

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

July 28, 2010

9:00 A.M.

ADDENDUM ATTACHED



PLANNING COMMISSION

Ernest B. Vanarsdall, C.P.C., Chairperson
(Brookland)
C. W. Archer, C.P.C., Vice-Chairperson (Fairfield)
Tommy Branin (Three Chopt)
E. Ray Jernigan, C.P.C. (Varina)
Bonnie-Leigh Jones (Tuckahoe)
David A. Kaechele, 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
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, AICP, County Planner
Robert Peterman, GIS Technician
Holly Zinn, Office Assistant/Recording Secretary

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA: NONE PRESENT

ROLL CALL: ALL PRESENT

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Lee Pambid

FOR INFORMATIONAL PURPOSES ONLY – SUBDIVISION EXTENSIONS

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2009-00073 (SUB-10-09) Oakleys Chase (June 2009 Plan)	145	135	0	Fairfield	7/27/2011

TRANSFER OF APPROVAL

POD-35-84
POD2010-00099
West Broad Commons
Shopping Center – 9031 W.
Broad Street (U.S. Route
250)

APPROVED/EXPEDITED

DLC Management Corp for West Broad Improvements, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from W. Broad St. Land Co., John M. Purcell, Jr. et. al., Western Associates, Little-McMahon Properties, Inc., and West Broad Associates of Richmond to West Broad Improvements, LLC. The 11.83-acre site is located at the southeast corner of W. Broad Street (U.S. Route 250) and Tuckernuck Drive, on parcel 758-755-0890. The zoning is B-2, Business District. County water and sewer. **(Three Chopt)**

The site deficiencies as identified in the inspection report, dated April 16, 2010, have been corrected. The deficiencies included missing landscaping. The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The staff recommends approval of this transfer request.

(Staff Report by Greg Garrison)
(Applicant’s Representative: Sally Krauss)

LANDSCAPE PLAN

LP/POD-62-08
POD2010-00007
Kingdom Hall – 2801
Mechanicsville Turnpike
(U.S. Route 360)

APPROVED/EXPEDITED

Carter Design for Ginter Park Congregation of Jehovah's Witnesses of Richmond, Virginia: 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 3.48-acre site is located on the northeast corner of the intersection of Mechanicsville Turnpike (U.S. Route 360) and St. Claire Lane and the west line of 20th Street, on parcel 800-729-2497. The zoning is B-1C, Business District (Conditional). County water and sewer. **(Fairfield)**

The applicant requests approval of a landscape plan. Site lighting was approved by the Planning Commission on April 28, 2010.

Included in the staff plans is a fence detail. The applicant also proposes to replace the fencing around the existing cemetery which is currently in a state of disrepair. The proposed fence would provide more permanent delineation and protection to the cemetery. This metal three-rail picket-style fence is proposed at 42 inches and is permitted by Code. The fence detail is for informational purposes only and requires no additional approvals.

Staff recommends approval subject to the standard conditions for landscape plans.

(Staff Report by Aimee Berndt)
(Applicant's Representative: Michele Carter)
(Applicable Rezoning Cases and PUPs: C-56C-07)

LANDSCAPE & LIGHTING PLAN AND TRANSITIONAL BUFFER DEVIATION

LP/POD-30-08
POD2010-00178
POD2010-00179
CVS Pharmacy #1991 –
Lauderdale Drive

APPROVED

Kimley-Horn and Associates, Inc. for The Rebkee Company: Request for approval of a landscape and lighting plan and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The transitional buffer deviation would permit 2 light poles to be located in the transitional buffer north of the property. The 2.6-acre site is located on the northeast corner of Patterson Avenue (State Route 6) and Lauderdale Drive, on parcel 738-742-9542. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

The applicant is requesting approval of a landscape and lighting plan and transitional buffer deviation for the CVS Pharmacy at Patterson Avenue and Lauderdale Drive. The staff plan included with the agenda is a revised plan that addresses staff's comments regarding additional plant material along Lauderdale Drive and the retention pond, as well as alternate plant material within a portion of the transitional buffer to the north and along Patterson Avenue to accommodate existing utilities.

