

PLANNING COMMISSION AGENDA

FOR

SUBDIVISIONS AND PLANS OF DEVELOPMENT

JUNE 25, 2008

9:00 A.M.

ADDENDUM ATTACHED



PLANNING COMMISSION

E Ray Jernigan, C P C , Chairperson (Varina)
Bonnie-Leigh Jones, Vice-Chairperson (Tuckahoe)
Tommy Branin (Three Chopt)
Ernest B Vanarsdall, C P C , (Brookland)
C W Archer, C P C , (Fairfield)
Richard W Glover, Board of Supervisors Representative
R Joseph Emerson, Jr , AICP, Director of Planning,
Secretary

**DEVELOPMENT REVIEW AND DESIGN
DIVISION – DEPARTMENT OF PLANNING**

David D O'Kelly, Jr , Assistant Director of Planning
Leslie A News, CLA, Principal Planner
James P Strauss CLA, County Planner
Kevin D Wilhite, C P C , AICP, County Planner
Michael F Kennedy, County Planner
Christina Goggin, AICP, County Planner
Anthony R Greulich, C P C , County Planner
Matthew Ward, County Planner
Greg Garrison, County Planner
Lee Pambid, C P C , County Planner
Aimee Berndt, County Planner
Jonathan W Steele, G I S Manager
Diana B Carver, Office Assistant

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Lee Pambid

FOR INFORMATIONAL PURPOSES ONLY

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
Banbury Park @ Greenbrooke (January 2006 Plan)	27	27	1	Three Chopt	06/23/2009
Midview Farms (June 2005 Plan)	95	47	2	Varina	06/23/2009
SUB-17-07 Nature's Way (June 2007 Plan)	8	8	0	Fairfield	06/23/2009
Tech Park (June 2005 Plan) (Road Dedication)	0	0	2	Varina	06/23/2009
SUB-38-07 Winston Trace (June 2007 Plan)	12	12	0	Brookland	06/23/2009
SEE ADDENDUM PAGE 1					

TRANSFER OF APPROVAL

POD-27-86
Children's World
11155 Ridgefield Parkway

APPROVED
SEE ADDENDUM PAGE 1

Cowan Gates PC for KMD, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Dwayne E Russell Trust and Darlene E Russell Trust to KMD, LLC The 0.687-acre site is located on the south line of Ridgefield Parkway, approximately 160 feet east of the intersection of Gayton Road on parcel 732-751-7770 The zoning is R-5, General Residence District County water and sewer **(Tuckahoe)**

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 additional condition:

1. A bond shall be posted to cover the site deficiencies as identified in the inspection report, dated **June 2, 2008**, and such deficiencies shall be corrected by **August 31, 2008**.

Deficiencies include faded parking lot striping and a missing handicap parking space, missing lighting, missing or unhealthy landscaping and cracked asphalt paving.

The original plan calls for five pole lights. Staff is recommending that three lights and a shielded wall pack conforming to current policy be installed because two lights would conflict with existing mature trees.

(Staff Report by Lee Pambid)
(Applicant's Representative: Scott D. Stovall)

LANDSCAPE PLAN

LP/POD-03-06
Gayton Terrace Addition --
12401 Gayton Road

**DEFERRED TO 7/23/2008
BY APPLICANT**

E. D. Lewis & Associates, P.C. for Aspen Gayton Terrace: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 9.874-acre site is located along the east line of Gayton Road, approximately 600 feet south of the intersection of Ridgefield Parkway and Gayton Road on parcel 732-750-7894. The zoning is R-6C, General Residence District (Conditional) **(Tuckahoe)**

Staff recommends approval subject to the annotations on the plans and the standard conditions for landscape plans

**(Staff Report by Greg Garrison)
(Applicant's Representative: Gary Scottow)
(Applicable Rezoning Cases and PUPs: C-45C-05)**

LANDSCAPE & LIGHTING PLAN

LP/POD-60-05
Comfort Suites @ Virginia
Commons – 10601 Telegraph
Road

**APPROVED
SEE ADDENDUM PAGE 2**

Parker Design, Inc. for Kalan III, Inc.: 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 3.57-acre site is located along the east line of Telegraph Road, adjacent to I-95, approximately 1,130 feet north of the intersection of JEB Stuart Parkway and Telegraph Road on parcels 786-770-7883 and 9586. The zoning is B-2C, Business District (Conditional) **(Fairfield)**

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

**(Staff Report by Greg Garrison)
(Applicant's Representative: Clay Grogan)
(Applicable Rezoning Cases and PUPs: C-60C-07 and C-116C-88)**

LANDSCAPE PLAN

LP/POD-20-05
Brook Run Independent
Living – Brook Road

APPROVED

Townes Site Engineering for Brook Run Somerset, LLC: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106 2 of the Henrico County Code The 8.63-acre site is located on the west line of Brook Road (U S Route 1), approximately 365 feet north of Wilmer Avenue and adjacent to the Brook Run Shopping Center on parcels 784-748-0982 and 784-749-1627 The zoning is R-5C, General Residence District (**Fairfield**)

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

(Staff Report by Mike Kennedy) (Applicant’s Representative: Brian Mitchell)
(Applicable Rezoning Cases and PUPs: C-33C-04)

