

PLANNING COMMISSION

SUBDIVISIONS AND PLANS OF DEVELOPMENT

ACTIONS

March 28, 2007

FOR PLANNING COMMISSION APPROVAL

Subdivision: Effinger Drive (A Ded of a Portion of Effinger Dr.) (June 1998 Plan)

Original No. of Lots: 0

Remaining Lots: 0

Previous Extensions: 6

Magisterial District: Fairfield

Year(s) Extended Recommended: 1 Year - 3/26/08

FOR INFORMATIONAL PURPOSES ONLY

Subdivision: Glasswyck (March 2006 Plan)

Original No. of Lots: 9

Remaining Lots: 9

Previous Extensions: 0

Magisterial District: Brookland

Year(s) Extended Recommended: 1 Year - 3/26/08

Subdivision: Mansfield Woods (March 2006 Plan)

Original No. of Lots: 105

Remaining Lots: 105

Previous Extensions: 0

Magisterial District: Varina

Year(s) Extended Recommended: 1 Year - 3/26/08

TRANSFER OF APPROVAL

POD-36-88

Chem Treat Building – 4301 Dominion Boulevard

William Homiller for 4301 Dominion Boulevard, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Lakefront Associates, L.P. to 4301 Dominion Boulevard, LLC. The 2.457-acre site is located at 4301 Dominion Boulevard, on the west line of Dominion Boulevard, approximately 450 feet north of its intersection with Innslake Drive on parcel 747-762-9548. The zoning is O-3C, Office District (Conditional) and C-1, Conservation District. County water and sewer. **(Three Chopt)**

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

1. The site deficiencies, as identified in the inspection report, dated shall March 6, 2007 be corrected by May 31, 2007.

The deficiencies include replacement of three trees.

(Staff Report by Greg Garrison)

(Applicant's Representative: William Homiller)



ACTION: Deferred to April 25, 2007

LANDSCAPE & LIGHTING PLAN

LP/POD-3-05

Rainbow Station – 5701 Wyndham Park Drive

Balzer & Associates, P.C. for HHHunt Corporation and R. Earl Johnson: 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 6.80-acre site is located at the northeast corner of the intersection of Wyndham Park Drive and Nuckols Road on parcel 741-776-3595. The zoning is O-1C, Office District (Conditional), R-4AC, One-Family Residence District (Conditional) and C-1C, Conservation District (Conditional). **(Three Chopt)**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. A revised plan has been requested which would provide additional trees to satisfy the interior parking area landscaping requirement. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for landscape and lighting plans are recommended.

(Staff Report by Michael Kennedy)

(Applicant's Representative: Cameron Palmore)



ACTION: Approved

PLAN OF DEVELOPMENT *(Deferred from the February 28, 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 been working with the applicant, but as of the preparation date of the agenda, 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-16C-88 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: Approved

PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION

(Deferred from the February 28, 2007 Meeting)

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 applicant has requested a withdrawal of this request.

(Staff Report by Greg Garrison)

(Applicant's Representative: Alexander Grinblat)



ACTION: Withdrawn

PLAN OF DEVELOPMENT - ARCHITECTURAL PLANS & SPECIAL EXCEPTION POD-74-05

Reynolds Crossing West (Formerly Reynolds Crossing One) - Glenside Drive and Forest Avenue

Rummel Klepper & Kahl, LLP for Reynolds Holdings, LLC: Request for approval of architectural plans and a special exception for a plan of development as required by Chapter 24, Sections 24-106 and 24-2 of the Henrico County Code, to construct a four-story, 106,300 square foot office building with a height of 70 feet. The special exception would authorize a building height exceeding 45 feet. The 9.55-acre site is located on the southwest corner of the intersection of Glenside Drive and Forest Avenue on part of parcel 765-744-6557. The zoning is B-2C, Business District (Conditional) and O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the revised plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type and the original conditions of POD-74-05, the following additional condition is recommended:

24. The proffers approved as a part of zoning case C-22C-04 shall be incorporated in this approval.

(Staff Report by Jim Strauss)

(Applicant's Representative: Malachi Mills)



ACTION: Approved

PLAN OF DEVELOPMENT, SPECIAL EXCEPTION & TRANSITIONAL BUFFER DEVIATION POD-13-07

Reynolds Office Building @ Reynolds Crossing – Forest Avenue

Vanasse, Hangen, Brustlin, Inc. for Reynolds Holdings, LLC and Clear Springs Development, LLC: Request for approval of a plan of development, special exception and transitional buffer deviation, as required by Chapter 24, Sections 24-106, 24-2 and 24-106.2 of

the Henrico County Code, to construct a seven-story, 206,233 square foot office building with a height of 100.33 feet. The special exception would authorize a building height exceeding 45 feet. The 8.43-acre site is located on W. Broad Street (U.S. Route 250) on parcel 766-745-8230 and part of parcels 766-744-5757, 767-744-3162 and 767-745-5402. The zoning is B-2C, Business District (Conditional), O-3C, Office District (Conditional) and M-1, Light Industrial District. County water and sewer. **(Three Chopt)**

This plan of development includes a request for a special exception for height to allow construction of a seven story office building with a height of 100.33 feet. As is normal procedure, staff makes no recommendation regarding the special exception. It is the applicant's responsibility to present evidence to the Commission to support the request.

