

**HENRICO COUNTY**  
**PLANNING COMMISSION AGENDA**  
**FOR**  
**SUBDIVISIONS AND PLANS OF DEVELOPMENT**

**December 14, 2011**

**9:00 A.M.**

**ADDENDUM ATTACHED**



**PLANNING COMMISSION**

C. W. Archer, C.P.C., Chairperson (Fairfield)  
Tommy Branin, Vice-Chairperson (Three Chopt)  
Ernest B. Vanarsdall, C.P.C., (Brookland)  
E. Ray Jernigan, C.P.C. (Varina)  
Bonnie-Leigh Jones, C.P.C. (Tuckahoe)  
Patricia S. O'Bannon, 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: There are no extensions of conditional subdivisions this month.**

## TRANSFER OF APPROVAL

POD-45-87 and 97-95  
POD2011-00049; POD2011-00050  
Capital One Innsbrook I and II (Formerly WFS Financial Corporation) - 10700 and 10750 Capital One Way

**APPROVED/EXPEDITED**

**John McCullen for Capital One:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Innsbrook North Assoc. and Rowe Properties/W.F.S. Limited Partnership to Capital One National Association. The 15.67-acre site is located on the northeast corner of the intersection of Nuckols Road and Capital One Way, on parcels 752-766-8796 and 753-767-4034. The zoning is O-3C, Office District (Conditional) and O-2C, Office District (Conditional). County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. Deficiencies identified by staff included curb and pavement repair, repainting of stop bars at points of egress, and the replacement of missing stop signs and landscaping. All deficiencies have been addressed with the exception of missing landscaping. The staff recommends approval of this transfer request with the following condition:

1. All deficiencies, as identified in staff's letter dated August 15, 2011, shall be corrected no later than December 31, 2011.

**(Staff Report by Aimee Berndt)**

**(Applicant's Representative: John McCullen)**

**(Applicable Rezoning Cases and PUPs: C-46C-85; C-87C-85; C-103C-86)**

## TRANSFER OF APPROVAL

POD-99-83  
POD2011-00192  
Residence Inn by Marriott (Formerly Brock Residence Inn) – 2121 Dickens Road

**APPROVED/EXPEDITED**

**Jonathan Greene for Innkeepers USA:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from TMH Hotels to Innkeepers USA and Grand Prix Richmond, LLC. The 2.84-acre site is located at the southwest corner of the intersection of Dickens Road and Dickens Place, on parcel 769-743-1443. The zoning is B-3 Business District. County water and sewer. **(Brookland)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. The applicant has addressed all deficiencies identified in staff's letter dated June 21, 2011. The deficiencies included missing landscaping and missing stop bars. The staff recommends approval of this transfer request.

**(Staff Report by Aimee Berndt)**

**(Applicant's Representative: Bob Martin)**

## TRANSFER OF APPROVAL

POD-07-80 and 58-81  
POD2011-00326; POD2011-00255

Loughridge Office Building  
(Formerly General Medical Corporation) – 5711 Staples Mill Road (U.S. Route 33)

**APPROVED/EXPEDITED**

**Loughridge Construction for Westview Investment:** Request for transfer of approval of a Plan of Development as required by Chapter 24, Section 24-106 of the Henrico County Code from General Medical Corporation and Whitten Medical Corporation to Westview Investment. The 1.47-acre site is located on the east line of Staples Mill Road (U.S. Route 33), approximately 200 feet north of the intersection of Staples Mill Road and Northside Avenue, on parcel 774-745-5455. The zoning is O-2, Office District. County water and sewer. **(Brookland)**

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

1. Parking lot paving and striping shall be completed by December 30, 2011.

The new owner has completely rehabilitated the building to bring it into compliance with current building and accessibility codes. Additionally, he installed landscaping, irrigation, and site lighting that was not required by the County and is currently finishing the parking lot.

**(Staff Report by Christina Goggin)**  
**(Applicant's Representative: William Loughridge)**  
**(Applicable Rezoning Cases and PUPs: C-5-80)**

## TRANSFER OF APPROVAL

POD-44-75  
POD2011-00404  
Virginia Green Lawn Care  
(Formerly Surface Technology Corporation) –  
7421 Ranco Road

**APPROVED/EXPEDITED**

**George Grattan for GMWTG, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Surface Technology Corporation to GMWTG, LLC. The 7.5-acre site is located on the east line of Ranco Road, approximately 600 feet north of the intersection of Vernon Road and Ranco Road, on parcel 774-751-2041. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

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

1. The overgrown landscaping, as identified in a staff report dated November 8, 2011, shall be pruned and cleaned out by December 31, 2011.

