

PLANNING COMMISSION

SUBDIVISIONS AND PLANS OF DEVELOPMENT

February 28, 2007

The submission deadline for this hearing date was January 11, 2007.

The agenda for this meeting will be posted closer to the meeting date. For questions about the agenda, contact [Diana Carver](#), 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: Castleton (February 2005 Plan)

Original No. of Lots: 494

Remaining Lots: 145

Previous Extensions: 1

Magisterial District: Varina

Year(s) Extended Recommended: 1 Year - 2/27/08

Subdivision: Kain's Quarter (February 2005 Plan)

Original No. of Lots: 6

Remaining Lots: 6

Previous Extensions: 1

Magisterial District: Three Chopt

Year(s) Extended Recommended: 1 Year - 2/27/08

Subdivision: Stonehurst (February 2004 Plan)

Original No. of Lots: 21

Remaining Lots: 11

Previous Extensions: 2

Magisterial District: Three Chopt

Year(s) Extended Recommended: 1 Year - 2/27/08

Subdivision: Westridge East (January 2005 Plan)

Original No. of Lots: 7

Remaining Lots: 7

Previous Extensions: 1
Magisterial District: Three Chopt
Year(s) Extended Recommended: 1 Year - 2/27/08

Subdivision: Kingston Meadow (February 2004 Plan)
Original No. of Lots: 168
Remaining Lots: 118
Previous Extensions: 2
Magisterial District: Fairfield
Year(s) Extended Recommended: 1 Year - 2/27/08

THREE CHOPT:

Deferred from the February 15, 2007 Meeting.

C-16C-07 D. Bryant Gammon for Circuit Virginia Corporation: Request to amend proffered conditions accepted with Rezoning Case C-6C-93, on Parcel 745-761-7339, located at the northwest intersection of W. Broad Street (U. S. Route 250) and Old Sadler Road. The applicant proposes to amend Proffer 12 to permit ingress for inventory vehicles from Old Sadler Road. The existing zoning is B-3C Business District (Conditional). The Land Use Plan recommends Commercial Concentration.

(Staff Report by Nathalie Croft)



ACTION: Recommended for Approval

TRANSFER OF APPROVAL

TOA

POD-78-84

The Mark at Maple Run Apartments (Formerly Ward Run Apartments) – 5604 Hungary Spring Road

Troy Balkema for Q Maple LLC, known as Quadrangle Development Corporation: Request for approval of a transfer of approval, as required by Chapter 24, Section 24-106 of the Henrico County Code, from Ward Run Apartments and River Woods Partners, L.P. to Q Maple, LLC. The 18.525-acre site is located on the west side of Hungary Spring Road across from Hermitage High School on parcel 766-755-3768. The zoning is R-5, General Residence 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. The site deficiencies, as identified in the inspection reports, dated December 22, 2006 and January 22, 2007 shall be corrected by July 4, 2007 or a bond shall be posted.

The deficiencies include repair of cracked and broken sections of curb and gutter, driveways and parking spaces, as noted on the January 22, 2007 inspection report. Additionally, 25 trees will also be replanted.

(Staff Report by Tony Greulich)
(Applicant's Representative: Troy Balkema)



ACTION: Approved

LANDSCAPE AND LIGHTING PLAN LP/POD-7-06

Flagstop Car Wash @ Staples Mill – 8833 Staples Mill Road

Balzer & Associates, P.C. for Flagstop Corporation: 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 2.15-acre site is located at Staples Mill Road and Landmark Road on the western side of Landmark Road on parcel 769-756-9510. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

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

(Staff Report by Tony Greulich)
(Applicant's Representative: Andrew Bowman)



ACTION: Approved

PLAN OF DEVELOPMENT – ARCHITECTURALS (Buildings A12, A13, P4 and W1) POD-42-06

West Broad Village – Architecturals (Buildings A12, A13, P4 and W1)
W. Broad St./Three Chopt Road

Timmons Group and Antunovich Associates for West Broad Village, LLS, West Broad Village II, LLC and Unicorp National Developments, Inc.: Request for approval of architectural plans, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a five-story, 115,517 square foot retail/residential building with 87 dwelling units (A12 and A13), a four-level, 430 space, parking garage (P4), and a one-story, 9,234 square foot community clubhouse with swimming pool (W1) in an urban mixed use development. 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, staff was awaiting additional information relating to building materials and finishes. The staff recommendation will be made at the meeting. The

conditions of the POD approval of October 12, 2006, continue to apply.