LANDSCAPE PLAN

LP/POD-58-06
The Shops @ White Oak
Village

APPROVED

Vanasse, Hagen, Brustlin, Inc. for Forest City Commercial Development: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106 2 of the Henrico County Code The 136.5 acre site is located at the intersection of I-64 and Laburnum Avenue, north of the intersection of Audubon Drive on parcels 815-718-5710, 813-718-8188, 814-718-2788 and 0855 and 816-718-0130 The zoning is B-3C, Business District (Conditional) and ASO, Airport Safety Overlay District (**Varina**)

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

(Staff Report by Jim Strauss)
(Applicant’s Representative: Steve Prusik)
(Applicable Rezoning Cases and PUPs: C-29C-06)

PLAN OF DEVELOPMENT

POD-35-08
Longhorn @ The Shops @
White Oak Village Shopping
Center

APPROVED

HGBD, Inc. for Laburnum Associates and Darden Restaurant: 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, 5570 square foot restaurant on an outparcel in the Shops @ White Oak Village Shopping Center. The 1.43-acre site is located on the north line of S Laburnum Avenue, approximately 450 feet south of I-64 on parcel 814-718-0855. The zoning is B-3C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer **(Varina)**

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

- 29 Only retail business establishments permitted in a B-3 zone may be located in this center
- 30 The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area
- 31 No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s)
- 32 Outside storage shall not be permitted
- 33 The proffers approved as a part of zoning case C-29C-06 shall be incorporated in this approval
- 34 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.
- 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 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 Christina Goggin)
(Applicant's Representative: Gary Jensen)
(Applicable Rezoning Cases and PUPs: C-29C-06)

PLAN OF DEVELOPMENT & MASTER PLAN
(Deferred from the April 23, 2008 Meeting)

POD-68-07
The Shire @ Pump and
Church – Church Road and
Pump Road

DEFERRED TO 7/23/2008
BY APPLICANT

Kimley Horn for Kevin McFadden and The Rebkee Company: Request for approval of a plan of development and master plan as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct five, one-story retail buildings (Buildings 1-5) totaling 50,480 square feet and a master plan for a future one-story retail building (Building 6) totaling 12,900 square feet. The 21-acre site is located at the southwest corner of the intersection of Pump and Church Roads on parcels 739-754-7156 and 739-753-1396. The zoning is B-2C, Business District (Conditional), C-1C, Conservation District, RTHC, Residential Townhouse District (Conditional) and R-3AC, One-Family Residence District (Conditional), B-3, Business District and R-5A, General Residence District. County water and sewer **(Tuckahoe)**

A plan has been submitted which accommodates development of the property upon the construction of John Rolfe Parkway Phase 1, including the realignment of Pump Road, where it intersects Church Road. The plan contemplates a development agreement for John Rolfe Parkway. The terms of that agreement are being discussed by the developer and the County Administration.

As of the preparation date of this agenda, the details for the development agreement are still being worked out. The staff recommendation will be made at the meeting. Should the Commission act on this request, the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions are recommended:

- 9 **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
- 11 **AMENDED** - Prior to the installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture and specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
- 29 Only retail business establishments permitted in a B-2 zone may be located in this center.
- 30 The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
- 31 No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
- 32 All right-of-way and easements required by Phase II of the John Rolfe Parkway Project as shown on the plans for the John Rolfe Parkway Project, and any additional right-of-way and easements required by alterations to the John Rolfe Parkway Project Plans, shall be dedicated to the County prior to the approval of construction plans. All documents required for the dedication of right-of-way and easements for Phase II of the John Rolfe Parkway Project and any additional right-of-way and easements required by alterations to the John Rolfe Parkway Project plans shall be fully executed and submitted to the Real Property Department at least sixty (60) days prior to construction plan approval.
- 33 The required building setback shall be measured from the proposed right-of-way line and the parking shall be located behind the proposed right-of-way line.

- 34 A concrete sidewalk meeting County standards shall be provided along the south side of Church Road, the west side of Pump Road and the north side of John Rolfe Parkway
- 35 The proffers approved as a part of zoning case C-27C-06 shall be incorporated in this approval
- 36 The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code
- 37 Storm water retention shall be incorporated into the drainage plans
- 38 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
- 39 The conceptual master plan, as submitted with this application, is for planning and information purposes only All subsequent detailed plans of development and construction plans needed to implement this conceptual plan may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval
- 40 The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
- 41 Except for junction boxes, meters, and existing overhead and/or relocated utility lines, and for technical or environmental reasons, all utility lines shall be underground
- 42 The property necessary to provide a right turn lane on Church Road into the property shall be acquired by the developer prior to the approval of final construction plans
- 43 The developer shall obtain vacation or abandonment of existing right-of-way necessary to fully develop the property in accordance with the proffered site plan including both Glen Eagles Drive and Pump Road prior to the approval of final construction plans
- 44 A construction plan for the widening of Church Road, Pump Road and John Rolfe Parkway from the future property line to the proposed centerlines of those roads where they abut the property including the SWM area and including the offsite turn lane along Church Road, shall be approved by the Department of Public Works and the Department of Planning prior to the approval of final construction plans The Developer shall coordinate construction plan design to be consistent with and not conflict with the County's design plans for those roads The plan shall include sidewalks and curb and gutter improvement along each street frontage and any necessary off-site drainage improvements required to construct the proposed improvements The construction plan shall include the relocation of Pump Road where it abuts the property unless previously constructed by the County prior to plan approval
- 45 All improvements shown on the construction plan in accordance with condition No 44 above including any required off-site drainage shall be completed prior to the issuance of any Certificates of Occupancy unless an exception is approved by the Director of Public Works
- 46 The tower element at the corner of Pump and Church Roads shall be constructed with Buildings 1 and 2 in accordance with the proffered design plans, as determined by the Director of Planning Final architectural plans, shall be submitted for review and approval by the Director of Planning prior to approval of final construction plans
- 47 Building 8 shall be constructed in accordance with the proffered design plans as determined by the Director of Planning Final architectural plans shall be submitted for review and approval by the Director of Planning prior to approval of a building permit for that building