The transitional buffer deviation request would allow 2 light poles in an alternate transitional buffer along the north property line. The alternate transitional buffer allows a 12-foot reduction of the required 25-foot transitional buffer with a 6-foot tall masonry wall.

Should the Commission approve the applicant's request for the transitional buffer deviation, 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: Brian McNeal)

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

PLAN OF DEVELOPMENT – CHESAPEAKE BAY RESOURCE PROTECTION AREA EXCEPTION

F-130
Strawberry Hill Sewer
Pumping Station Master Plan
– 4800 Vawter Avenue
Chesapeake Bay Resource
Protection Area Exception

APPROVED

Greeley and Hansen, LLC for the County of Henrico Department of Public Utilities: Request for approval of a Chesapeake Bay Resource Protection Area Exception as required by Chapter 24, Sections 106.3(L) and 106.3(F) of the Henrico County Code. The exception would allow proposed public utility buildings and structures to encroach within the seaward 50-foot of the required 100-foot wide Resource Protection Area (RPA), a component of a Chesapeake Bay Preservation Area, adjacent to an unnamed tributary of the Chickahominy River in the Horse Swamp Creek Watershed. The exception would permit implementation of the Strawberry Hill Sewer Pumping Station Master Plan, which provides for the construction of a 5,806 square foot one-story standby power generator building, a wet weather flow equalization pipe with a maximum diameter of 108 inches, a 4,000 square foot one-story sewer tank pump station and odor control building, and two 16,500 square foot (6 million gallon) sewer wet weather flow equalization storage tanks, as well as related site improvements. The 21.1-acre site is located along the western line of Vawter Avenue, approximately 4,500 feet north of Laburnum Avenue, at 4800 Vawter Avenue, on parcel 799-742-8166. The zoning is M-2, General Industrial District and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

The Henrico County Code provides for the establishment of Resource Protection Areas (RPAs) adjacent to perennial streams and related water resources to provide for the removal and/or reduction of sediments, nutrients, and other unnatural substances in runoff entering the Chesapeake Bay or its tributaries. An RPA is a vegetated buffer 100 feet in width located adjacent to and landward of a designated tributary. The Code permits the Director of Public Works to review and approve certain exceptions within the landward 50 feet of a required RPA buffer, subject to several specific conditions. However, where a proposed encroachment into the RPA would exceed 50 feet, the Code requires that these encroachments be reviewed and may be granted by the Planning Commission if they find: a) The exception would not confer a special privilege denied to a similarly situated property owner; b) The exception is not based on conditions that are self created; c) The exception is the minimum necessary to afford relief; d) The exception is in keeping with the intent of the Code and is not of substantial detriment to water quality; and e) That the Planning Commission has imposed reasonable conditions to the exception which will prevent degradation of water quality.

The existing Strawberry Hill Sanitary Sewer Pumping Station was acquired by the Department of Public Utilities (DPU) from the City of Richmond in 1977, prior to the adoption of the provisions of the Henrico County Code regarding Chesapeake Bay Protection Areas. The pump station is located in the lowest point within the sewer shed in order to have the greatest service area. All of the wastewater from the western portion of Henrico County is routed through the Strawberry Hill SPS. The proposed generator building would provide triple redundancy to power the pump station. The pump station is currently served by redundant Virginia Dominion Power connections. However, both connections were knocked out of service during Hurricane Isabel in 2003 and Tropical Storm Gaston in 2004, resulting in a sanitary sewer discharge into the abutting stream. DPU has proposed an onsite generator building as a backup power supply when both Virginia Dominion Power feeds are out of service.

The DPU Master Plan for the wastewater system anticipates the needed improvements within the wastewater system to provide capacity to meet the sewer demands of the 2026 Land Use Plan and to handle wet weather flows for a 10-year storm event by 2036. DPU currently has 4 overflow ponds at the Strawberry Hill Pump Sanitary Sewer Pumping Station that are used for flow equalization and storage during peak use. As a result of heavy rainfall events or loss of station power, these ponds on occasion have overflowed into the adjoining stream. In the future as development and redevelopment occur, the additional sewer flows will require additional pumping and wet weather storage capacity at this location. Therefore, in addition to the generator building which will be constructed immediately, DPU has proposed a master plan that would include a flow equalization basin pumping station with an odor control system and 2 flow equalization tanks. These improvements to the Strawberry Hill complex are included in the DPU's Master Plan for complying with regulatory requirements of the Commonwealth of Virginia Department of Environmental Quality and the United States Environmental Protection Agency as conditions of DPU's operating permits for the County's sanitary sewer system.

