

**PLANNING COMMISSION AGENDA  
FOR  
SUBDIVISIONS AND PLANS OF DEVELOPMENT  
APRIL 23, 2008  
9:00 A.M.**

**ADDENDUM ATTACHED**



**PLANNING COMMISSION**

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

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

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

**ROLL CALL:**

**REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News**

**EXPEDITED AGENDA: Leslie News**

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Christina Goggin**

**FOR INFORMATIONAL PURPOSES ONLY**

<b>Subdivision</b>	<b>Original No of Lots</b>	<b>Remaining Lots</b>	<b>Previous Extensions</b>	<b>Magisterial District</b>	<b>Recommended Extension</b>
<b>SUB-13-04 Majestic Meadows (September 2004 Plan)</b>	<b>123</b>	<b>123</b>	<b>2</b>	<b>Varina</b>	<b>04/22/09</b>
<b>SUB-22-07 Tredinnock Farm (March 2007 Plan)</b>	<b>20</b>	<b>20</b>	<b>0</b>	<b>Varina</b>	<b>04/22/09</b>
<b>SUB-27-07 Village @ Millers Lane (April 2007 Plan)</b>	<b>78</b>	<b>78</b>	<b>0</b>	<b>Varina</b>	<b>04/22/09</b>

**TRANSFER OF APPROVAL (Deferred from the March 26, 2008 Meeting)**

PODs-03-71, 36-71, 108-73,  
47-75, 121-83 and 78-91  
Glen Lea Shopping Center –  
Laburnum Avenue and  
Mechanicsville Turnpike

**APPROVED**

**Luke Pucinelli for Macquarie Countrywide-Regency Centers, L.P. and URSPI, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Glen Lea Shopping Center, Inc., F Earl Frith and Donald G Sink, and Old Dominion Realty Trust to Macquarie Countrywide- Regency Centers, L P and URSPI, LLC The 9 211-acre site is located on the northwest corner of E Laburnum Avenue and Mechanicsville Turnpike (U S Route 360) on parcel 802-736-8028 The zoning is B-2, Business District County water and sewer (**Fairfield**)

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval The site deficiencies identified in the inspection report dated **October 10, 2007** included missing landscaping, dumpster enclosures, and the repaving of Adams Road All deficiencies identified have been corrected by the applicant with the exception of screening for recycling containers The applicant has posted a bond to cover the screening of the recycling containers The staff recommends approval of this transfer request

**(Staff Report by Aimee Berndt)**

**(Applicant's Representative: Luke Puccinelli)**

## PLAN OF DEVELOPMENT

POD-19-08  
Hilton Garden Inn and  
Holiday Inn @ Virginia  
Center Commons –  
JEB Stuart Parkway and  
Telegraph Road

**APPROVED**  
**SEE ADDENDUM**  
**PAGE 1**

**Timmons Group for STI Properties Inc. and Sliding Hill, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a five-story, 130-room Hilton Garden Inn hotel and a four-story, 128-room Holiday Inn hotel. The 10.83-acre site is located on the southern line of JEB Stuart Parkway at the intersection of JEB Stuart Parkway and Telegraph Road on parcel 785-769-6656. The zoning is B-3C, Business District (Conditional), M-1C, Light Industrial District (Conditional) and O-3C, Office District (Conditional). County water and sewer (Fairfield)

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

- 9 **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
- 11 **AMENDED** - Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams and fixture specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
- 29 The right-of-way for widening of JEB Stuart Parkway 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 southwest side of JEB Stuart Parkway.
- 31 There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
- 32 The proffers approved as a part of zoning cases C-20C-80, C-22C-83 and C-116-88 shall be incorporated in this approval.
- 33 The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
- 34 Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
- 35 The 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.

**continue**

**Continued**

- (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
- 36 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.
- 37 Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground
- 38 The applicant shall incorporate into the construction plans for signature any comments generated by the County's Traffic Engineer from his review of the Traffic Impact Study for this development

**(Staff Report by Greg Garrison)**  
**(Applicant's Representative: Brian Crutchfield)**  
**(Applicable Rezoning Cases and PUPs. C-20C-80, C-22C-83 and C-116C-88)**

**TRANSFER OF APPROVAL**

POD-44-77  
Gaskins Road Racquet Club-  
1145 Gaskins Road

**APPROVED**  
**SEE ADDENDUM**  
**PAGE 1**

**Courtside West, LLC for Dominion Damian Sanchio:**  
Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Tennis Associates of Virginia to Courtside West, LLC. The 1.41-acre site is located on the east line of Gaskins Road, approximately 900 feet north of Patterson Avenue (State Route 6) on parcel 745-742-9763. The zoning is B-2, Business District. County water and sewer **(Tuckahoe)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original plan of development approval. All deficiencies noted in the January 29, 2008 inspection report have been addressed. Staff recommends approval of this transfer of approval request.

