

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

April 25, 2012

9:00 A.M.

ADDENDUM ATTACHED



PLANNING COMMISSION

Tommy Branin, Chairperson (Three Chopt)
Bonnie-Leigh Jones, C.P.C. Vice-Chairperson (Tuckahoe)
C. W. Archer, C.P.C. (Fairfield)
Eric S. Leabough (Varina)
Robert H. Witte, Jr. (Brookland)
Frank J. Thornton, 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 Crady, 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	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2011-00024 (SUB-04-11) Broaddus Glen (April 2011 Plan)	34	34	0	Fairfield	4/24/2013
SUB2010-00025 (SUB-03-10) Inglenook Cottages (Formerly Maybeury) (April 2010 Plan)	30	30	1	Tuckahoe	4/24/2013
SUB2011-00026 (SUB-03-11) New Market Village (April 2011 Plan)	93	61	0	Varina	4/24/2013
SUB2009-00041 (SUB-05-09) Riverview Green Phase I (April 2009 Plan)	47	6	2	Brookland	4/24/2013

TRANSFER OF APPROVAL

POD-40-71
POD2011-00453
Raceway Plaza – 500 E.
Laburnum Avenue

APPROVED/EXPEDITED

Nathan Shor for WB Enterprises, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Gregg Realty Corporation and Safeway Stores, Inc. to WB Enterprises, LLC. The 2.56-acre site is located on the north line of E. Laburnum Avenue, approximately 380 feet west of the intersection of E. Laburnum Avenue and Richmond Henrico Turnpike, on parcel 794-738-1874. The zoning is B-2, Business District. County water and sewer. **(Fairfield)**

The site is currently under administrative review for parking lot improvements, dumpster screening, and landscaping adjacent to E. Laburnum Avenue. The site deficiencies, as identified in the inspection report, dated December 30, 2011, shall be corrected with this administrative plan of development. 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: Nathan A. Shor)

TRANSFER OF APPROVAL (Deferred from the March 28, 2012 Meeting)

POD-02-00 (Part)
POD2011-00433
Park Central III – 8831 Park
Central Drive

DEFERRED TO 5/23/12

CB Richard Ellis for C.S. Richmond Corporation: Request for transfer of approval of a portion of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code from Park Central Associates, LC and Robinson Development Group, Inc. to C.S. Richmond Corporation. The 6.37-acre site is located on the east line of Park Central Drive, approximately 2000 feet north of the intersection of Park Central Drive and East Parham Road, on parcel 789-760-7494. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Fairfield)**

The applicant has requested deferral of this transfer of approval to the May 23, 2012 meeting.

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. Deficiencies include missing, damaged, and dead landscaping, damaged dumpster enclosure doors, litter, and a missing stop bar.

(Staff Report by Lee Pambid)
(Applicant's Representative: Mildred Gray)
(Applicable Rezoning Cases and PUPs: C-91C-97)

PLAN OF DEVELOPMENT

POD2012-00065
Richmond Montessori
School: North Campus –
Phase One – 501 N. Parham
Road

APPROVED/EXPEDITED

Vanasse Hangen Brustlin, Inc. for Richmond Montessori School, Inc.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish a two-story, 12,287 square-foot building and to construct a one-story, 7,400 square-foot classroom building and 2 future buildings. The 10.2-acre site is located on the east side of N. Parham Road, approximately 785 feet south of the intersection of Derbyshire Road and N. Parham Road, on parcel 752-737-6676. The zoning is R-2, One-Family Residential District, and R-3, One-Family Residential District. County water and sewer. **(Tuckahoe)**

The Richmond Montessori School property was expanded and consolidated with the former Or Atid property in September of 2009. The Or Atid property consisted of the original West End Assembly of God place of worship and a 2-story classroom building. The applicant is requesting to demolish this classroom building while retaining the former place of worship. These buildings are located on the northern portion of the Montessori School property and will be known as the North Campus. The classroom building will be replaced with a 7,400 square-foot classroom building, a future classroom building of similar size, and a future gym. Site improvements are also proposed to reconfigure the traffic and pedestrian patterns to ensure connectivity with the existing South Campus.