Should the Commission approve the applicant's request for the special exception, staff recommends approval of the POD subject to the annotations on the plan, the standard conditions for developments of this type, and the following additional conditions:

24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The limits and elevations of the 100-year frequency flood shall be conspicuously noted on the plan "Limits of 100 Year Floodplain." In addition, the delineated 100-year floodplain must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.
26. The entrances and drainage facilities on Interstate 64 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. The proffers approved as a part of zoning case C-22C-04 and C-86C-89 shall be incorporated in this approval.
29. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
30. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
31. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
32. 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.
33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Jim Strauss)

(Applicant's Representative: Chris Mulligan)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-14-07

CVS @ Airport Drive and Nine Mile Road

Kimley-Horn & Associates for Old Dominion Restaurants and The Rebkee Company:

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, 13,013 square foot pharmacy with a drive-thru and mezzanine and a one-story, 9,100 square foot commercial office/retail building. The 2.89-acre site is located on the southwest corner of Airport Drive (State Route 156) and Nine Mile Road (State Route 33) on parcels 825-721-1316 and 824-720-8799. The zoning is B-2C, Business District (Conditional) and B-3, Business District and ASO, Airport Safety Overlay District. County water and sewer. (**Varina**)

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. A revised plan has been requested providing a screen wall as proffered and providing elevations and floor plans for the retail 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 right-of-way for widening of Airport 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 entrances and drainage facilities on Airport Drive (State Route 156) and 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. The proffers approved as a part of zoning case C-46C-06 shall be incorporated in this approval.
29. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
30. Any necessary off-site drainage and/or water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
31. Deviations from County standards for pavement, curb or curb and gutter design shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
32. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up delivery facilities, the owner/occupant shall close the drive-up delivery facilities until a solution can be designed to prevent traffic backup.
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 Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.

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

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

(Staff Report by Mike Kennedy)

(Applicant's Representative: Phil Chang)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-15-07

McDonald's @ Staples Mill Road and Bremner Boulevard
(POD-81-75 Revised)

Carter Design for Franchise Realty Interstate Corporation: 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, 3,900 square foot restaurant with drive-thru facilities. The 1.19-acre site is located at the southeast intersection of Staples Mill Road (U.S. Route 33) and Bremner Boulevard on parcel 772-750-9430. The zoning is B-2, Business District. County water and sewer.

(Brookland)

As of preparation date of the agenda, staff has not received a revised site plan that provides a raised landscaping island to separate the handicap parking spaces and the loading area 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 entrances and drainage facilities on U. S. Route 33 shall be approved by the Virginia Department of Transportation and the County.

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

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

28. Outside storage shall not be permitted.

29. 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.

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. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.

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

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

34. 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)

(Applicant's Representative: Michele Carter)



ACTION: Approved

PLAN OF DEVELOPMENT

POD-16-07

Commonwealth Endodontics –3107 Hungary Spring Road

(POD-85-82 Revised)

Koontz-Bryant, P.C. for Sowers Construction and Formanas, 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 one-story, 5,177 square foot medical office building. The 0.87-acre site is located on the southeast corner of Hungary Spring Road and Somoa Drive on parcel 766-753-7462. The zoning is O-1C, Office District (Conditional). County water and sewer. **(Brookland)**

As of preparation date of the agenda, staff has not received a revised site plan as requested. Staff requested a new parking lot layout to meet parking setback requirements. Also, the revised plan must show the drainage basin, any drainage easements, and the swale located outside the transitional buffer to accommodate planting materials. Additionally, the proposed building elevations do not match the proffered elevations. 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-61C-06 shall be incorporated in this approval.

28. All exterior lighting fixtures shall be designed and arranged so the source of light is not visible from the roadways or adjacent residential properties. The lighting shall be low intensity, residential in character, and the height or standards shall not exceed 15 feet.