DPU indicates there are no other suitable locations for these facilities at the Strawberry Hill Pump Station. These facilities would reduce the potential for discharges of untreated sewage into the adjoining creek. Subsequently, their construction may improve, rather than degrade, downstream water quality.

Upon review of the proposal and provisions of 24-106.3(1)3 of the Zoning Ordinance, the Department of Public Works recommends the Planning Commission approve the proposed encroachments into the RPA provided that all appropriate non-forested areas on the site are reforested as part of the pump station improvements. These areas will be identified during the administrative plan of development review process.

Should the Commission act on this request, staff recommends approval of this exception subject to the following condition:

1. The applicant shall include a reforestation plan as a component of the plan of development for administrative approval.

(Staff Report by Jeff Perry/Mike Kennedy)
(Applicant's Representative: Roger Cronin)

PLAN OF DEVELOPMENT

POD-011-10
POD2010-00082
Inglenook Cottages
(Formerly Maybeury) – 9301
Patterson Avenue (State
Route 6)

APPROVED
SEE ADDENDUM PG. 1

E.D. Lewis and Associates, P.C. for Patterson Investments, Inc. and IC, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 30 detached dwellings for sale with zero lot lines. The 6.06-acre site is located at the southeast corner of Patterson Avenue (State Route 6) and Maybeury Drive, on parcel 748-741-8046. The zoning is R-5AC, General Residential District (Conditional). County water and sewer. **(Tuckahoe)**

As of the preparation date of the agenda, staff has not received all the information requested for this project.

The proposed site plan is in general conformance with the conceptual site plan provided with the rezoning case for this property which was approved by the Board of Supervisors on March 9, 2010. However, comments from the Virginia Department of Transportation have yet to be received at this time. Landscaping and lighting plans will be submitted at a later date for your consideration.

The architectural plans are missing information on the type of materials used, and we have not received color information as requested. Four types of units have been proposed, although one of the units will only be used on the lot at the corner of Patterson and Maybeury. The proposed dwellings are in keeping with the architectural renderings provided at the time of rezoning of the property.

The staff recommendation will be made at the meeting. Should the Commission approve the request, in addition to the annotations on the plan and 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. Roof edge ornamental features that extend over the zero lot line, and which are permitted by Section 24-95(i)(1), must be authorized in the covenants.
30. Eight-foot easements for construction, drainage, and maintenance access for abutting lots shall be provided and shown on the POD plans.
31. Building permit request for individual dwellings shall each include two (2) copies of a layout plan sheet as approved with the plan of development. The developer may utilize alternate building types providing that each may be located within the building footprint shown on the approved plan. Any deviation in building footprint or infrastructure shall require submission and approval of an administrative site plan.
32. Windows on the zero lot line side of the dwelling can only be approved with an exception granted by the Building Official and the Director of Planning during the building permit application process.

33. The subdivision plat for Inglenook Cottages shall be recorded before any occupancy permits are issued.
34. The entrances and drainage facilities on Patterson Avenue (State Route 6) shall be approved by the Virginia Department of Transportation and the County.
35. 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.
36. A concrete sidewalk meeting County standards shall be provided along the east side of Maybeury Drive.
37. The proffers approved as a part of zoning case C-30C-09 shall be incorporated in this approval.
38. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by the engineer. An engineer's report certifying the suitability of the fill materials and its compaction shall be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.
39. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The defect bond shall remain in effect for a period of three years from the date of the issuance of the final occupancy permit. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.
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 owners 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 of 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 approval.