(Staff Report by Kevin Wilhite)

(Applicant's Representative: Joseph Antunovich)



ACTION: Approved

PLAN OF DEVELOPMENT (*Deferred from the January 24, 2007 Meeting*)

POD-3-07

Country Inn & Suites (POD-110-83 Revised)

8006 W. Broad Street

Dean E. Hawkins, ASLA for YSJ, LLC and Monument Hospitality, LLC: Request for approval of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a three-story, 43,854 square foot, 74-room hotel. The 1.33-acre site is a portion of the total 2.871 acre site and located in the rear of 8006 W. Broad Street (U.S. Route 250) adjacent to Schrader Road, approximately 900 feet northwest of the intersection of Schrader and Hungary Spring Roads on part of parcel 764-752-4572. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Brookland)**

Staff has not received the revised architectural elevations as requested that will improve the quality of the proposed building. 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. A standard concrete sidewalk shall be provided along the west side of Shrader Road.
27. The proffers approved as a part of zoning case C-35C-97 shall be incorporated in this approval.
28. 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.
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. Approval of the construction plans by the Department of Public Works does not establish the

curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

34. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.

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

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

37. Except during construction, no cargo containers shall be placed on this site.

(Staff Report by Tony Greulich)

(Applicant's Representative: Dean Hawkins)



ACTION: Deferred to March 28, 2007

PLAN OF DEVELOPMENT (*Deferred from the January 24, 2007 Meeting*)

POD-70-06

Courtyard by Marriott – Virginia Center Commons Shopping Center

Timmons Group and Brook Hospitality, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 150-room hotel with a proposed height of 45 feet in an existing shopping center. The 4.08-acre site is located approximately 700 feet east of Brook Road (U.S. Route 1) on JEB Stuart Parkway on parcel 784-769-4292. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

The layout and elevations for POD-70-06, Courtyard by Marriott, have been revised showing a reduced height of the building to 45 feet; therefore a special exception is no longer required. The footprint of the building has increased and the developer is requesting approval of 150 bedrooms in lieu of the previously requested 139 bedrooms. The floor plans submitted show dimensions and uses in the building, and show the screening of the loading area. The wall screening the loading area extends along the entire southern face of the building to enclose the garden area. This screen wall is proposed to be 8 feet in height and constructed with masonry block with an EIFS finish. Staff has concerns about the entire length of the wall being constructed of EIFS. Staff recommends the wall be finished with a brick face or brick veneer to blend with the brick material at the base of the building.

As of the preparation date of the agenda, the staff is in discussion with the applicant regarding this recommendation. 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. The proffers approved as a part of zoning case C-113C-88 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. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.

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

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

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

33. The location of outdoor storage containers on site is prohibited.

34. Evidence that an engineer has certified the height of the building shall be provided to the Director of Planning to the issuance of a certificate of occupancy.

35. The construction plans shall provide a note stating that refuse containers shall only be serviced between the hours of 6:00 a.m. and 6:00 p.m.

(Staff Report by Greg Garrison)

(Applicant's Representative: Brain Crutchfield)



ACTION: Approved

PLAN OF DEVELOPMENT (*Deferred from the January 24, 2007 Meeting*)

POD-65-06

Lowe's @ Short Pump Plaza – Garden Center Expansion

(POD-85-97 Revised)

McKinney & Company for Lowes Home Centers, Inc.: Request for approval of a plan of development, as required by Chapter 24, Sections 24-106 and 24-56 of the Henrico County Code, for approval of the outside display of merchandise and an expansion of an existing garden center for an existing Lowe's home improvement store. The 16.21-acre site is located in the Short Pump Plaza Shopping Center on parcel 740-763-6239. 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 had an opportunity to review the revised plan, which was just received. The staff recommendation will be made at the meeting. Should the Commission act on this request, the previous conditions approved with POD-85-97 are recommended.

(Staff Report by Jim Strauss)

(Applicant's Representative: Stacey Burcin)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-9-07

Techpark Warehouse - Techpark Place

Timmons Group for Y.Y. & E: 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, 11,840 square foot warehouse facility. The 1.46-acre site is located along the east line of Techpark Place (proposed), approximately 150 feet south of Technology Boulevard and 1,500 feet west of the intersection Elko Tract Road and Technology Boulevard, on part of parcel 844-704-6523. The zoning is M-2C, General Industrial District (Conditional). County water and sewer. (**Varina**)

As of the preparation date of this agenda, staff has not received a revised site plan nor revised architectural plans, as requested. The location of the building requires that the façade facing Technology Boulevard must be constructed of brick or stone per proffered condition. The applicant is looking at relocating the building at least 200 feet from the road to eliminate this requirement. However, since this is the first building proposed in the Techpark project, staff has recommended that additional architectural detailing be provided to set a higher standard for the rest of the development. There is also a discrepancy between the rear overhead doors shown on the site plan as compared to those shown on the architectural plans. In addition, little information has been provided on the proposed uses in this building. Additional information has been requested to help determine how much parking should be constructed on this site.