29. 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. 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. 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)

(Applicant's Representative: Andrew T. Sisson)



ACTION: Deferred to April 25, 2007

PLAN OF DEVELOPMENT

POD-17-07

Westmark Four – Cox Road and I-64

Vanasse Hangen Brustlin, Inc. for RER/New Boston Cox Road, 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 building pad and parking for a future 100,000 square foot office building. The 5.43-acre site is located on the west line of Cox Road approximately 1,200 feet south of the intersection of W. Broad Street (U.S. Route 250) and Cox Road on parcel 747-759-4312. The zoning is O-3C, Office District (Conditional) and O-3, Office District. County water and sewer. **(Three Chopt)**

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

24. The right-of-way for widening of Cox 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 Interstate 64 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. The proffers approved as a part of zoning cases C-41C-06 and C-61C-89 shall be incorporated in this approval.
31. Storm water retention, based on the 50-10 concept, shall be incorporated into the drainage plans.
32. Insurance Services Office (ISO) calculations must be included with the plans and contracts and must be approved by the Department of Public Utilities prior to the issuance of a building permit.
33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Jim Strauss)

(Applicant's Representative: Meaghan O'Brien)



ACTION: Deferred to April 25, 2007

PLAN OF DEVELOPMENT

POD-18-07

Westmark II, Phase II – W. Broad Street

Vanasse Hangen Brustlin, Inc. for RER/New Boston W. Broad Street LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct two building pads for future restaurants of 8,400 square feet and 8,125 square feet with parking areas, and a 3,000 square foot pad for a future bank. The 4.38-acre site is located at the intersection of I-64 and W. Broad Street (U.S. Route 250) on parcel 746-760-8608. The zoning is O-3, Office District and B-3C, Business District (Conditional). County water and sewer. **(Three Chopt)**

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

24. The easements for drainage and utilities as shown on approved plans shall be granted to the County in a form acceptable to the County Attorney prior to any occupancy permits being issued. The easement plats and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
25. The 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 south side of W. Broad Street (U.S. Route 250).
27. The proffers approved as a part of zoning case C-73C-05 shall be incorporated in this approval.
28. The developer shall install an adequate restaurant ventilating and exhaust system to minimize

smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.

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

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. 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.

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

(Staff Report by Jim Strauss)

(Applicant's Representative: Meaghan O'Brien)



ACTION: Deferred to April 25, 2007

PLAN OF DEVELOPMENT – ARCHITECTURALS (Buildings A9, A10 and P3)

POD-42-06

West Broad Village – Architecturals (Buildings A9, A10 and P3)

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 four-story, 57,800 square foot retail/office building (A9), a five-story, 102,000 square foot retail/hotel building with 135 rooms (A10) and a four-level, 435 space, parking garage (P3) 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)

The staff recommends approval of the architectural plans as annotated. No changes to the Planning Commission's conditions of approval, dated October 12, 2006 are recommended.

(Staff Report by Kevin Wilhite)

(Applicant's Representative: Joseph Faudale, Jr.)



ACTION: Approved

SUBDIVISION

SUB-57-06

New Market Village (November 2006 Plan)
Darbytown Road and Laburnum Avenue

Bay Design Group, P.C. for Kathryne A., William A., Michael A. and Paul W. Towler and Style Craft Homes: The 59.69-acre site proposed for a subdivision of 28 zero lot line homes and 47 townhouses for sale is located on the south line of Darbytown Road, approximately 1,200 feet west of Laburnum Avenue on parcel 813-701-0425. The zoning is R-5C, General Residence District (Conditional) and RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Varina)** (75) Lots

As of the preparation date of the agenda, the staff has not received a revised plan that addresses staff's comments concerning lot design, 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 and residential townhouses, the following additional conditions are recommended:

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

14. The proffers approved as part of zoning case C-79C-05 shall be incorporated in this approval.

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

(Staff Report by Kevin Wilhite)

(Applicant's Representative: Daniel L. Caskie)



ACTION: Approved

SUBDIVISION (*Deferred from the February 28, 2007 Meeting*)

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 3.673-acre site proposed for a subdivision of 6 single-family homes is located along the south line of Harmony Avenue and 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)** 6 Lots

As of the preparation date of the agenda, the staff has not completed the review of the revised plan. Further review is required to determine if the lot layout will meet all zoning requirements. In addition, staff has concerns regarding access to the two land-locked parcels along the western boundary line. A survey has been submitted and is being reviewed 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 one double frontage lot in this development, Lot 5. Since the lots are not abutting a major roadway, an exception to allow a double frontage lot on a minor street requires specific approval by the Commission.

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 April 25, 2007

SUBDIVISION

SUB-19-07

Shurm Heights (March 2007 Plan)
2504 Farrand St.