- 48 A traffic control plan for existing and proposed signals and turn lane improvements along Church Road, Pump Road and John Rolfe Parkway based upon the ultimate development of those roads as shown on the County's design plans shall be submitted for review and approval by the County Traffic Engineer, prior to the final approval of construction plans. The traffic control plan shall include a maintenance of traffic plan.
- 49 All improvements shown on the traffic control plan in accordance with condition No 48 above including any required off-site improvements shall be completed prior to the issuance of any Certificates of Occupancy, unless an exception is approved by the Director of Public Works.
- 50 A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review prior to the approval of any final construction plans.
- 51 A revised pedestrian access plan in accordance with the proffered design shall be submitted for review and approval by the Director of Planning prior to approval of final construction plans.
- 52 Private streets proposed to provide access to the future residential development shall be designed in accordance with 24-30 2(a) multi-family development standards.
- 53 A tree protection plan for any future development area shall be submitted for review and approval by the Director of Planning prior to approval of final construction plans.
- 54 All underground utilities serving the property including storm sewer, sanitary sewer, water, gas, electric, telephone and cable, as well as related appurtenances shall be located to accommodate the landscaping in the buffers shown on the approved conceptual plan, in particular behind Buildings 1 and 2, unless otherwise approved by the Director of Planning.
- 55 A comprehensive signage plan must be submitted for coordinated review prior to issuance of sign permits.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Philip Chang)

(Applicable Rezoning Cases and PUPs: C-27C-06)

PLAN OF DEVELOPMENT (Deferred from the May 28, 2008 Meeting)

POD-30-08
CVS Pharmacy # 1991 @
Patterson Avenue and
Lauderdale Drive

APPROVED
SEE ADDENDUM PAGE 2

Kimley-Horn & Associates, Inc. for Ridgeview Incorporated 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, 13,540 square foot pharmacy with drive-thru facilities. The 2.59-acre site is located on the northeast corner of Patterson Avenue (State Route 6) and Lauderdale Drive on parcels 738-742-5943, 6844 and 9542. The zoning is B-2C, Business District (Conditional). County water and sewer (**Tuckahoe**).

As of the preparation date of the agenda, the staff has not received a revised plan, as requested addressing landscape islands in the parking lot and conceptual landscaping around the BMP. 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:

- 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 approval of an electrical permit application and installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
- 29 The right-of-way for widening of Lauderdale 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.
- 30 The entrances and drainage facilities on Patterson Avenue (State Route 6) shall be approved by the Virginia Department of Transportation and the County.
- 31 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.
- 32 A concrete sidewalk meeting County and VDOT standards shall be provided along the east side of Lauderdale Drive, the north side of Patterson Avenue and the west side of Careybrook Drive.
- 33 Outside storage shall not be permitted.
- 34 The proffers approved as a part of zoning case C-21C-07 shall be incorporated in this approval.
- 35 Prior to issuance of a building permit, the developer must furnish a letter from Plantation Pipeline stating that this proposed development does not conflict with their facilities.
- 36 The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
- 37 Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
- 38 Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.

- 39 The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determine appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
- 40 The limits and elevations of the Special Flood Hazard Area shall be conspicuously noted on the plan and labels "Limits of Special Flood Hazard Area." In addition, the delineated Special Flood Hazard Area 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.

(Staff Report by Greg Garrison)

(Applicant's Representative: Phil Chang)

(Applicable Rezoning Cases and PUPs: C-21C-07)

PLAN OF DEVELOPMENT ARCHITECTURALS
(Deferred from the May 28, 2008 Meeting)

POD-21-08
Towne Center West –
Apartments over Retail –
W Broad Street

APPROVED
SEE ADDENDUM PAGE 3

Timmons Group for Towne Center West, 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 five-story, mixed-use building with 25,400 square feet of retail/restaurant space and 72 apartment units with a 3,115 square foot clubhouse. The 4.85-acre site is located at the northwest intersection of W Broad Street (U S Route 250) and Towne Center West Boulevard (private) on part of parcel 734-764-9340. The zoning is R-6C, General Residence District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The site plan for this project was approved by the Planning Commission on April 23, 2009. At that time the applicant requested a deferral of the architectural plans submitted for approval in order to make changes to the final design. Staff has received the revised architectural plans but has not completed its review. The staff recommendation will be made at the meeting.