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 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. All repair work shall be conducted entirely within the enclosed building.
28. Outside storage shall not be permitted.

29. The proffers approved as a part of zoning case C-30C-97 shall be incorporated in this approval.
30. 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.
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. 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. 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.
36. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Matt Ward and Kevin Wilhite)

(Applicant's Representative: Stuart Little)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-8-07

Henrico Doctors Hospital – MOB – Forest Campus Medical Office Building
1528 Honeygrove Drive

Foster and Miller, P.C. for Henrico Doctors Hospital, Forest Campus Property, LLC:

Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a four-story, 95,000 square foot medical office building. The 8.85-acre site is located on the south line of Forest Avenue, approximately 1,300 feet west of Skipwith Road on parcel 760-744-1480. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

There are several outstanding issues with this plan. First, staff has not received a revised plan as requested that provides the required setbacks from the eastern property line. Second, the Traffic Engineer needs a revised plan that provides the correct right-of-way dedication, turn lane and sidewalk design along Forest Avenue. Third, the applicant has increased the size of the building 4,000 square feet since the plan was submitted but has not changed the building footprint on the layout plan, or submitted revised architectural drawings to account for the increased floor area.

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 Forest 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 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 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 Forest Avenue.

29. Outside storage shall not be permitted.

30. The proffers approved as a part of zoning case C-48C-06 shall be incorporated in this approval.

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. 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. 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: Alexander Grinblat)



ACTION: Approved

**PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION
POD-12-07**

Circuit City Headquarters Additional Parking – Terminus of Deep Rock Road

Foster & Miller, P.C. for Circuit City Stores, Inc.: Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code, to construct a parking lot for an existing building. The 5.20-acre site is located at the terminus of Deep Rock Road, approximately 1,800 feet south of W. Broad Street (U.S. Route 250) on parcel 750-758-0974, part of 7092 and part of 3831. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Three Chopt)**

The developer has requested a transitional buffer deviation along the north side of the property to reduce the 25 foot transitional buffer between the subject property zoned M1-C and the adjoining O3-C property. Given that the buffer separates parking areas serving office uses staff has no objection to this request provided the required amount of trees is provided. The developer has agreed to this.

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 reduced transitional buffer shall be planted with the same amount of trees as Transitional Buffer 25.

(Staff Report by Greg Garrison)
(Applicant's Representative: Alexander Grinblat)



ACTION: Deferred to March 28, 2007

**PLAN OF DEVELOPMENT
POD-10-07**

Kings Ridge II – Dabbs House Road and Old Richmond Road
(POD-62-04 Revised)

Engineering Design Associates for Kingsridge 200, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 54 two-story townhome units for sale. The 5.78-acre site is located on the south side of Concept Road 140-2 between Dabbs House Road and Laburnum Avenue on part of parcel 809-726-1917. The zoning is R-5, General Residence District. 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 conditional:

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 Concept Road 140-2 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 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 developer shall provide fire hydrants as required by the Department of Public Utilities and Division of Fire.
28. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
29. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
30. 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 defect bond shall remain in effect for a period of three years from the date of the issuance of the final occupancy permit. 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.
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. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
34. 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.
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. The unit house numbers shall be visible from the parking areas and drives.

37. 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.

38. Each building shall have a minimum of one unit with a brick front. Brick veneer foundations shall be provided for all buildings. Each interior end unit shall have a minimum of two double windows, and end units facing streets or drives shall have a bay window.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Randy Hooker)



ACTION: Approved

PLAN OF DEVELOPMENT (*Deferred from the January 24, 2007 Meeting*)

POD-66-06

Easthampton Townhomes – S. Kalmia Street and E. Jerald Street

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

Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 44, two-story, 1440 square feet townhouse for sale units totaling 63,360 square feet. The 6.58-acre site is located at the southeast intersection of S. Kalmia Avenue and E. Jerald Street on parcel 822-722-0609. The zoning is RTHC, Residential Townhouse District. County water and sewer. (**Varina**)

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 still not received the requested, revised plan that reflects the changes as required by Public Works. Public Works advised the engineer that right-of-way dedication along E. Jerald Street is missing and that the correct floodplain information is not currently shown. Staff has also been advised that the revised layout may affect other agencies' requirements, including Planning, however a revised plan has not been received to evaluate this.

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 Easthampton Townhomes 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. 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. 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.

30. A standard concrete sidewalk shall be provided along the south side of Jerald Street.

31. The proffers approved as a part of zoning case C-23C-06 shall be incorporated in this approval.

32. 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.

33. Prior to issuance of a building permit, the developer must furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.

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

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

36. 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 defect bond shall remain in effect for a period of three years from the date of the issuance of the final occupancy permit. 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.

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

38. 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.

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. 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.

41. 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.

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

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 installed prior to any occupancy permit approval.