**(Staff Report by Matt Ward)**  
**(Applicant's Representative: Damian Sanchio)**



**PLAN OF DEVELOPMENT, REVISED MASTER PLAN, & SPECIAL EXCEPTION**

POD-20-08  
The Steward School Building  
Additions – 11600 Gayton  
Road (POD-122-98 Rev )

**APPROVED and  
SPECIAL EXCEPTION  
APPROVED**

**Koontz-Bryant, P.C. for Dixon Independent School Corporation and Steward School:** Request for approval of a plan of development revised master plan and special exception for temporary classroom trailers, as required by Chapter 24, Sections 24-106 and 24-2 of the Henrico County Code, to construct building additions to the gym for storage, totaling 2,203 square feet, building additions to the upper school totaling 8,453 square feet, a loading dock and building additions to the middle school totaling 1,771 square feet, a 2,100 square foot storage building, a 780 square foot restroom building and 4 tennis courts. The 35.73-acre site is located on the northwest corner of the intersection of Gayton Road and Ryandale Road, on parcels 736-748-4535, 736-747-0678 and 8260. The zoning is A-1, Agricultural District. County water and sewer. **(Tuckahoe)**

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

- 9 **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
- 29 There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
- 30 The temporary classroom trailers and related improvements shall be removed from the site on or before September 1, 2010.
- 31 Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
- 32 The conceptual master plan, as submitted with this application, is for planning and information purposes only.
- 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 determine 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 A concrete sidewalk meeting County standards shall be provided along the north side of Gayton Road.

**(Staff Report by Jim Strauss)  
(Applicant's Representative: Paul Hinson)**

## PLAN OF DEVELOPMENT

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

### SITE PLAN APPROVED

ARCHITECTURALS  
DEFERRED TO  
MAY 28, 2008

**Timmons Group for Towne Center West, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a five-story mixed-use building with 25,400 square feet of retail/restaurant space and 72 apartment units with a 3,115 square foot clubhouse. The 4.85-acre site is located at the northwest intersection of W Broad Street (U S Route 250) and Towne Center West Boulevard (private) on part of parcel 734-764-9340. The zoning is R-6C, General Residence District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

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

- 29 Outside storage shall not be permitted.
- 30 The proffers approved as a part of zoning case C-59C-06 and the conditions approved as a part of provisional use permit case P-19-06 shall be incorporated in this approval.
- 31 The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
- 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 Simultaneously with the application for the building permit, the applicant shall provide a copy of the architectural plans submitted with the said application to the Division of Police to assist in the preparation of the security survey required by case P-19-06.

**(Staff Report by Kevin Wilhite)**

**(Applicant's Representative: Roger R. Rodriguez)**

**(Applicable Rezoning Cases and PUPs: C-59C-06 and P-19-06)**



## PLAN OF DEVELOPMENT

POD-22-08  
Kona Grill @ West Broad  
Village – W Broad Street

**APPROVED**  
**SEE ADDENDUM**  
**PAGE 2**

**Timmons Group for West Broad Village LLC & West Broad Village II, LLC and Kona Grill, 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, 8,390 square foot restaurant. The 0.50-acre site is located at the southwest intersection of W Broad Street (U S Route 250) and Gathering Place on part of parcel 742-761-3521. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer  
**(Three Chopt)**

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

- 29 Outside storage shall not be permitted.
- 30 The proffers approved as a part of zoning case C-59C-06 shall be incorporated in this approval.
- 31 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.
- 32 The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Kevin Wilhite)**  
**(Applicant's Representative: Joseph R. Vilseck, III)**  
**(Applicable Rezoning Cases and PUPs: C-12C-06)**

## PLAN OF DEVELOPMENT & TRANSITIONAL BUFFER DEVIATION

POD-25-08  
The Corner @ Short Pump –  
W Broad Street and  
Lauderdale Road Drive

**DEFERRED BY THE  
APPLICANT TO  
MAY 28, 2008**

**Timmons Group for W2005 WRL Realty, L.L.C.:** Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code, to construct a shopping center consisting of 8, one-story retail buildings totaling 234,000 square feet and 1, one-story, 4,000 square foot bank building with 2 drive-thru lanes. The transitional buffer deviation is for a 10-foot reduction in the width of the required 35-foot transitional buffer north of Three Chopt extended. The 41.07-acre site is located on the southwest corner of W Broad Street (U S Route 250) and Lauderdale Drive on parcel 746-762-2022. The zoning is B-2C, Business District (Conditional), RTHC, Residential Townhouse District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer (**Three Chopt**)

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. A revised plan has been requested to address the loading area and building elevations adjacent to Lauderdale Drive. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

- 9 **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
- 11 **AMENDED** - Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
- 29 The right-of-way for widening of Lauderdale Drive as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
- 30 The entrances and drainage facilities on W Broad Street (U S Route 250) shall be approved by the Virginia Department of Transportation and the County.
- 31 A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
- 32 A concrete sidewalk meeting County standards shall be provided along the west side of Lauderdale Drive and the north side of Three Chopt Road.
- 33 There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
- 34 The proffers approved as a part of zoning cases C-68C-95, C-57C-06 and C-65C-07 shall be incorporated in this approval.
35. 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.