(Staff Report by Kevin Wilhite)
(Applicant's Representative: Roger R. Rodriguez)
(Applicable Rezoning Cases and PUPs: C-59C-06 and P-19-06)

PLAN OF DEVELOPMENT

POD-39-08
First Market Bank –
Patterson Avenue and
Gaskins Road

**DEFERRED TO 7/23/2008
BY THE PLANNING
COMMISSION**

Timmons Group for First Market Bank: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 2,280 square-foot bank with drive thru facilities. The 0.84 acre site is located along the north line of Patterson Avenue, approximately 300 feet east of its intersection with Gaskins Road on parcels 745-742-8604 and 5710. The zoning is B-1, Business District. County water and sewer. (**Tuckahoe**)

As of the preparation date of this agenda, staff has not received revised architectural drawings, 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:

- 29 The entrances and drainage facilities on Patterson Avenue (State Route 6) shall be approved by the Virginia Department of Transportation and the County.
- 30 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.
- 31 In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up teller facilities, the owner/occupant shall close the drive-up teller facilities until a solution can be designed to prevent traffic backup.
- 32 The existing water line easement in conflict with the First Market Bank building footprint shall be vacated prior to approval of the building permit for the said building.
- 33 Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
- 34 Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
- 35 The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determine appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
- 36 The limits and elevations of the Special Flood Hazard Area shall be conspicuously noted on the plan and labeled "Limits of Special Flood Hazard Area." In addition, the delineated Special Flood Hazard Area 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.

**(Staff Report by Greg Garrison)
(Applicant's Representative: John J. Bennett)
(Applicable Rezoning Cases and PUPs: P-1-08)**

PLAN OF DEVELOPMENT & SPECIAL EXCEPTION (APPROVED)

POD-43-08
Henrico Doctors Hospital
Renovation – Forest and
Skipwith Roads
(POD-1-73, POD-1-76,
POD-81-78 and POD-4-81
Revised)

APPROVED

Littlejohn Engineering Associates for HCA Healthcare:
Request for approval of a plan of development, and special exception for relocating the existing emergency helipad, as required by Chapter 24, Sections 24-106 and 24-50 12(c) of the Henrico County Code, and to construct a five-story, 143,996 square-foot addition to an existing hospital building to convert semi-private rooms to private rooms. The 30.45-acre site is located at the southwestern corner of the intersection of Forest and Skipwith Roads on parcels 761-744-3004 and 760-745-1480. The zoning is O-3, Office District and O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

This proposal is to construct a five-story addition to an existing hospital building. The first floor is an Emergency Department and a 10-bed Critical Decision Unit, new lobby and waiting area. The second floor is a 12-bed Intensive Care Unit and a 12-bed Intensive Care Stepdown Unit. The third floor is a 12-bed Cardiac Care Unit and a 12-bed Cardiac Care Stepdown Unit. The fourth floor is a 24-bed Telemetry Unit and the fifth floor is an elevator lobby and mechanical penthouse with future expansion space. This addition will enable the hospital to convert semi-private rooms to private rooms with no net increase in beds.

The special exception is for relocation of the emergency helipad. The original Use Permit (UP-25-86) for the emergency medical helipad was approved in 1986. The new helipad is located approximately 105' southwest of the existing helipad on an adjacent parcel which was owned by the hospital at the time of approval but was not part of the original use permit.

Staff recommends approval subject to the annotations on the plan, the standard conditions for developments of this type, and the following additional conditions:

- 29 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.
- 30 A concrete sidewalk meeting County standards shall be provided along the east side of Forest Avenue.
- 31 Outside storage shall not be permitted.
- 32 The proffers approved as a part of zoning cases C-59C-03, C-31C-07 and C-26C-08 shall be incorporated in this approval.
- 33 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.
- 34 Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
- 35 The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

- 36 A building permit to construct a building in excess of 50 feet in height shall not be issued until such time as an amendment is approved by the Board of Supervisors to C-59C-03 to permit a building over 50 feet in height
- 37 The applicant shall operate the helistop authorized by this Special Exception only for medically related purposes
- 38 All landings and takeoffs shall be scheduled between the hours of 7 00 am and 9 00 p m except for emergency situations
- 39 The helistop shall be located, designed and operated in accordance with all rules of the Federal Aviation Administration and Virginia Department of Aviation

(Staff Report by Christina Goggin)

(Applicant's Representative: Leonard E. Arnold, Jr.)

(Applicable Rezoning Cases and PUPs: C-1-73, C-1-76, C-81-78, C-4-81, C-31C-07, C-26C-08, C-59C-03 and UP-25-86)

PLAN OF DEVELOPMENT

POD-36-08
North Parham Offices

APPROVED
SEE ADDENDUM PAGE 3

M-Squared Engineering, LLC for Georgi Georgiev & Aleksandar Aleksandrov: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to convert two existing single-family dwellings into office buildings totaling 2,465 square feet including an accessory residential unit. The 0.79-acre site is located along the north line of N Parham Road, approximately 125 feet west of its intersection with Skipwith Road on parcels 760-754-8425 and 9225. The zoning is O-2C, Office 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. 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:

- 29 The right-of-way for widening of N Parham 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.
- 30 A concrete sidewalk meeting County standards shall be provided along the north side of N Parham Road.
- 31 Outside storage shall not be permitted.
- 32 The proffers approved as a part of zoning case C-3C-08 shall be incorporated in this approval.
- 33 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.