(Staff Report by Anthony Greulich)

(Applicant's Representative: Robbie Nelson)



ACTION: Approved

SUBDIVISION

SUB-16-07

Hidden Oaks (February 2007 Plan)

Laburnum Avenue, Creighton Road and Dabbs House Road

Engineering Design Associates for Edward Koren and American Builders: The 5.46-acre site proposed for a subdivision of 4-single-family homes is located on the east line of Sandy Lane, 1,000 feet south of Watts Lane on parcel 807-730-4855. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Fairfield)** 4 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 one acre 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 Mike Kennedy)

(Applicant's Representative: Randy Hooker)



ACTION: Approved

SUBDIVISION

SUB-14-07

Village @ Olde Colony (February 2007 Plan) - Harmony Avenue

Bay Design Group, P.C. for Shurm Construction, Inc. and Sydney and Sydney

Development, LLC: The 3.5-acre site proposed for a subdivision of 7 single-family homes is located along the south line of Harmony Avenue at the northern terminus of Woodside Street on

parcel 803-696-9576. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. (**Varina**) 7 Lots

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. More information is required to determine if the layout of Lots 4 through 7 will meet all zoning requirements. In addition, staff has concerns regarding access to the two land-locked parcels along the western boundary line. More information has been requested as to whether there is any existing legal access to these parcels. Providing access through extension of a public road may need to be considered. The applicant is proposing two double frontage lots in this development, Lots 5 and 6. Since the lots are not abutting a major roadway, specific approval by the Commission is necessary.

Finally, staff has requested that the applicant contact the owners of the adjacent parcels to the east and northeast to see if there is an opportunity to incorporate them into the subdivision to allow for a better overall layout.

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. Each lot shall contain at least 11,000 square feet.
13. The plan must be redesigned to provide at least the 80-foot minimum lot width required and as regulated by Chapter 24, of the Henrico County Code.
14. The detailed plant list and specifications for the landscaping to be provided within the 10-foot-wide planting strip easement along Harmony Avenue shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
15. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.
16. The proffers approved as part of zoning case C-78C-05 shall be incorporated in this approval.

(Staff Report by Matt Ward and Kevin Wilhite)
(Applicant's Representative: Joseph Faudale, Jr.)



ACTION: Deferred to March 28, 2007

SUBDIVISION (*Deferred from the October 25, 2006 Meeting*)

SUB-43-06

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

The applicant requests withdrawal of this subdivision request from any further consideration

(Staff Report by Christina Goggin)
(Applicant's Representative: Dan Caskie)



ACTION: Withdrawn

SUBDIVISION

SUB-15-07

Carriage Hill (February 2007 Plan)
7860-7882 Doran Road

AES Consulting Engineers for E. F. Mosley, LLC and Centex Homes: The 2.1-acre site proposed for a subdivision of 45-single-family homes is located on the west side of Doran Road, approximately .36 miles south of Donrett Lane/Four Mile Run Parkway on parcels 819-689-8194 (part), 820-689-1644 (part), 818-688-9639 (part), 820-689-0994 and 820-689-3688. The zoning is R-2AC, One-Family Residence District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)** 45 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. Prior to requesting recordation, the developer shall furnish a letter from Dominion Virginia Power and Virginia Natural Gas 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 Doran Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

14. A County standard sidewalk shall be constructed along the west side of Doran Road.

15. The proffers approved as part of zoning case C-35C-06 shall be incorporated in this approval.

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

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

(Staff Report by Christina Goggin)
(Applicant's Representative: S. M. Worthington)

 **ACTION: Approved**

SUBDIVISION (*Deferred from the January 24, 2007 Meeting*)

SUB-05-07

Collin Court (January 2007 Plan)

2200-2206 Hungary Road

E-COM, LLC for Edwin W. Simpson, Brian Marron and Andrew McLean: The 5.082-acre site proposed for a subdivision of 14 single-family homes is located on the north side of Hungary Road, approximately 350 feet east of Hungary Road on parcels 774-759-4136, 3363 (part) and 5843. The zoning is R-3, One-Family Residence District. County water and sewer. **(Fairfield)** 13 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. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Hungary Road and the 10-foot landscape strip along the northern property line shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

13. A County standard sidewalk shall be constructed along the north side of Hungary Road.

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.

16. The applicant shall provide a landscape strip comprised of a fence, landscaping or combination of both, along the entire north property line of the project site adjacent to Thacker Road. The fence/planting shall be installed prior to issuance of certificate of occupancies for the lots adjacent to Thacker Road.

(Staff Report by Christina Goggin)

(Applicant's Representative: D. Billett)

 **ACTION: Approved**

APPROVAL OF MINUTES: January 24, 2007 Minutes

 **ACTION: Approved**

ADJOURNed at 9:53 a.m.