The corrected deficiencies, as identified in the inspection report, included replacing a faded stop sign and re-painting 2 stop bars.

**(Staff Report by Christina Goggin)**  
**(Applicant's Representative: George Grattan)**

## PLAN OF DEVELOPMENT

POD-35-11  
POD2011-00405  
Kraft Foods Truck Parking  
Expansion – 8750 Park  
Central Drive  
(POD-08-96 Rev.)

**Townes Site Engineering, P.C. for Becknell Properties:**  
Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct parking lot improvements to an existing 59,328 square-foot distribution center. The 6.46-acre site is located on the east line of Park Central Drive, approximately 700 feet north of the intersection of E. Parham Road and Park Central Drive, on parcel 789-759-0742. The zoning is O/SC, Office Service District (Conditional). County water and sewer. **(Fairfield)**

### **APPROVED**

Sixteen 12-foot by 55-foot and six 11-foot by 30-foot truck parking stalls are proposed. One of the 11-foot by 30-foot stalls will be removed to provide a minimum 9-foot landscape island at the entrance to the new expansion area.

Project perimeter buffers are required in office service zoning, and additional landscaping is needed in the western portion of the project area to compensate for the replacement of a 7-foot foot berm populated with mature vegetation and landscaping with a 7-foot deep BMP.

An 8-foot high wall, approximately 183 feet in length, will be constructed to provide exceptional screening along the southern property line adjacent to an existing day care facility. The wall will match the existing building's colors and materials, which are red brick and dark grey split-face CMU. Significant landscaping is proposed along this wall.

A 5-foot right-of-way dedication from the property line is proposed, and approximately 3 mature tree form hollies and 2 willow oaks will be directly affected at such future time as construction activities may become necessary. Department of Public Works- Traffic Division has indicated that there are no immediate plans for road widening or sidewalk for this or any other portion of Park Central Drive.

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. Outside storage, including storage of equipment and trailers, shall not be permitted.
30. The proffers approved as a part of zoning case C-57C-88 shall be incorporated in this approval.
31. Vegetative screening along the BMP and the southwest corner of the property shall be provided, as approved by the Director of Planning.

**(Staff Report by Lee Pambid)**  
**(Applicant's Representative: Jason Wilkins)**  
**(Applicable Rezoning Cases and PUPs: C-57C-88)**

## PLAN OF DEVELOPMENT AND TRANSITIONAL BUFFER DEVIATION

POD-36-11  
POD2011-00409  
Glen Allen Service Center  
Addition – 3011 Mountain  
Road

### APPROVED

**Carter Design for Glen Allen Service Center:** Request for approval of a plan of development and a transitional buffer deviation, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 1,760 square-foot addition to an existing one-story, 1,845 square-foot auto service center. The transitional buffer deviation is requested to reduce the width of the required transitional buffer along the southern and western property lines. The 1.10-acre site is located at the southwest corner of Hamilton Road and Mountain Road, on parcels 770-767-2959 and 4453. The zoning is B-3C, Business District (Conditional). County water and sewer.  
**(Brookland)**

The proposed Plan of Development would permit construction of a building addition containing 2 automobile service bays to the existing Glen Allen Service Center. The proposed addition would be located at the southwest corner of the existing building, and the proposed service bays would face the western property line shared with the Glen Allen Post Office building. The existing Glen Allen Service Center was originally constructed in 1950 and currently has 3 service bays facing Mountain Road.

In 2006, the subject property was rezoned under case C-12C-06 from B-1 to B-3C in order to permit the existing use of the property to be conforming and to permit construction of another 6-bay automobile service and repair shop on the western half of the property.

In 2007, the applicant submitted a Plan of Development (POD-71-06) to construct a second automobile service and repair building on the subject site. Although the construction plans for the proposed building were approved, the current state of the economy has prevented the applicant from being able to finance the new building. Therefore, the applicant has requested approval of the proposed addition to their existing building, which is more modest in size. The proposed addition complies with the applicable proffers from C-12C-06. The proffers require a minimum 7-foot high, brick-crete or non-white vinyl fence to be provided along the southern and western property lines and a minimum 15-foot wide buffer to be retained along the southern property line.