(Staff Report by Matt Ward)

(Applicant's Representative: Georgi Georgiev and Aleksandar Aleksandrov)

(Applicable Rezoning Cases and PUPs: C-3C-08)

PLAN OF DEVELOPMENT (Deferred from the April 10, 2008 Meeting)

POD-3-08
Third Presbyterian Church
Addition

APPROVED

Rummel Klepper & Kahl, LLP for Trustees of Third Presbyterian Church: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a two and a half story, 46,268 square foot addition to an existing church, a tot lot and parking area improvements. The 3.34-acre site is located at on the west line of Forest Avenue at its intersection with Silverspring Drive on parcels 756-737-8569, 7779, 7986 and 757-737-0393. The zoning is R-3, One-Family Residence District and R-2, One-Family Residence District. County water and sewer. **(Tuckahoe)**

Since the applicant's request for deferral, the applicant's engineer has refined the storm drainage design, and the staff has completed its review. The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

- 9 **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
- 11 **AMENDED** - Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
- 29 Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
- 30 The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
- 31 A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans.
- 32 In addition to the required parking for the sanctuary, the owner shall provide additional parking for the proposed multi-use room at the parking rate for assembly use (1 parking space per 100 square feet).
- 33 The existing fellowship hall shall not be used for a third concurrent church service.
- 34 Drainage improvements will be provided along Silverspring Drive in accordance with the Director of Public Works approval of Option C, as outlined in Public Works letter dated June 5, 2008.
- 35 The Trustees of the church should continue to pursue methods to handle current and future traffic to and from the church during peak use, such as shuttle service from adjacent parking areas. The church's parking study and analysis shall be revised to reflect permissions granted for offsite parking as well as be updated for any planned shuttle service prior to approval of final construction plans.

(Staff Report by Jim Strauss) (Applicant's Representative: Malachi Mills)

PLAN OF DEVELOPMENT

POD-42-08
Union Bank & Trust @
Staples Mill Square - Staples
Mill Road

APPROVED
SEE ADDENDUM PAGE 4

Rummel, Klepper & Kahl, LLP for Staples Mill Square Associates, LLC and Union Bankshares 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, 3,500 square-foot bank with drive-thru facilities in an existing shopping center. The 12-acre site is located along the north line of Staples Mill Road (U.S. Route 33), approximately 690 feet east of Hungary Spring Road on parcel 768-758-7024. The zoning is B-2C, Business District (Conditional). County water and sewer (**Brookland**).

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

- 29 Outdoor storage shall not be permitted.
- 30 The proffers approved as a part of zoning cases C-77C-94 and C-35C-97 shall be incorporated in this approval.
- 31 In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up teller facilities, the owner/occupant shall close the drive-up teller facilities until a solution can be designed to prevent traffic backup.
- 32 The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determine appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
- 33 The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
- 35 No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

(Staff Report by Matt Ward)

(Applicant's Representative: Malachi Mills)

(Applicable Rezoning Cases and PUPs: C-77C-94 and C-35C-97)

PLAN OF DEVELOPMENT (Deferred from the May 28, 2008 Meeting)

POD-32-08
Wallace Gymnasium –
2206 Westwood Avenue

APPROVED
SEE ADDENDUM PAGE 4

Engineering Design Associates for BCW 45th, LLC and Gordon Construction, Inc.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 22,220 square foot **private** basketball gymnasium. The 3.24-acre site is located on the north line of Westwood Avenue at the intersection with Westwood Trail on parcel 779-735-7361. The zoning is M-2, General Industrial District. County water and City sewer (**Brookland**)

As of the preparation date of the agenda, the staff is awaiting comments from VDOT regarding the appropriateness of the fire lane's and BMP's placement underneath the I-195 overpass. Condition #30 requires VDOT's concurrence to this development prior to construction plan approval. The Department of Public Works now recommends approval.

The building is located on Westwood Avenue (State Route 197) which is a VDOT maintained right-of-way and the building will be served by City sewer.

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:

- 29 There shall be no outdoor storage, or outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
- 30 Prior to approval of construction plans for any work within the Virginia Department of Transportation (VDOT) I-195 easement, the developer shall furnish a letter from VDOT stating that this development does not conflict with their facilities.
- 31 The entrances and drainage facilities on Westwood Avenue (State Route 197) shall be approved by the Virginia Department of Transportation and the County.
- 32 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.
- 33 Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
- 34 Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
- 35 The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
- 36 The limits and elevations of the Special Flood Hazard Area shall be conspicuously noted on the plan and labeled "Limits of Special Flood Hazard Area." In addition, the delineated Special Flood Hazard Area 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.