A revised plan has been submitted and satisfies all review agencies. This plan provides the turning and stacking lane for the northern entrance and illustrates provision of the additional right-of-way. It also reflects the amended road material for the southern entrance that will only be used for emergency access. Revised architectural elevations were provided that match the colors and conceptual renderings provided during a previous community meeting. Finally, while the Department of Public Utilities and the applicant have not come to a conclusion over the fire protection measures to be utilized, both are in agreement that this issue will be resolved prior to signature of construction plans. Additional Condition #37 has been added to address this agreement.

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 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. 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.
31. Details for the gate and locking device at the existing southern entrance road (only to be used as an emergency access road) shall be submitted for review by the Traffic Engineer and Police, and approved by the County Fire Marshall. The owner or owner's contractor shall contact the County Fire Marshall prior to completion of the fence installation to test and inspect the operations of the gates. Evidence of the Fire Marshall's approval shall be provided to the Department of Planning by the owner prior to issuance of occupancy permits.

32. 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.
33. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
34. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
35. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
36. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
37. Construction plans shall not be approved until the developer provides a water line extension in accordance with DPU Standards that will provide the needed fire flow necessary to satisfy required fire protection requirements.

(Staff Report by Tony Greulich)
(Applicant's Representative: Scott Chapman)

PLAN OF DEVELOPMENT

POD2012-00105
Panera Bread – The Shops at
White Oak Village
(POD-58-06 Rev.)

**APPROVED/EXPEDITED
SEE ADDENDUM PG. 1**

Vanesse, Hangen, Brustlin, Inc. for Laburnum Investments, LLC and Panera, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story 5,601 square-foot restaurant with outdoor patio seating and drive-through facilities. The 1.2-acre site is located on an outparcel in an existing shopping center along the east line of S. Laburnum Avenue, approximately 300 feet north of Audubon Drive, on part of parcel 815-718-5710. The zoning is B-3C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. (**Varina**)

This request is to build a Panera Bread restaurant with outdoor seating and drive-through facilities on the last outparcel along S. Laburnum Avenue within the Shops at White Oak Village shopping center.

Staff has not received a revised layout plan addressing Public Works Traffic Division's and Planning's comments, as requested. Traffic requires the applicant to provide 200 feet of stacking space for the drive-through. Planning and Traffic require the applicant to reduce the width of the drive-aisles that provide access into the site from the shopping center's internal access road. The staff recommendation will be made at the meeting.

Should the Commission act on this request, in addition to the annotations on the plan and the standard conditions for developments of this type, the following additional conditions are recommended:

29. The proffers approved as a part of zoning case C-29C-06 shall be incorporated in this approval.
30. 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.
31. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
32. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
33. Only retail business establishments permitted in a B-3 district may be located in this center.
34. 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 Christina Goggin)
(Applicant's Representative: Scott Chapman)
(Applicable Rezoning Cases and PUPs: C-29C-06)

PLAN OF DEVELOPMENT – Architecturals Only (Deferred from the March 28, 2012 Meeting)

POD2012-000136
Chipotle at Staples Mill
Square Shopping Center –
Staples Mill Road (U.S.
Route 33)
(POD-09-06 Rev.)

APPROVED/EXPEDITED

Bowman Consulting Group, LLC for Staples Mill Square Holding and H231 Partners, LLC: Request for approval of architectural plans for a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story 2,215 square foot restaurant with convenience outdoor seating. The 1.26-acre site is located on an outparcel in an existing shopping center along the north line of Staples Mill Road (U.S. Route 33), approximately 980 feet west of Old Staples Mill Road, on part of parcel 769-757-3208. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

The architectural plans were deferred from consideration at the Planning Commission's March 28, 2012 meeting to allow the applicant time to address concerns relating to the colors of the building materials. The staff has subsequently received a revised architectural plan and material samples, as requested, to ensure the proposed restaurant blends with the existing shopping center.

The revised building's elevations show similar colors to the existing shopping center, including beige brick color, a gray store front that matches the rooftop metal cornice, and a matching brick knee wall to delineate the outdoor convenience seating.

Staff recommends approval of this request subject to the terms and conditions of the original POD2012-00136, approved March 28, 2012.