The Zoning Code generally requires a 35-foot wide transitional buffer along the southern and western property lines, which adjoin residentially-zoned properties. The Zoning Code permits, as a buffer alternative, a 2-foot reduction in the width of the required buffer for each foot of fence height. In addition to the permitted alternative buffers, the applicant has requested a deviation of the alternative buffers to reduce the buffer along the southern property line to 15 feet, as provided in the proffers, and to reduce the planting within both required buffers to an amount proportional to the permitted alternative width. Staff notes the existing automobile service and repair shop has operated at this location for over 60 years without either a fence or a landscape buffer. The proposed fence and buffer would significantly improve the screening provided to the adjoining residentially-zoned properties. Therefore, the staff offers no objection to the transitional buffer deviation request.

The proffers also require the applicant to dedicate additional right-of-way along Mountain Road if requested by the Director of Public Works, but he has determined that additional right-of-way or improvements are not required at this time.

The walls for the addition and the screen walls around the outdoor storage area and dumpster would be constructed either with split-faced block or concrete block covered with a textured concrete finish to match the existing structure. In either case, the walls would be painted or colored to match the existing building finish. The addition would have a shingled gable roof that would match the existing building.

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. All repair work shall be conducted entirely within the enclosed building.
30. Outside storage shall not be permitted except as shown on the approved plan.
31. The proffers approved as a part of zoning case C-33C-06 shall be incorporated in this approval.
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 determined 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 Mike Kennedy)**  
**(Applicant's Representative: Michele Carter)**  
**(Applicable Rezoning Cases and PUPs: C-33C-06)**

**SUBDIVISION (Deferred from the November 16, 2011 Meeting)**

SUB-09-11  
SUB2011-00088  
Westin (October 2011 Plan)  
– Axe Handle Lane

**Youngblood, Tyler, and Associates for HHHunt Corporation:** The 49.911-acre site proposed for a subdivision of 40 single family homes is located at the northern terminus of Axe Handle Lane, approximately 280 feet north of Sawdust Drive, on parcel 732-774-7514. The zoning is A-1, Agricultural District. County water and individual on-site sewage disposal system. **(Three Chopt) 40 Lots**

**DEFERRED TO 1/25/12**

A well and septic subdivision plan for 34 lots on this parcel, the Westin (January 2005 Plan), received conditional approval by the Planning Commission on January 26, 2005, and is valid until July 1, 2014. This new proposal changes the street layout, proposes extension of public water from Stonehurst subdivision, and creates an additional 6 lots, bringing the total to 40 lots. The original approval already exceeded the County policy of 50 single-family lots on a single point of access, and staff does not support the new layout that creates additional lots. The applicant has held a neighborhood meeting on the new proposal, and there was much concern expressed by residents on the additional traffic through the existing neighborhood.

The applicant has been exploring options regarding a second point of access to serve this development. These options include the extension of Sawdust Drive to connect to Heather Grove Road south of this parcel, or the extension of Road A in this subdivision through the adjacent parcel to the east and an undeveloped lot in Shady Grove Estates subdivision to connect to Heather Grove Road.

As of the preparation date of the agenda, staff has not received a revised plan providing a second point of access as well as additional information on wetland impacts, as requested. The staff recommendation will be made at the meeting.

Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public water and individual on-site sewage disposal, the following additional conditions are recommended:

- 6A. A detailed soil analysis shall be performed and other requirements of the Health Department met before final plats are recorded. The developer shall have the center lines of all streets and lot corners staked to facilitate the examination of lots by the Health Department Sanitarians prior to filing for final approval and shall notify the Department of Planning and Health Department in writing when the staking has been done.
13. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public Works, which addresses the possible future extension of the stub street.
14. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.



15. The status of the existing “old roads” shown on the subdivision plat shall be resolved to the satisfaction of the County Attorney and Director of Planning prior to the recordation of a plat containing any impacted lots.

**(Staff Report by Kevin Wilhite)**

**(Applicant’s Representative: William Browning)**

## PLAN OF DEVELOPMENT

POD-34-11  
POD2011-00375  
Walgreens at W. Broad  
Street and Pouncey Tract  
Road - 11500 W. Broad  
Street (U.S. Route 250)  
(POD-169-85 and 93-90  
Rev.)