Balzer & Associates, Inc. for Barbara S. Smith: The .379-acre site proposed for a subdivision of 1 single-family home is located on the north line of Farrand Street, approximately 150 feet east of Eanes Lane on parcel 807-715-1136. The zoning is R-4, One-Family Residence District. County water and sewer. **(Varina)** 1 Lot

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 condition:

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

(Staff Report by Christina Goggin)
(Applicant's Representative: Brian Planz)

 **ACTION: Approved**

SUBDIVISION
SUB-20-07

Jenkins Bluff (March 2007 Plan)
6048 Jenkins Bluff Lane

Balzer & Associates, P.C. for Rogers-Chenault, Inc.: The 4.450-acre site proposed for a subdivision of 2 single-family homes is located at the northwest corner of Windsor Road and Jenkins Bluff Lane on parcel 859-706-1647. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Varina)** 2 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. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
12. 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: Brian Planz)

 **ACTION: Approved**

SUBDIVISION
SUB-21-07

Barrington West (March 2007 Plan)
2843 Oak Point Lane

Michael E. Doczi & Associates, PLLC for Barrington Development, Inc.: The 1.37-acre site proposed for a subdivision of 1 single-family home is located on the west line of Oak Point Lane approximately 1,200 feet north of the intersection of Church Road and Oak Point Lane on parcel 740-757-1953. The zoning is R-3, One-Family Residence District. County water and sewer. **(Three Chopt)** 1 Lot

As of the preparation date of the agenda, the staff has not received a revised plan as requested that addresses Public Works Environmental Division's requirement to impact all wetlands located in

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

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

(Staff Report by Christina Goggin)

(Applicant's Representative: Michael Doczi)



ACTION: Approved

SUBDIVISION LANDSCAPE PLAN

LP/SUB-6-05

Englewood, Sections 1 and 2 – Three Chopt Road and Barrington Hill Drive

Michael E. Doczi & Associates for Beach Village Development: Request for approval of a landscape plan for a subdivision as required by the proffers for zoning case C-71C-03. Henrico County Code. The 4.076-acre site is located at the southwest corner of Three Chopt Road and Barrington Hill Drive on parcels 741-759-9653 and 742-759-4953, 3054 and 2339. The zoning is R-2C, One-Family Residence District (Conditional) and R-5C, General District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. A revised plan has been requested which would provide street trees and a continuous hedgerow of Leyland Cypress in accordance with the proffers. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for landscape plans the following additional condition is recommended:

4. The proffers approved as a part of zoning case C-71C-03 shall be incorporated in this approval.

(Staff Report by Michael Kennedy)

(Applicant's Representative: Michael Doczi)



ACTION: Approved

SUBDIVISION

SUB-22-07

Tredinnock Farm (March 2007 Plan)

Hoke Brady Road and Osbourne Turnpike

Maxey-Hines & Associates, P.C. for Colmignoli, L.L.C.: The 41.13-acre site proposed for a subdivision of 20 single-family homes is located on the north line of Osbourne Turnpike, approximately 800 feet east of E. Chaffin Road and fronts Osbourne Turnpike on parcel 807-676-9122. The zoning is R-2A, One-Family Residence District. Individual well, septic tank/drainfield and individual alternative systems. **(Varina)** 20 Lots

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

11. Each lot shall contain at least one acre, exclusive of the flood plain areas.
12. The detailed plant list and specifications for the landscaping to be provided within the 25-foot-wide planting strip easement along Osborne Turnpike shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
13. Lots on the plat marked with an asterisk must be identified on the recordation plat with an asterisk. Add the following note conspicuously to the plat under the heading: "NOTES:" This lot has limitations for dwelling shape, size and location. For details, refer to construction plans on file in the Department of Planning.
14. The details for the landscaping to be provided or maintained within the 30-foot wide planting strip easement along Hoke Brady Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
15. Prior to requesting recordation, the developer must furnish a letter from the U. S. Park Service stating that this proposed development does not conflict with its facilities.
16. The owner shall not begin clearing of the site until the following conditions have been met:
 - (a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.
 - (b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations on the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing, or temporary fencing.
 - (c) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Department of Planning and the Department of Public Works.
 - (d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for Planning Commission approval.
17. 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.
18. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
19. 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.

(Staff Report by Michael Kennedy)

(Applicant's Representative: Ray Coleman)



ACTION: Deferred to April 25, 2007

SUBDIVISION

SUB-6-07

Buena Vista II (January 2007 Plan)
1638-1644 Old Oakland Rd. and 1609 Eden Avenue

Edwards, Kretz, Lohr & Associates for Lot & Lands, LLC: The 1.629-acre site proposed for a subdivision of 5 single-family homes is located on the west side of Ada Street in between Old Oakland Road and Eden Avenue on parcels 806-706-4319, 3834 and 2233. The zoning is R-3, One-Family Residence District. County water and sewer. (**Varina**) 5 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. Any necessary offsite drainage easements must be obtained prior to approval of the construction plan by the Department of Public Works.
13. 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: James Lohr)



ACTION: Approved

WORK SESSION: Work session to discuss a proposed zoning ordinance amendment to increase the heights of residential buildings. (**Staff Report by Ben Blankinship**)



ACTION: Approved

APPROVAL OF MINUTES: February 28, 2007 Minutes



ACTION: Approved

ADJOURNed at 10:58 a.m.