(Staff Report by Matt Ward)
(Applicant's Representative: Jennifer Saum)
(Applicable Rezoning Cases and PUPs: C-77C-94)

SUBDIVISION

SUB2012-00043
Pouncey Place (April 2012
Plan) – 4521 Pouncey Tract
Road (State Route 271)

DEFERRED TO 5/23/12

Bay Companies, Inc. for Pouncey Tract Company of Virginia, LLC and the Commonwealth of Virginia: The 12.72-acre site proposed for a public road dedication is located on the east line of Pouncey Tract Road (State Route 271), approximately 580 feet south of the intersection of Pouncey Tract Road and Twin Hickory Lake Drive, on part of parcels 740-765-2150 and 7333. The zoning is A-1, Agricultural District, B-2C, Business District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt) 0 Lot**

This subdivision is for the dedication and construction of a public road intersecting Pouncey Tract Road (State Route 271) in conjunction with the development of a future shopping center and potential future townhome community. The proposed plan shows a road approximately 240 feet long, containing a cul-de-sac at the terminus and 36-foot paved surface from face of curb to face of curb within 58 feet of County right-of-way.

As of the preparation date of this agenda, staff has not received a revised plan to show elimination of the taper and right-of-way along Pouncey Tract Road as well as an adjustment of the right-of-way to accommodate an existing structure along the proposed public road. Additionally, the revised plan is to provide a median at the entrance of the proposed road and provisions for landscaping to match the conceptual plan as shown in the rezoning case C-27C-05.

The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities for a road dedication and annotations on the plan, the following conditions are recommended:

11. The details for the landscaping to be provided within the median and along both sides of the proposed roadway shall be submitted to the Department of Planning for review and approval prior to recordation of the plat, and a maintenance agreement shall be entered into with the Department of Public Works for landscape features within the right-of-way.
12. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
13. The proffers approved as part of zoning case C-27C-05 shall be incorporated in this approval.

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

PLAN OF DEVELOPMENT

POD2012-00107
Islamic Center of Richmond
– Hungary Road – 8481
Hungary Road

APPROVED
SEE ADDENDUM PG. 1

Balzer and Associates, Inc. for the Islamic Center of Richmond: 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-story 30,277 square-foot place of worship with a daycare and a school. The 5.235-acre site is located along the south line of Hungary Road, opposite its intersection with Wilshire Drive, on parcels 764-760-6048 and 7639. The zoning is A-1, Agricultural District. County water and sewer. **(Brookland)**

The proposed project is for construction of a place of worship, including a daycare and a school. A revised plan has been requested to address revisions to the parking lot layout and location of the playground.

In addition, the Traffic Engineer has requested information be provided to determine if a traffic signal is warranted at the intersection of Hungary Road and Wilshire Drive, which is the only point of access to serve this development. This information will also determine if the design of the turn lanes and other road improvements is adequate.

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

29. The right-of-way for widening of Hungary 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 south side of Hungary Road.
31. Outside storage shall not be permitted.
32. 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.
33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
34. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

(Staff Report by Kevin Wilhite)
(Applicant's Representative: Brad P. Schurman)

SUBDIVISION (Deferred from the March 28, 2012 Meeting)

SUB2012-00020

Osborne Glen (March 2012 Plan) – 7200 Osborne Turnpike

APPROVED

SEE ADDENDUM PG. 2

Burgess and Niple for Wilton Investment Corp.: The 65-acre site proposed for a subdivision of 43 single-family homes is located at the northwest corner of the intersection of Osborne Turnpike and Sholey Road on parcel 800-695-7559. The zoning is A-1, Agricultural District. County water and sewer. **(Varina) 43 Lots**

This proposed subdivision is a revision to the Crowder Farms (October 2004 Plan), which was approved by the Planning Commission on October 27, 2004, and is still currently valid. The approval was for 43 lots to be served by wells and septic systems. The new proposal will have lots served by public water and public sewer. In order to be served by public sewer, the applicant will have to construct a public sewage pump station to serve this development.

As of the preparation date of this agenda, the staff has completed its review of the revised plan and has requested additional information from the applicant related to floodplain encroachments and modifications. In addition, the extent of road improvements to Osborne Turnpike are still being discussed, specifically the requirement for curb and gutter installation. The revised plan submitted does address buildable areas for the lots, the location of the road relative to the existing ponds, access to the Jordan property, and the Stream Protection Area buffers, as was requested.

The applicant is requesting the Commission grant specific approval to the block length for Road B exceeding 1,320 feet due to the configuration of the property. This approval was granted previously with the conditional subdivision plan approved in 2004.