**APPROVED**  
**SEE ADDENDUM PG. 1**

**Vanasse, Hangen, Brustlin, Inc. for Breez-In Associates, LC, The John J. and Ima M. Liesfield Family, LLC, and Mid-Atlantic Commercial Properties, 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, 12,144 square foot pharmacy with drive-through facilities. The 1.62-acre site is located at the northwest corner of the intersection of W. Broad Street (U.S. Route 250) and Pouncey Tract Road (State Route 271), on parcels 739-762-8217 and 740-762-0017. The zoning is M-1, Light Industrial District and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

This request includes demolition of the vacant Wachovia bank and existing Breeze-In convenience store and gas station to construct a new drugstore with drive-through facilities. The applicant will dedicate right-of-way on Pouncey Tract Road to construct a right turn lane onto W. Broad Street and complete the sidewalk section tying both roads together.

Because both sites were developed over 20 years ago, West Broad Street Overlay requirements were not met. Any redevelopment is subject to the West Broad Street Overlay requirements. In order for the proposed development to function per County requirements and to accommodate existing public utility and Virginia Dominion Power easements, the applicant has submitted an exception request to the Director of Planning in accordance with Section 24-92.3(j) of the code for a deviation to allow a reduction in the streetscape buffer width. A schematic landscape plan to support the request is currently under review by staff.

VDOT has required the new development to close the existing entrance on Pouncey Tract Road unless a waiver is granted. Public Works Traffic Division has no objection to the entrance and supports the developer's waiver request.

As of the preparation date of the agenda, staff has not yet received signatures or other legal documentation authorizing the developer to build a retaining wall or permitting the proposed cross-access into Downtown Short Pump Shopping Center.

Additionally, the developer has indicated willingness to make changes to the elevations to be more compatible with the adjacent shopping center, but revised architectural plans have not yet been received.

The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

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.

29. The right-of-way for widening of Pouncey Tract Road (State Route 271) 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 Pouncey Tract Road (State Route 271) 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 VDOT standards shall be provided along the west side of Pouncey Tract Road (State Route 271) and the north side of W. Broad Street (U.S. Route 250).
33. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
34. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up facilities, the owner/occupant shall close the drive-up facilities until a solution can be designed to prevent traffic backup.
35. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
36. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
37. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, 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 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: Scott Chapman)**  
**(Applicable Rezoning Cases and PUPs: C-50-76)**

## SUBDIVISION

SUB-12-11  
SUB2011-00115  
West Broad Village  
(December 2011 Plan) A  
Resubdivision of Section 1,  
Blocks A and B – 2650  
Liesfeld Parkway

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

**Bay Companies, Inc. for West Broad Village, LLC:** The 5.67-acre site proposed for a subdivision 64 residential townhouses for sale is located along the eastern line of John Rolfe Parkway between Old Brick Road (private) and Liesfeld Parkway (private). The revised conditional subdivision plat would reconfigure the layout of unrecorded townhouse lots in Blocks A and B located between John Rolfe Parkway and Redbud Road, as shown on the original conditional West Broad Village (July 2006 Plan) and subsequently revised by the July 2010 reconsideration. There would be no net increase in lots. The affected blocks are located on parcels 741-760-2984, 2573, 2061, 3679, 2461, 4675, 3858, 4655, 5363, 5553, 5875, and part of parcel 744-759-1143. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt) 64 Lots**

The original conditional plat for West Broad Village was approved by the Planning Commission on July 11, 2006, and provided for 545 residential townhouse lots. Since that time, 10 sections with a total of 349 residential townhouse lots have been recorded. The developer has now requested a revision of Section 1, Blocks A and B of the original conditional plat, which was last revised and approved by the Planning Commission on July 28, 2010. The current conditional plat provides for 78 20-foot-wide townhouses in Blocks A and B, 14 of which have been recorded.

The revised conditional subdivision plat would reconfigure the layout of unrecorded lots between John Rolfe Parkway and Rosebud Road and would provide for 64 proposed 20-foot-wide townhouse lots for sale. It would also replace Cattle Pond Lane with Cattle Pond Walk and would eliminate lots fronting on Old Brick Road. The revised conditional plat would also provide a visual and pedestrian connection across the middle of both blocks to the BMP pond in the common area buffer along John Rolfe Parkway. There would be no net increase in lots.