37 The gymnasium shall be operated for private use and shall not be open to the general public nor shall memberships be offered to the general public

(Staff Report by Lee Pambid)

(Applicant's Representative: Randy Hooker)

PLAN OF DEVELOPMENT

POD-34-08
Audubon South Shopping
Center – Audubon Drive and
Oakleys Lane

APPROVED
SEE ADDENDUM PAGE 5

Resource International, LC and Tetra Investment Group 16, 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 shopping center with two, one-story retail buildings totaling ~~122,560~~**122,600** square feet. The 23.00-acre site is located on the north line of Audubon Drive, approximately 1,500 feet east of Laburnum Avenue on parcels 816-717-4209 and 817-171-4199 (part). The zoning is M-1C, Light Industrial District (Conditional) and ASO, Airport Safety Overlay 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 conditions:

- 29 Only retail business establishments permitted in a M-1 zone may be located in this center
- 30 The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area
- 31 No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s)
- 32 The right-of-way for widening of Audubon Drive as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
- 33 A concrete sidewalk meeting County standards shall be provided along the north side of Audubon Drive.
- 34 Outside storage shall not be permitted.
- 35 There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
- 36 The proffers approved as a part of zoning case C-60C-04 shall be incorporated in this approval.
- 37 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.
- 38 Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
- 39 The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
- 40 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.
- 41 The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Christina Goggin)

(Applicant's Representative: Matt Faris) (Applicable Rezoning Cases and PUPs: C-60C-04)

PLAN OF DEVELOPMENT

POD-23-08
Gaskins Professional
Offices – Phase II

**DEFERRED TO 7/23/2008
BY APPLICANT**

Balzer & Associates, Inc. for Katherman Investments, Inc.:
Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct three, one-story buildings, and one, two-story building for office use totaling 31,051 square feet and to convert an existing one-story, single-family dwelling containing 1,995 square feet to office use. The 2.17-acre site is located at the southwest corner of Gaskins and Three Chopt Roads on parcels 749-754-5736, 7268 and 7958. The zoning is O-2C, Office District (Conditional). County water and sewer (**Tuckahoe**).

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

- 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 approval of an electrical permit application and installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
- 29 The right-of-way for widening of Gaskins and Three Chopt Roads as shown on approved plans shall be dedicated to the County prior to any final 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.
- 30 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.
- 31 A concrete sidewalk meeting County standards shall be provided along the west side of Gaskins Road and the south side of Three Chopt Road.
- 32 The proffers approved as a part of zoning cases C-62C-07 and C-33C-03 shall be incorporated in this approval.
- 33 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.
- 34 Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
- 35 All subsequent detailed plans of development needed to implement this conceptual plan shall be submitted for staff review and Planning Commission approval, 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, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as

determine appropriate by the Director of Planning or the Planning Commission at the time of plan approval

- 37 Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground
- 38 The grade along the faces of the building abutting Three Chopt Road and Gaskins Road shall be consistent with the grade of the curb line along those streets or as may otherwise be approved by the Director of Planning
- 39 A comprehensive signage plan shall be submitted for review and approval the Planning Commission with the landscape plan

(Staff Report by Mike Kennedy)

(Applicant's Representative: Chris Shust)

(Applicable Rezoning Cases and PUPs: C-33C-03 and C-62C-07)

PLAN OF DEVELOPMENT

POD-40-08
Klockner Drive Fueling
Station (POD-31-08 Rev)
Klockner Drive and Charles
City Road

APPROVED

Balzer & Associates, Inc. for D & R Associates, Inc. and JR Charles, 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, 1,900 square-foot private fueling station canopy and a 64 square-foot storage shed. The 3.0-acre site is located on the northwest corner of the intersection of Charles City Road and Klockner Drive on parcel 812-711-3575. The zoning is M-1, Light Industrial District and ASO, Airport Safety Overlay 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 conditions:

- 29 The right-of-way for widening of the intersection of Charles City Road and Klockner 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.
- 30 Outside storage shall not be permitted.
- 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.

(Staff Report by Aimee Berndt)
(Applicant's Representative: Andrew Bowman)
(Applicable Rezoning Cases and PUPs: C-16-89)

PLAN OF DEVELOPMENT

POD-37-08
Talbots @ Short Pump Town
Center – W Broad Street

APPROVED
SEE ADDENDUM PAGE 5

Richard L. Bowen & Associates, Inc. for Forest City Commercial Group: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 13,500 square-foot retail building in an existing shopping center. The 2.60-acre site is located at the northwest intersection of W Broad Street (U S Route 250) and Lauderdale Drive on parcel 737-763-0900. The zoning is B-3C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer
(Three Chopt)

As of the preparation date of the agenda, the staff has not received a revised architectural plan addressing the rear façade of the building, 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:

- 29 Outside storage shall not be permitted.
- 30 The proffers approved as a part of zoning case C-29C-98 shall be incorporated in this approval.
- 31 The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
- 32 The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
- 33 No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

(Staff Report by Kevin Wilhite)
(Applicant's Representative: Pietro A. DiFranco)
(Applicable Rezoning Cases and PUPs: C-29C-98)

PLAN OF DEVELOPMENT

POD-38-08
Partners Financial Federal
Credit Union
(POD-38-04 Rev) –
Brook Road and New York
Avenue

APPROVED

Keith Engineering, Inc. for Partners Financial Federal Credit Union and Debs Construction: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to renovate an existing one-story building for credit union administrative office use and the addition of one ATM drive-through lane and one teller service lane. The 1.15-acre site is located on the northwest corner of Brook Road (U.S. Route 1) and New York Avenue on parcels 783-762-7854 and 9359. The zoning is O-2C, Office District (Conditional). County water and sewer (**Fairfield**).