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

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 43,560 square feet, exclusive of the floodplain areas.
15. The plat shall contain a statement that the common area is dedicated to the common use and enjoyment of the homeowners of Osborne Glen, and is not dedicated for use by the general public. This statement shall refer to the applicable article in the covenants recorded with the plat.
16. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Department of Planning for review. Such covenants and restrictions shall be in a form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
17. The details for the landscaping to be provided within the 25-foot wide planting strip easement along Osborne Turnpike shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
18. A County standard sidewalk shall be constructed along the west side of Osborne Turnpike, if curb and gutter is required.

19. 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.
20. The developer shall provide evidence to the Planning Department of the vacation of the existing 15-foot right-of-way easement prior to the recordation of the subdivision plat.
21. There shall be no access to Sholey Road from the strip of land currently shown as part of Lot 20. If the said strip of land is not transferred to an adjacent property owner or held in reserve for future development, a 10-foot planting strip easement shall be provided along the portion of the lot abutting Sholey Road.

(Staff Report by Kevin Wilhite)

(Applicant's Representative: John Schwartz III)

SUBDIVISION

SUB-07-11
SUB2011-00055
The Townes at Hunton Park
(July 2011 Plan) – Hunton
Park Boulevard

DEFERRED TO 5/23/12

Burgess & Niple for Hunton Park Land Partners, LC: The 3.38-acre site proposed for a subdivision of 12 residential townhouses for sale is located on the north line of Hunton Park Boulevard, approximately 150 feet west of the intersection of Hunton Park Boulevard and Abbots Cross Lane, on parcel 763-774-5187. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Brookland) 12 Lots**

A right turn lane onto Vicars Ridge Lane from Hunton Park Boulevard is required in accordance with the Department of Public Works' Design Standards. The applicant submitted an exception request to delete this requirement on April 12, 2012, which is under consideration by DPW. The staff recommendation will be made at the meeting.

Should the Commission act on this request, in addition to the annotations on the plans and the standard conditions for residential townhouse for sale subdivisions, the following additional conditions are recommended:

15. 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."
16. The proffers approved as part of zoning cases C-25C-10 and C-18C-11 shall be incorporated in this approval.
17. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

(Staff Report by Mike Kennedy)

(Applicant's Representative: J. Richard Schwartz III)

(Applicable Rezoning Cases and PUPs: C-25C-10; C-18C-11)

PLAN OF DEVELOPMENT

POD-25-11
POD2011-00230

The Townes at Hunton Park,
Section E – Hunton Park
Boulevard

DEFERRED TO 5/23/12

Burgess & Niple for Hunton Park Land Partners, LC:
Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 12 residential townhouses for sale. The 3.38-acre site is located on the north line of Hunton Park Boulevard, approximately 150 feet west of the intersection of Hunton Park Boulevard and Abbots Cross Lane, on parcel 763-774-5187. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Brookland)**

As of the preparation date of this agenda, the applicant has not submitted revised elevations and floor plans that comply with the proffers of zoning case C-25C-10 regarding architectural design. The applicant is currently working with their builder, Ryan Homes, to address staff's concerns.

In addition, a right turn lane onto Vicars Ridge Lane from Hunton Park Boulevard is required in accordance with the Department of Public Works' Design Standards. The applicant submitted an exception request to delete this requirement on April 12, 2012, which is under consideration by DPW. The staff recommendation will be made at the meeting.

Should the Commission act on the proposed POD site plan, in addition to the standard conditions for developments of this type and the annotations on the plans, the following additional conditions are recommended:

29. The subdivision plat for The Townes at Hunton Park, Section E shall be recorded before any building permits are issued.
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. The proffers approved as a part of zoning cases C-25C-10 and C-18C-11 shall be incorporated in this approval.
32. 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.
33. 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.
34. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

35. 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: J. Richard Schwartz III)

(Applicable Rezoning Cases and PUPs: C-25C-10; C-18C-11)

SUBDIVISION

SUB2012-00028
Lakeview Estates (April
2012 Plan) – 209 S. Lake
Avenue

APPROVED/EXPEDITED

Engineering Design Associates for Bradley T. Harris: The 1.788-acre site proposed for a subdivision of 2 single-family homes is located on the northeast corner of the intersection of S. Lake Avenue and Hawkes Lane, approximately 180 feet south of Highland Meadow Court, on parcel 820-724-1093. The zoning is R-2A, One-Family Residential District and ASO, Airport Safety Overlay District. County water and sewer. **(Varina) 2 Lots**

This subdivision is to create 2 new lots with frontage on S. Lake Avenue. The property previously consisted of 3 lots fronting on undeveloped Hawkes Lane.