The Department of Public Utilities has requested additional information regarding the location of existing utility easements and facilities that will need to be abandoned to accommodate the proposed development. DPU has also requested a cross-section of the proposed alleys showing how separation will be provided between water, sanitary sewer, storm sewer, City gas, electric, telephone, and cable services. As of the preparation date of the agenda, staff has not received the requested additional information.

The staff recommendation will be made at the meeting. Should the Commission action on this request, in addition to the standard conditions for residential townhouse for sale (RTH) subdivisions, the following additional condition is recommended:

15. The proffers approved as part of zoning case C-12C-06 shall be incorporated in this approval.

**(Staff Report by Mike Kennedy)  
(Applicant's Representative: Daniel Caskie)  
(Applicable Rezoning Cases and PUPs: C-12C-06)**

**APPROVAL OF MINUTES: November 16, 2011 Minutes/APPROVE AS CORRECTED**

**ADJOURN @ 10:04**

**PLANNING COMMISSION AGENDA  
FOR  
SUBDIVISIONS AND PLANS OF DEVELOPMENT  
December 14, 2011**

**ADDENDUM**

**PAGE 13 – REVISED PLANS AND REVISED CONDITIONS**

**PLAN OF DEVELOPMENT**

POD-34-11  
POD2011-00375  
Walgreens at W. Broad  
Street and Pouncey Tract  
Road - 11500 W. Broad  
Street (U.S. Route 250)  
(POD-169-85 and 93-90  
Rev.)

**APPROVED**

**Vanasse, Hangen, Brustlin, Inc. for Breez-In Associates, LC, The John J. and Ima M. Liesfield Family, LLC, and Mid-Atlantic Commercial Properties, 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, 12,144 square foot pharmacy with drive-through facilities. The 1.62-acre site is located at the northwest corner of the intersection of W. Broad Street (U.S. Route 250) and Pouncey Tract Road (State Route 271), on parcels 739-762-8217 and 740-762-0017. The zoning is M-1, Light Industrial District and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

VDOT has granted a waiver to allow the existing entrance on Pouncey Tract Road to remain. However, VDOT has now indicated that a waiver of the access management spacing standards is required to permit the W. Broad Street entrance shown on the plan to remain. The waiver is currently at the district under review.

Additionally, Condition #36 has been modified to address obtaining signed agreements from the adjacent property owner for joint access, maintenance, and construction easements prior to approval of construction plans.

- 30. **MODIFIED** - The entrances and drainage facilities on Pouncey Tract Road (State Route 271) and **W. Broad Street** shall be approved by the Virginia Department of Transportation and the County.
- 36. **MODIFIED** - Evidence of a joint ingress/egress, and maintenance agreement, and **construction easements** must be submitted to the Department of Planning and approved prior to ~~issuance of a certificate of occupancy~~ **signature of construction plans** for this development.

**SUBDIVISION**

SUB-12-11  
SUB2011-00115  
West Broad Village  
(December 2011 Plan) A  
Resubdivision of Section 1,  
Blocks A and B – 2650  
Liesfeld Parkway

**APPROVED/EXPEDITED**

**Bay Companies, Inc. for West Broad Village, LLC:** The 5.67-acre site proposed for a subdivision 64 residential townhouses for sale is located along the eastern line of John Rolfe Parkway between Old Brick Road (private) and Liesfeld Parkway (private). The revised conditional subdivision plat would reconfigure the layout of unrecorded townhouse lots in Blocks A and B located between John Rolfe Parkway and Redbud Road, as shown on the original conditional West Broad Village (July 2006 Plan) and subsequently revised by the July 2010 reconsideration. There would be no net increase in lots. The affected blocks are located on parcels 741-760-2984, 2573, 2061, 3679, 2461, 4675, 3858, 4655, 5363, 5553, 5875, and part of parcel 744-759-1143. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt) 64 Lots**

The Department of Public Utilities (DPU) has received the previously-requested information regarding the location of existing utility facilities as well as a typical a cross-section of the proposed alleys showing utility separation. DPU no longer expresses any objection to the proposed conditional layout plan. Staff can now recommend approval, subject to the standard conditions for residential townhouses served by public utilities, the annotations on the plans and the additional condition listed on the agenda.