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

- 29 The proffers approved as a part of zoning case C-7C-08 shall be incorporated in this approval.
- 30 In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up teller facilities, the owner/occupant shall close the drive-up teller facilities until a solution can be designed to prevent traffic backup.
- 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, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determine appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
- 33 The limits and elevations of the Special Flood Hazard Area shall be conspicuously noted on the plan and labeled "Limits of Special Flood Hazard Area." In addition, the delineated Special Flood Hazard Area 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.

(Staff Report by Aimee Berndt)

(Applicant's Representative: Jeff Keith)

(Applicable Rezoning Cases and PUPs: C-23C-02, C-7C-08)

PLAN OF DEVELOPMENT (Deferred from the April 23, 2008 Meeting)

POD-41-07
Pouncey Place, Phase I –
Twin Hickory Lake Drive
and Pouncey Tract Road
(POD-57-86 Revised)

**DEFERRED TO 9/24/2008
BY APPLICANT**

Bay Design Group, P.C. for Pouncey Place, LLC: Request for approval of a plan of development as required by Chapter 24, Section 24-107 of the Henrico County Code, to construct a shopping center with two one-story buildings for a total of 27,630 square feet. The 5.25-acre site is part of a 10.10-acre parcel and is located on the southeast corner of Pouncey Tract Road (State Route 271) and Twin Hickory Lake Drive on part of parcel 740-765-2150. The zoning is B-2C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

As of preparation date of this agenda, issues related to access to this property through VDOT controlled property have not been resolved. Also a revised plan has not been submitted to show the existing parking conditions for current businesses or a master plan showing each phase. The master plan should be similar to the concept plan presented at time of rezoning. In addition, the Department of Public Utilities cannot recommend approval until a water meter has been proposed for the existing building. Furthermore, the applicant is not in agreement with Staff's request for additional landscaping to separate the shopping center from the existing non-conforming businesses.

Additionally, the architectural plans are substantially different from what was proffered. The buildings are required to be generally consistent in quality and style with the architecture of Belgrade Shopping Center, per the proffers.

The applicant has requested deferral to the **September 24, 2008** Planning Commission meeting.

(Staff Report by Matt Ward)
(Applicant's Representative: Kenneth Barnes)
(Applicable Rezoning Cases and PUPs: C-27C-05)

SUBDIVISION

SUB-13-08
Turner Mountain
(June 2008 Plan)

APPROVED

E. D. Lewis & Associates for Eugertha Minnicks and Curnow Development, Inc.: The 7.23-acre site proposed for a subdivision of 21 single-family homes is located on the east line of Mountain Road, approximately 150 feet south of Mountain Run Drive on parcels 779-763-2659 and 2342. The zoning is R-4, One-Family Residence District. County water and sewer. **(Fairfield) 21 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

- 13 Each lot shall contain at least 8,000 square feet
- 14 The details for the landscaping to be provided within the 25-foot-wide planting strip easement along Mountain Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat
- 15 A County standard sidewalk shall be constructed along the north side of Mountain Road
- 16 The following note shall be added to the construction plans

“NOTICE The subject property may contain a burial ground of unknown location. Any graves identified during construction activities shall be left undisturbed, unless reburial of the remains is approved in accordance with applicable laws. Any known cemetery, burial ground, or graveyard shall be platted as a cemetery lot with either public street frontage or an access easement 16 feet in width.”

(Staff Report by Aimee Berndt)
(Applicant’s Representative: Monte Lewis)

APPROVAL OF MINUTES: May 28, 2008 Minutes/APPROVED

ADJOURN @ 12.30 p.m.

**PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
JUNE 25, 2008**

ADDENDUM

PAGE 2 – DELETED ITEM

FOR INFORMATIONAL PURPOSES ONLY

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB-38-07 Winston Trace (June 2007 Plan)	12	12	0	Brookland	06/23/2009
DELETE					

(Staff Report by Lee Pambid)

PAGE 3 – ADDED INFORMATION

TRANSFER OF APPROVAL

POD-27-86
Children's World
11155 Ridgefield Parkway

APPROVED

Cowan Gates PC for KMD, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Dwayne E Russell Trust and Darlene E Russell Trust to KMD, LLC. The 0.687-acre site is located on the south line of Ridgefield Parkway, approximately 160 feet east of the intersection of Gayton Road on parcel 732-751-7770. The zoning is R-5, General Residence District. County water and sewer. **(Tuckahoe)**

The original plan calls for five pole lights. Staff is recommending that three lights **and a shielded wall pack to maintain adequate lighting levels**, conforming to current policy be installed because two lights would conflict with existing mature trees.