**continue**

Continued

- 36 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.
- 37 The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
- 38 Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
- 39 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.
- 40 The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
- 41 Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
- 42 The subdivision plat for Three Chopt Road shall be recorded before any occupancy permits are issued.

**(Staff Report by Greg Garrison)**

**(Applicant's Representative: John J. Bennett)**

**(Applicable Rezoning Cases and PUPs: C-68C-95, C-57C-06 and C-65C-07)**

## PLAN OF DEVELOPMENT

POD-24-08  
7-Eleven Convenience Store-  
9500 W Broad Street and  
Old Springfield Road

**APPROVED**

**Blakeway Corporation for Featherston Service Station, Inc. and 7-Eleven, 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, 3,171 square foot, convenience store with fuel pumps. The 1.04-acre site is located on the northwest corner of the intersection of W Broad Street (U S Route 250) and Old Springfield Road on parcel 775-758-5312. The zoning is B-3, Business District. County water and sewer (**Brookland**).

A revised plan has been provided in your agenda. The revised plan shows road improvements and right-of-way dedication as required by Public Works Division of Traffic. Also it provides setbacks as required by the ordinance zoning. As of the preparation date of the agenda, staff has not completed its review of the plan.

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

- 29 The right-of-way for widening of Old Springfield 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 entrances and drainage facilities on W Broad Street (U S Route 250) shall be approved by the Virginia Department of Transportation and the County.
- 31 A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
- 32 A concrete sidewalk meeting County standards shall be provided along the west side of Old Springfield Road and a concrete sidewalk meeting VDOT standards shall be provided along the north line of W Broad Street (U S Route 250).
- 33 Outside storage shall not be permitted.
- 34 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.
- 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 painted to match the building, and shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Matt Ward)**

**(Applicant's Representative: Douglas D. Yeates)**

## PLAN OF DEVELOPMENT

POD-27-08  
McDonald's @ The Shops  
@White Oak Village

### APPROVED

**Blakeway Corporation for Laburnum Investment, LLC and McDonald's USA, 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, 4,382 square foot fast food restaurant with drive-thru facilities on an outparcel in the Shops @ White Oak Village Shopping Center. The 0.99-acre site is located on the east line of S Laburnum Avenue, approximately 1,400 feet south of I-64 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**).

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

- 29 Only retail business establishments permitted in a B-3 zone may be located in this center.
- 30 The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
- 31 No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
- 32 Outside storage shall not be permitted.
- 33 The proffers approved as a part of zoning case C-29C-06 shall be incorporated in this approval.
- 34 The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.
- 35 In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up delivery facilities, the owner/occupant shall close the drive-up delivery facilities until a solution can be designed to prevent traffic backup.
- 36 The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Christina Goggin)**  
**(Applicant's Representative: Douglas D. Yeates)**  
**(Applicable Rezoning Cases and PUPs: C-29C-06)**

## SUBDIVISION

SUB-10-08  
Highland Springs  
(April 2008 Plan)  
S Kalmia Avenue

**APPROVED**

**William R. Knoop, L.S. for Young Homes Housing Renewal Group, LLC:** The 1.294-acre site proposed for a subdivision of 2 single-family homes is located on the east line of S Kalmia Avenue, approximately 700 feet north of E Beal Street on parcel 822-722-5289. The zoning is R-3, One-Family Residence District, R-4, One-Family Residence District and ASO, Airport Safety Overlay 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: William R. Knoop)**

## **PLAN OF DEVELOPMENT (Deferred from the February 27, 2008 Meeting)**

POD-41-07  
Pouncey Place, Phase 1 –  
Twin Hickory Lake Drive  
and Pouncey Tract Road  
(POD-57-86 Revised)

**DEFERRED BY  
APPLICANT TO  
JUNE 25, 2008**

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

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

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

The applicant has requested deferral to the June 25, 2008 Planning Commission meeting.