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

(Staff Report by Kevin Wilhite)
(Applicant's Representative: Monte Lewis)
(Applicable Rezoning Cases and PUPs: C-30C-09)

PLAN OF DEVELOPMENT

<p>POD-09-10 POD2010-00033 AutoZone at Sam's Club Shopping Center – 9450 W. Broad Street</p>	<p>Dewberry and Davis, Inc. for Woodhouse Family Limited Partnership and Autozone, 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 7,147 square foot retail building in an existing shopping center. The 1.00-acre site is located on the north line of W. Broad Street (U.S. Route 250), approximately 600 feet east of Old Springfield Road, on parcel 756-757-2974. The zoning is B-2, Business District. County water and sewer. (Brookland)</p>
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APPROVED/EXPEDITED
SEE ADDENDUM PG. 2

The applicant requests approval to demolish an existing one-story 2,877 square foot retail building and to construct a one-story 7,147 square foot auto parts retail store.

Staff has worked with the applicant to enhance the building façade materials. The applicant has provided revisions showing a primarily two-tone gray color-integrated split faced block building with an EIFS band at the top. The proposed architectural renderings are consistent with the surrounding shopping center building materials.

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

29. Outside storage shall not be permitted.
30. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
31. Only retail business establishments permitted in a B-2 zone may be located in this center.
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 Aimee Berndt)
(Applicant's Representative: Kenneth Wagner)

SUBDIVISION

SUB-11-10
SUB2010-00087
Pleasanton
(July 2010 Plan)
2510 Gay Avenue

**APPROVED/EXPEDITED
SEE ADDENDUM PG. 2**

Engineering Design Associates for Josephine Crafton and F. R. and LeeAnn Blankenship: The 3.67-acre site proposed for a subdivision of 2 single-family homes and a reserved parcel is located on the north side of Gay Avenue, approximately 300 feet east of Samara Drive, on parcels 807-716-6225 and 6995. The zoning is R-4, One Family Residential District. County water and sewer. **(Varina) 2 Lots**

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for subdivisions served by public utilities, and the following additional condition:

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

**(Staff Report by Christina Goggin)
(Applicant's Representative: Randy Hooker)**

SUBDIVISION

SUB-12-10
SUB2010-00089
Scaffold Court
(July 2010 Plan)
6196 Scaffold Court

APPROVED/EXPEDITED

Engineering Design Associates for Robert A. Foote: The 9.997-acre site proposed for a subdivision of 1 single-family home is located north of Csiki's Acres at the terminus of Scaffold Court, on parcel 856-705-2677. The zoning is A-1, Agricultural District. Individual well and individual on-site sewage disposal system. **(Varina) 1 Lot**

The applicant requests approval for right of way dedication to meet County Code requirements for lot frontage and to make the lot buildable for one single family house.

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

**(Staff Report by Greg Garrison)
(Applicant's Representative: Randy Hooker)**

SUBDIVISION

SUB-07-10
SUB2010-00076
Halie's Corner
(July 2010 Plan)
5300 Nine Mile Road (State
Route 33)

HIS Land Surveying, Inc. for DL Hurst Homes, LLC: The 1.48-acre site proposed for a subdivision of 3 single-family homes is located at the northeast corner of Nine Mile Road (State Route 33) and Bayard Street, on parcel 814-725-6975. The zoning is R-2, One-Family Residential District. County water and sewer. **(Varina) 3 Lots**

APPROVED/EXPEDITED

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 18,000 square feet.
14. Detailed construction plans shall be submitted to the Department of Planning before the final plats are submitted for final approval.

(Staff Report by Matt Ward)
(Applicant's Representative: Dean Raynes)

SUBDIVISION

SUB-09-10
SUB2010-00084
Woodlawn Terrace
(July 2010 Plan)
252 Defense Avenue

Werner Engineering, LLC for Stephen R. Marks and Emerald Land Development, LLC: The 5.89-acre site proposed for a subdivision of 1 single-family home is located on the east line of Defense Avenue, approximately 300 feet from its intersection with Dakar Drive, on parcel 830-717-7954. The zoning is R-4, One-Family Residential District and ASO, Airport Safety Overlay District. County water and sewer. **(Varina) 1 Lot**

APPROVED/EXPEDITED

The developer requests this conditional subdivision for a single lot because the original 1943 subdivision plat indicates that this parcel is designated as "set aside for park and drainage purposes". Therefore, only the Planning Commission can change its designation from park to residential lot. The Planning Commission used this process in March 2008 to approve a lot similarly designated within the same subdivision.