(Staff Report by Lee Pambid)

LANDSCAPE & LIGHTING PLAN

LP/POD-60-05
Comfort Suites @ Virginia
Commons – 10601 Telegraph
Road

APPROVED

Parker Design, Inc. for Kalan III, Inc.: 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 3.57-acre site is located along the east line of Telegraph Road, adjacent to I-95, approximately 1,130 feet north of the intersection of JEB Stuart Parkway and Telegraph Road on parcels 786-770-7883 and 9586. The zoning is B-2C, Business District (Conditional) (**Fairfield**)

(Staff Report by Greg Garrison)

PAGE 13 – REVISED PLANS

PLAN OF DEVELOPMENT (Deferred from the May 28, 2008 Meeting)

POD-30-08
CVS Pharmacy # 1991 @
Patterson Avenue and
Lauderdale Drive

APPROVED

Kimley-Horn & Associates, Inc. for Ridgeview Incorporated 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, 13,540 square foot pharmacy with drive-thru facilities. The 2.59-acre site is located on the northeast corner of Patterson Avenue (State Route 6) and Lauderdale Drive on parcels 738-742-5943, 6844 and 9542. The zoning is B-2C, Business District (Conditional) County water and sewer (**Tuckahoe**)

(Staff Report by Greg Garrison)

PLAN OF DEVELOPMENT ARCHITECTURALS
(Deferred from the May 28, 2008 Meeting)

POD-21-08
Towne Center West –
Apartments over Retail –
W Broad Street

APPROVED

Timmons Group for Towne Center West, 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 five-story, mixed-use building with 25,400 square feet of retail/restaurant space and 72 apartment units with a 3,115 square foot clubhouse. The 4.85-acre site is located at the northwest intersection of W Broad Street (U.S. Route 250) and Towne Center West Boulevard (private) on part of parcel 734-764-9340. The zoning is R-6C, General Residence District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

(Staff Report by Kevin Wilhite)

PLAN OF DEVELOPMENT

POD-36-08
North Parham Offices

APPROVED

M-Squared Engineering, LLC for Georgi Georgiev & Aleksandar Aleksandrov: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to convert two existing single-family dwellings into office buildings totaling 2,465 square feet including an accessory residential unit. The 0.79-acre site is located along the north line of N Parham Road, approximately 125 feet west of its intersection with Skipwith Road on parcels 760-754-8425 and 9225. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Three Chopt)**

(Staff Report by Matt Ward)

PLAN OF DEVELOPMENT

POD-42-08
Union Bank & Trust @
Staples Mill Square - Staples
Mill Road

Rummel, Klepper & Kahl, LLP for Staples Mill Square Associates, LLC and Union Bankshares 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, 3,500 square-foot bank with drive-thru facilities in an existing shopping center The 1 12-acre site is located along the north line of Staples Mill Road (U S Route 33), approximately 690 feet east of Hungary Spring Road on parcel 768-758-7024 The zoning is B-2C, Business District (Conditional) County water and sewer **(Brookland)**

APPROVED

- 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 approval of an electrical permit application and installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval

(Staff Report by Matt Ward)

PLAN OF DEVELOPMENT (Deferred from the May 28, 2008 Meeting)

POD-32-08
Wallace Gymnasium –
2206 Westwood Avenue

Engineering Design Associates for BCW 45th, LLC and Gordon Construction, Inc.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 22,220 square foot **private** basketball gymnasium The 3 24-acre site is located on the north line of Westwood Avenue at the intersection with Westwood Trail on parcel 779-735-7361 The zoning is M-2, General Industrial District County water and City sewer **(Brookland)**

APPROVED

- 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 approval of an electrical permit application and installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams and fixture specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval

(Staff Report by Lee Pambid)

PLAN OF DEVELOPMENT

POD-34-08
Audubon South Shopping
Center – Audubon Drive and
Oakleys Lane

APPROVED

Resource International, LC and Tetra Investment Group 16, 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 shopping center with two, one-story retail buildings totaling ~~122,560~~ **122,600** square feet. The 23.00-acre site is located on the north line of Audubon Drive approximately 1,500 feet east of Laburnum Avenue on parcels 816-717-4209 and 817-171-4199 (part). The zoning is M-1C, Light Industrial District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer **(Varina)**

- 42 **ADDED** - Should the applicant convert the 100,000 square foot building from individual tenants to a single tenant, the applicant shall submit revised architectural elevations for review and approval by the Director of Planning prior to approval at a building permit

(Staff Report by Christina Goggin)

PAGE 31 – REVISED RECOMMENDATION & REVISED ARCHITECTURAL ELEVATIONS

PLAN OF DEVELOPMENT

POD-37-08
Talbots @ Short Pump Town
Center – W Broad Street

APPROVED

Richard L. Bowen & Associates, Inc. for Forest City Commercial Group: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 13,500 square-foot retail building in an existing shopping center. The 2.60-acre site is located at the northwest intersection of W Broad Street (U.S. Route 250) and Lauderdale Drive on parcel 737-763-0900. The zoning is B-3C, Business District (Conditional) and WBSO, West Broad Street Overlay 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 additional conditions listed in the agenda

(Staff Report by Kevin Wilhite)