avenue

Vanasse Hagen Brustlin, Inc. for Forest City Commercial Group, Inc: Request for approval of a master plan for a shopping center with approximately 913,606 square feet of retail space, including restaurants, retail stores, a future hotel, and twelve outparcels, and approval of a plan of development and site lighting plan as required by Chapter 24, Section 24-106 of the Henrico County Code, for the construction of a Target Store major anchor consisting of 126,842 square

feet; two junior anchor buildings stores A-K consisting of 281,052 square feet of retail space; and 149,313 square feet of retail space in Lifestyle Center Shops (Lifestyle Shops A-D). The 136.50-acre site is located at 4500 S. Laburnum Avenue at the northwest corner of the intersection of S. Laburnum Avenue and I-64, west of Audubon Drive on parcel 815-718-5710. The zoning is B-3C, Business District (Conditional). County water and sewer. (**Varina**)

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

24. The right-of-way for widening of Audubon Drive as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
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 improvements and drainage facilities for I-64 ramps shall be approved by the Virginia Department of Transportation and the County.
27. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
28. The required building setback shall be measured from the proposed right-of-way line and the parking shall be located behind the proposed right-of-way line.
29. The developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
30. A standard concrete sidewalk shall be provided along the west side of Audubon Drive.
31. Outside storage shall not be permitted.
32. The proffers approved as a part of zoning case C-29C-06 shall be incorporated in this approval.
33. 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.
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. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
36. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
37. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
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 ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
40. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

(Staff Report by Jim Strauss and Christina Goggin)
(Applicant's Representative: Mitch Mitchell)



ACTION: Deferred to October 25, 2006

SUBDIVISION

Greenwood Manor (September 2006 Plan)
Cole Road and Richmond Road, South of I-295 and Route 1

Potts, Minter & Associates, P. C. for Carlos Rios: The 1.852-acre site proposed for a subdivision of 8 single-family homes is located on the east side of Greenwood Road, and the west side of Richmond Road, 300 feet north of Cole Boulevard on parcel 780-763-7079. The zoning is R-4, One-Family Residence District. County water and sewer. **(Fairfield)** 8 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 8,000 square feet.
13. The plan must be redesigned to provide at least the 65-foot minimum lot width required and as regulated by Chapter 24, of the Henrico County Code.
14. A County standard sidewalk shall be constructed along Greenwood Road.
15. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
16. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

(Staff Report by Mike Kennedy)
(Applicant's Representative: Thomas Cook)



ACTION: Approved

SUBDIVISION

Bailey Creek Estates (September 2006 Plan)
7701 Bradbury Road

Draper Aden Associates for Corey Cotman: The 7.27-acre site proposed for a subdivision of 1 single-family home is located on the east line of Bradbury Road, approximately 1,200 feet north of the intersection of Darbytown Road and Bradbury Road at the temporary cul-de-sac on parcels 838-690-5344 and 3494. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Varina)** 1 Lot

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 Greg Garrison)

(Applicant's Representative: Lee O. White)



ACTION: Approved

SUBDIVISION

Timber Oaks (September 2006 Plan)

4751 Dogwood Oaks Cul-de-sac, South of Darbytown and Bradbury Roads

ASA Surveying & Mapping for Hopper Homes, Inc.: The 2.15-acre site proposed for a subdivision of 1 single-family home is located 402 feet west of Bradbury Road on parcel 837-686-3639. The zoning is A-1, Agricultural District and One-Family Residence District. Individual well and septic tank/drainfield. **(Varina)** 1 Lot

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 Gregory Garrison)

(Applicant's Representative: Jeff Sadler)



ACTION: Deferred to October 25, 2006

SUBDIVISION

Hawkes Plan (September 2006 Plan)

S. Lake Avenue and Hawkes Lane

Landmark Fleet Surveyor, P.C. for Ruby K. Akers: The 1.54-acre site proposed for a subdivision of 2 single-family homes is located on the south side of Hawkes Lane and 150 feet west of the intersection of Hawkes Lane and Lake Avenue on parcel 724-819-6157. The zoning is R-2A, One-Family Residence District. County water and sewer. **(Fairfield)** 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 13,500 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.

(Staff Report by Tony Greulich)

(Applicant's Representative: Bruce Landes)



ACTION: Approved

SUBDIVISION

Courtney Ridge (September 2006 Plan)
South of Courtney Road and Mountain Road

Parker Consulting, LLC for Robert F. Smith, Jr. and Attack-Walker Construction, LLC:

The 2.60-acre site proposed for a subdivision of 5 single-family homes is located at 10637 Courtney Road on parcel 766-768-6057. The zoning is R-2, One-Family Residence District (Conditional). County water and sewer. **(Brookland)** 5 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. Each lot shall contain at least 18,000 square feet.
13. Detailed construction plans shall be submitted to the Department of Planning before the final plats are submitted for final approval.

(Staff Report by Jim Strauss)

(Applicant's Representative: Philip Parker)



ACTION: Deferred to October 25, 2006

SUBDIVISION

Woodman Terrace (September 2006 Plan)
9703 Luscombe Lane

M. Farrukh Khan: The 3.14-acre site proposed for a subdivision of 7 single-family homes is located at the eastern terminus of Luscombe Lane approximately 150 feet east of Bonanza Street on parcels 774-760-4716, 3824, 3335, 3547, 4140, 4958 and 5039. The zoning is R-3, One-Family Residence District. County water and sewer. **(Fairfield)** 7 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 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.
13. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
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 Christina Goggin)
(Applicant's Representative: Philip Parker)

 **ACTION: Approved**

SUBDIVISION

Fortune Heights (September 2006 Plan)
Parham Road and Fortune Road

Parker Consulting, LLC for Attack-Walker Construction, LLC: The 0.93-acre site proposed for a subdivision of 3 single-family homes is located at 3001 Parham Road on parcel 759-753-8480. The zoning is R-3, One-Family Residence District. County water and sewer. **(Three Chopt) 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 11,000 square feet.
13. Detailed construction plans shall be submitted to the Department of Planning before the final plats are submitted for final approval.
14. The detailed plant list and specifications for the landscaping to be provided within the 20-foot-wide planting strip easement along Parham Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
15. A County standard sidewalk shall be constructed along the south side of Parham Road.
16. 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.

(Staff Report by Jim Strauss)
(Applicant's Representative: Philip Parker)

 **ACTION: Approved**

APPROVAL OF MINUTES: July 26, 2006 Minutes

 **ACTION: Approved**

ADJOURNed at 10:21 a.m.