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. The limits and elevation of the Special Flood Hazard Area shall be conspicuously noted on the plat and construction plans and labeled "Limits of Special Flood Hazard Area." Dedicate the Special Flood Hazard Area as a "Variable Width Drainage & Utilities Easement."
14. Each lot shall contain at least 8,000 square feet, exclusive of the floodplain areas.
15. Prior to preparing the recordation plat, the engineer or surveyor shall furnish the Planning Staff a plan showing a dwelling situated on the lot to determine if the lot design is adequate to meet the requirements of Chapter 24 of the Henrico County Code.

SUBDIVISION

SUB-10-09
SUB2010-00102
Oakleys Chase
(June 2009 Plan)
Reconsideration of stub
streets and lot layout

APPROVED
SEE ADDENDUM PG. 3

Balzer and Associates, Inc. for Edward E. Jr. and Steven N. West, EJD Associates, Inc., and Gelletly and Associates, Inc.: Request for reconsideration of Oakleys Chase (June 2009 Plan). The original 107.55-acre site is located at the southeast intersection of S. Laburnum Avenue and Thornhurst Street and on the south line of Colwyck Drive, approximately 150 feet west of Gretna Court. The revised conditional subdivision plat would remove 2 stub streets, add 1 lot, and add a common area access strip. The affected blocks are located on parcels 813-720-2876, 813-721-9111, 815-721-0244, and 6748. The zoning is C-1, Conservation District, M-1, Light Industrial District, R-3C, One-Family Residence District, and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield) 146 Lots**

A reconsideration of the subdivision lot layout is requested to delete 2 stub streets connecting with Orinda Drive and Dalglish Road. These 2 streets are existing dead end streets in the adjacent Hechler Village subdivision to the west. The Department of Public Works has determined that the road connections cannot be properly graded without severely impacting adjacent existing homes in Hechler Village or satisfying maximum coverage requirements for an existing force main sewer line, and, therefore, has recommended that these stub street connections be eliminated.

The removal of the stub streets impacts common area accessibility to the west. In order to compensate for the loss of the access provided by the stubs, a 20-foot wide common area access strip has been provided. It also enables 1 additional lot to be added to the overall layout.

The proposed Section 2 final layout showing 62 lots, which was already received prior to this reconsideration, would violate the Public Works' policy limiting the number of lots on 1 point of access to 50. This section will be revised and resubmitted for final subdivision approval limiting the number of lots to 50 until additional access is provided with a future section.

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. The limits and elevation of the Special Flood Hazard Area shall be conspicuously noted on the plat and construction plans and labeled "Limits of Special Flood Hazard Area." Dedicate the Special Flood Hazard Area as a "Variable Width Drainage & Utilities Easement."
14. Each lot shall contain at least 11,000 square feet.
15. At least sixty days prior to recordation of the plat, a draft of the covenants and deed restrictions for the maintenance of the common area shall be submitted to the Department of Planning for review. Such covenants and restrictions shall be in form and substance, satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.

16. The proffers approved as part of zoning case C-58C-07 and C-9C-09 shall be incorporated in this approval.
17. The developer shall construct an all-weather surface walkway within, and a fence and landscaping along each side of, the common area access strip between lots 29 and 30 in Block B. The type, design, and other details shall be indicated on the construction plans for the approval of the Department of Planning.
18. A subdivision landscape plan shall be submitted to the Department of Planning for review and approval prior to the recordation of the plat.