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

**PLAN OF DEVELOPMENT & MASTER PLAN**  
**(Deferred from the March 26, 2008 Meeting)**

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

**DEFERRED BY  
APPLICANT TO  
JUNE 25, 2008**

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

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

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

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

**continue**

**Continued**

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

**continue**



**Continued**

- 47 Building 8 shall be constructed in accordance with the proffered design plans as determined by the Director of Planning. Final architectural plans shall be submitted for review and approval by the Director of Planning prior to approval of a building permit for that building.
- 48 A traffic control plan for existing and proposed signals and turn lane improvements along Church Road, Pump Road and John Rolfe Parkway based upon the ultimate development of those roads as shown on the County's design plans shall be submitted for review and approval by the County Traffic Engineer, prior to the final approval of construction plans. The traffic control plan shall include a maintenance of traffic plan.
- 49 All improvements shown on the traffic control plan in accordance with condition No. 48 above including any required off-site improvements shall be completed prior to the issuance of any Certificates of Occupancy, unless an exception is approved by the Director of Public Works.
- 50 A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review prior to the approval of any final construction plans.
- 51 A revised pedestrian access plan in accordance with the proffered design shall be submitted for review and approval by the Director of Planning prior to approval of final construction plans.
- 52 Private streets proposed to provide access to the future residential development shall be designed in accordance with 24-30 2(a) multi-family development standards.
- 53 A tree protection plan for any future development area shall be submitted for review and approval by the Director of Planning prior to approval of final construction plans.
- 54 All underground utilities serving the property including storm sewer, sanitary sewer, water, gas, electric, telephone and cable, as well as related appurtenances shall be located to accommodate the landscaping in the buffers shown on the approved conceptual plan, in particular behind Buildings 1 and 2, unless otherwise approved by the Director of Planning.
- 55 A comprehensive signage plan must be submitted for coordinated review prior to issuance of sign permits.

**(Staff Report by Mike Kennedy)  
(Applicant's Representative: Philip Chang)  
(Applicable Rezoning Cases and PUPs: C-27C-06)**

**APPROVAL OF MINUTES: March 26, 2008 Minutes/ APPROVED**

**ADJOURN @ 10.19 a.m.**

**PLANNING COMMISSION AGENDA  
FOR  
SUBDIVISIONS AND PLANS OF DEVELOPMENT  
APRIL 23, 2008  
ADDENDUM**

**PAGE 4 – REVISED ARCHITECTURAL PLANS**

**PLAN OF DEVELOPMENT**

POD-19-08  
Hilton Garden Inn and  
Holiday Inn @ Virginia  
Center Commons –  
JEB Stuart Parkway and  
Telegraph Road

**APPROVED**

**Timmons Group for STI Properties Inc. and Sliding Hill, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a five-story, 130-room Hilton Garden Inn hotel and a four-story, 128-room Holiday Inn hotel. The 10.83-acre site is located on the southern line of JEB Stuart Parkway at the intersection of JEB Stuart Parkway and Telegraph Road on parcel 785-769-6656. The zoning is B-3C, Business District (Conditional), M-1C, Light Industrial District (Conditional) and O-3C, Office District (Conditional). County water and sewer **(Fairfield)**

**(Staff Report by Greg Garrison)**

**PAGE 6 – CAPTION REVISION**

**TRANSFER OF APPROVAL**

POD-44-77  
Gaskins Road Racquet Club-  
1145 Gaskins Road

**APPROVED**

**Demmon Damian Sancilio for Courtside West, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Tennis Associates of Virginia to Courtside West, LLC. The 1.41-acre site is located on the east line of Gaskins Road, approximately 900 feet north of Patterson Avenue (State Route 6) on parcel 745-742-9763. The zoning is B-2, Business District. County water and sewer **(Tuckahoe)**

**(Staff Report by Matt Ward)**



**PAGE 10 – REVISED ARCHITECTURALS**

**PLAN OF DEVELOPMENT**

POD-22-08  
Kona Grill @ West Broad  
Village – W Broad Street

**APPROVED**

**Timmons Group for West Broad Village LLC & West Broad Village II, LLC and Kona Grill, 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, 8 390 square foot restaurant. The 0.50-acre site is located at the southwest intersection of W Broad Street (U S Route 250) and Gathering Place on part of parcel 742-761-3521. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer **(Three Chopt)**

**(Staff Report by Kevin Wilhite)**

**PAGE 13 – CAPTION REVISION, REVISED RECOMMENDATION & REVISED ARCHITECTURALS**

**PLAN OF DEVELOPMENT**

POD-24-08  
7-Eleven Convenience Store  
- 9500 W Broad Street and  
~~Old Springfield Road~~

**APPROVED**

**Blakeway Corporation for Featherston Service Station, Inc. and 7-Eleven, 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, 3,171 square foot, convenience store with fuel pumps. The 1.04-acre site is located on the northwest corner of the intersection of W Broad Street (U S Route 250) and Old Springfield Road on parcel 775-758-5312. The zoning is B-3, Business District. County water and sewer **(Brookland)**

The staff recommends approval of the revised plan and architecturals, subject to the annotations on the plans, the standard conditions for developments of this type, and the additional conditions listed on the agenda.

**(Staff Report by Matt Ward)**