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

13. Each lot shall contain at least 13,500 square feet, exclusive of the floodplain areas.

(Staff Report by Matt Ward)

(Applicant's Representative: Randy Hooker)

APPROVAL OF MINUTES: March 15, 2012 Rezoning Minutes/**APPROVED**

March 28, 2012 POD/Subdivision Minutes/**APPROVED**

ADJOURN @ 10:23

**PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
April 25, 2012**

ADDENDUM

PAGE 7 – REVISED PLAN AND REVISED RECOMMENDATION

PLAN OF DEVELOPMENT

POD2012-00105
Panera Bread – The Shops at
White Oak Village
(POD-58-06 Rev.)

APPROVED/EXPEDITED

Vanesse, Hangen, Brustlin, Inc. for Laburnum Investments, LLC and Panera, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story 5,601 square-foot restaurant with outdoor patio seating and drive-through facilities. The 1.2-acre site is located on an outparcel in an existing shopping center along the east line of S. Laburnum Avenue, approximately 300 feet north of Audubon Drive, on part of parcel 815-718-5710. The zoning is B-3C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

Staff has received a revised layout plan addressing Public Works Traffic Division's and Planning's comments, as requested. The applicant revised the plan to provide 200 feet of stacking space for the drive-through. The revised plan also narrows the drive-aisles that provide access into the site from the shopping center's internal access road per Traffic's and Planning's comments.

Staff recommends approval subject to the annotations on the revised plan, the standard conditions for developments of this type, and the additional conditions listed in the agenda.

PAGE 12 – REVISED PLAN, REVISED RECOMMENDATION, AND ADDED CONDITIONS

PLAN OF DEVELOPMENT

POD2012-00107
Islamic Center of Richmond
– Hungary Road – 8481
Hungary Road

APPROVED

Balzer and Associates, Inc. for the Islamic Center of Richmond: 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-story 30,277 square-foot place of worship with a daycare and a school. The 5.235-acre site is located along the south line of Hungary Road, opposite its intersection with Wilshire Drive, on parcels 764-760-6048 and 7639. The zoning is A-1, Agricultural District. County water and sewer. **(Brookland)**

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

35. **ADDED** – The property owner shall quitclaim any interest in the existing 15-ft. ingress/egress easement shown on this site prior to the issuance of a Certificate of Occupancy for this development.
36. **ADDED** – Construction traffic associated with this development shall not use Hoehns Road for access.

PAGE 14 – REVISED RECOMMENDATION AND ADDED CONDITIONS

SUBDIVISION (Deferred from the March 28, 2012 Meeting)

SUB2012-00020

Osborne Glen (March 2012 Plan) – 7200 Osborne Turnpike

Burgess and Niple for Wilton Investment Corp.: The 65-acre site proposed for a subdivision of 43 single-family homes is located at the northwest corner of the intersection of Osborne Turnpike and Sholey Road on parcel 800-695-7559. The zoning is A-1, Agricultural District. County water and sewer. **(Varina) 43 Lots**

APPROVED

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

22. **ADDED** - The construction plans for the public sewage pump station shall be approved by the Department of Public Utilities and all other necessary review agencies prior to the approval of the subdivision construction and utility plans for this development.
23. **ADDED** - In the event that a proposed roadway is constructed in the location where an existing dam is currently situated, the following conditions shall apply:
 - (a) The existing dam shall be removed.
 - (b) No part of the existing dam shall be used in the construction of any new road.
 - (c) The Special Flood Hazard Area shall be confirmed prior to approval of the construction plans. Any revisions to the Special Flood Hazard Area shall be approved by the Director of Public Works.
 - (d) Relocation and redesign of the existing dam shall require the approval of the Department of Public Works and other appropriate agencies prior to the approval of the construction plans.
 - (e) No portion of any new dam shall become part of any road.
 - (f) Any proposed fill within an identified Special Flood Hazard Area shall require an exception by the Director of Public Works prior to approval of the construction plans.