(Staff Report by Lee Pambid)

(Applicant's Representative: Brandon Sovick)

(Applicable Rezoning Cases and PUPS: C-58C-07 and C-9C-09)

SUBDIVISION

SUB-01-06

SUB2010-00096

West Broad Village

(July 2006 Plan)

Reconsideration of Blocks B
and H

Timmons Group for West Broad Village, LLC and Markel I Eagle Advisors, LLC: Request for reconsideration of Blocks B and H of West Broad Village (July 2006 Plan). The original 35.72-acre site is located along the southern line of W. Broad Street (U.S. Route 250), west of the Interstate-64 interchange at Short Pump. The revised conditional subdivision plat deletes 3 townhouse lots in Block B, located between Powhatan's Trail and Redbud Road, and adds those 3 townhouse lots to Block H, located between Strolling Lane and Fishpond Lane. There is no net increase to the total number of lots. The affected blocks are located on parcels 741-760-5363, 743-760-7234, 8132, 6919, and 7818. The zoning is UMU, Urban Mixed Use District and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt) 0 Lots**

APPROVED/EXPEDITED

The original conditional plat for West Broad Village was approved by the Planning Commission in October 2006. The original conditional plat provided for 545 residential townhouse lots. Since that time, 2 sections with a total of 206 residential townhouse lots have been recorded. The developer has now requested reconsideration of Blocks B and H of the original conditional plat. The original plat provided for twenty 24-foot wide townhouses in Block H. The revised plat would provide for eighteen 20-foot wide townhouses and five 24-foot wide townhouses. The revised conditional subdivision plat would delete 3 townhouse lots in Block B, located between Powhatan's Trail and Redbud Road, and add those 3 townhouse lots to Block H, located between Strolling Lane and Fishpond Lane. There would be no net increase in lots.

The staff recommends approval of the conditional subdivision reconsideration, subject to the previously approved conditions, dated October 12, 2006.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Joseph Vilseck)

(Applicable Rezoning Cases and PUPS: C-12C-06 and P-2-06)

SUBDIVISION – REQUEST FOR WITHDRAWAL

SUB-60-07
SUB2008-00070
Winfrey Meadows
(November 2007 Plan)
Reconsideration – Request
for Withdrawal – 10885 Old
Greenwood Road
DEFERRED TO 9/22/10

David Jinnett for Madeline, LLC: Request for withdrawal of conditional subdivision approval. The 6.39-acre site is located on the northeast side of Old Greenwood Road at its intersection with Greenwood Road, on parcel 777-770-3917. The zoning is A-1, Agricultural District. County water and sewer.
(Brookland) 1 Lot

The applicant has requested withdrawal of a section of Winfrey Meadows (November 2007 Plan). In December 2007, the applicant received conditional approval to create 4 lots and 2 areas reserved for future development and to provide right-of-way dedication for the future realignment of Woodman Road. Since that time, Winfrey Meadows, Section 1, containing 3 lots, 1.9 acres reserved for future development, and right-of-way dedication has been recorded. Development plans for 1 lot, 5.4 acres reserved for future development, and additional right-of-way dedication have not been submitted. The conditional approval was recently extended to 2014.

The applicant has indicated his intent to harvest the timber from the unrecorded section of Winfrey Meadows. Tree removal and land disturbance on property proposed for development is regulated by state erosion and sediment control laws instead of forestry regulations and would require the applicant to submit a construction plan for County approval to timber the property. Because the applicant does not wish to pursue development of the remaining portion of the subdivision, rescinding previous approvals by the locality allows the timbering activity to shift from Virginia Department of Conservation and Recreation regulations to Virginia Department of Forestry regulations. The applicant is therefore requesting withdrawal of the subdivision.

(Staff Report by Christina Goggin)
(Applicant's Representative: David Jinnett)

APPROVAL OF 2011 PLANNING COMMISSION CALENDAR/APPROVED

APPROVAL OF MINUTES: June 23, 2010 Minutes/APPROVED AS CORRECTED

ADJOURN @ 10:16

**PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
July 28, 2010**

ADDENDUM

PAGE 8 – REVISED PLANS, REVISED RECOMMENDATION, AND REVISED CONDITIONS

PLAN OF DEVELOPMENT

POD-011-10 POD2010-00082 Inglenook Cottages (Formerly Maybeury) – 9301 Patterson Avenue (State Route 6) APPROVED	E.D. Lewis and Associates, P.C. for Patterson Investments, Inc. and IC, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 30 detached dwellings for sale with zero lot lines. The 6.06-acre site is located at the southeast corner of Patterson Avenue (State Route 6) and Maybeury Drive, on parcel 748-741-8046. The zoning is R-5AC, General Residential District (Conditional). County water and sewer. (Tuckahoe)
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The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, the conditions listed on the agenda and the following revised conditions:

31. Building permit request for individual dwellings shall each include two (2) copies of a layout plan sheet as approved with the plan of development. The developer may utilize alternate building types providing that each may be located within the ~~building footprint~~ **buildable area** shown on the approved plan. Any deviation in ~~building footprint~~ **buildable area** or infrastructure shall require submission and approval of an administrative site plan.
32. Windows on the zero lot line side of the dwelling can only be approved with an exception granted by the Building Official ~~and the Director of Planning~~ during the building permit application process.
33. The subdivision plat for Inglenook Cottages shall be recorded before any ~~occupancy~~ **building** permits are issued.
34. The ~~entrances~~ **road improvements** and drainage facilities on Patterson Avenue (State Route 6) shall be approved by the Virginia Department of Transportation and the County.
35. ~~A notice of completion form,~~ **Evidence** certifying that the requirements of the Virginia Department of Transportation ~~entrances~~ **Land Use** permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.

PAGE 11 – REPRINTED STAFF PLAN

PLAN OF DEVELOPMENT

POD-09-10
POD2010-00033
AutoZone at Sam’s Club
Shopping Center – 9450 W.
Broad Street
APPROVED/EXPEDITED

Dewberry and Davis, Inc. for Woodhouse Family Limited Partnership and Autozone, 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 7,147 square foot retail building in an existing shopping center. The 1.00-acre site is located on the north line of W. Broad Street (U.S. Route 250), approximately 600 feet east of Old Springfield Road, on parcel 756-757-2974. The zoning is B-2, Business District. County water and sewer. **(Brookland)**

The staff plan was reprinted to enhance clarity after a technical error occurred at the time that the agenda was produced. No revisions were made to the plan. Staff continues to recommend approval.

NOTE: The Planning Commission added the following conditions at the meeting:

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.
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.

PAGE 12 – REVISED PLAN, REVISED CAPTION, AND REVISED RECOMMENDATION

SUBDIVISION

SUB-11-10
SUB2010-00087
Pleasanton
(July 2010 Plan)
2510 Gay Avenue
APPROVED/EXPEDITED

Engineering Design Associates for Josephine Crafton and F. R. and LeeAnn Blankenship: The 3.67-acre site proposed for a subdivision of ~~2~~ **1** single-family homes and a reserved parcel is located on the north side of Gay Avenue, approximately 300 feet east of Samara Drive, on parcels 807-716-6225 and 6995. The zoning is R-4, One Family Residential District. County water and sewer. **(Varina) ~~2-Lots~~ 1 Lot**

The applicants have provided a revised plan showing 1 lot for the existing house to remain and a separate 3.33-acre parcel reserved for future development. The applicants originally proposed 2 lots and a 3.12 acre parcel reserved for future development but has decided that they do not want to create an additional buildable lot at this time. The staff recommends conditional approval subject to the annotations on the revised plan, the standard conditions for subdivisions served by public utilities and additional condition #13 on the agenda.

PAGE 16 – REVISED PLAN

SUBDIVISION

SUB-10-09
SUB2010-00102
Oakleys Chase
(June 2009 Plan)
Reconsideration of stub
streets and lot layout

APPROVED

Balzer and Associates, Inc. for Edward E. Jr. and Steven N. West, EJD Associates, Inc., and Gelletly and Associates, Inc.: Request for reconsideration of Oakleys Chase (June 2009 Plan). The original 107.55-acre site is located at the southeast intersection of S. Laburnum Avenue and Thornhurst Street and on the south line of Colwyck Drive, approximately 150 feet west of Gretna Court. The revised conditional subdivision plat would remove 2 stub streets, add 1 lot, and add a common area access strip. The affected blocks are located on parcels 813-720-2876, 813-721-9111, 815-721-0244, and 6748. The zoning is C-1, Conservation District, M-1, Light Industrial District, R-3C, One-Family Residence District, and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield) 146 Lots**

The revised plan clarifies the extent of Section 1, currently under review, and shows the general locations of utility lines as specified by the Department of Public Utilities. All annotations and comments from the original plan still apply to this revised plan.