

PLANNING COMMISSION AGENDA

FOR

SUBDIVISIONS AND PLANS OF DEVELOPMENT

November 19, 2008

9:00 A.M.

ADDENDUM ATTACHED



PLANNING COMMISSION

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

DEVELOPMENT REVIEW AND DESIGN DIVISION – DEPARTMENT OF PLANNING

David D O'Kelly Jr , Assistant Director of Planning
Leslie A News, CLA, Principal Planner
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 GIS Manager
Holly L Zinn, Office Assistant/Recording Secretary

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Lee Pambid

FOR INFORMATIONAL PURPOSES ONLY

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB-56-07 Morgan Estates (Oct. 2007 Plan)	3	3	0	Three Chopt	11/18/2009
Pemberton Grove, Sec. A (Nov. 2005 Plan)	16	16	2	Brookland	11/18/2009
River Mill Estates (Oct. 2004 Plan)	12	12	3	Brookland	11/18/2009
Rocketts Landing Townhouses (Nov. 2005 Plan)	42	11	1	Varina	11/18/2009
Sweetbay Hills (Oct. 2005 Plan)	144	144	2	Fairfield	11/18/2009
SUB-62-07 The Village at Olde Colony (Nov. 2007 Plan)	9	9	0	Varina	11/18/2009
Woodman Hills (Nov. 2001 Plan)	1	1	3	Fairfield	11/18/2009

TRANSFER OF APPROVAL

POD-98-73
Tyler Building -Koger Office
Center -
Santa Rosa Rd

John J. Hanky, Jr. for 900 East Marshall Street Associates, LP: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Tyler Investments, LLC to 900 East Marshall Street Associates, LP. The 2.02-acre site is located along the east line of Santa Rosa Road, approximately 200 feet south of Discovery Drive, on parcel 758-744-8860. The zoning is O-2, Office District. County water and sewer. **(Three Chopt)**

DEFERRED TO 12/17/08

As of the preparation date of the agenda, the applicant has not corrected the site deficiencies identified in the inspector's report, dated July 24, 2008. The deficiencies relate to parking lot paving and striping. The staff recommendation will be made at the meeting.

(Staff Report by Kevin Wilhite)
(Applicant's Representative: John J. Hanky, Jr.)

TRANSFER OF APPROVAL

POD-55-76
Lexington Court
Rehabilitation and
Healthcare Center
(Formerly Cambridge-
Goochland Convalescent
Center)
1776 Cambridge Dr

Lexington Holdings, LLC for the Estate of Louis Adelman: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from the Estate of Louis Adelman to Lexington Holding, LLC. The 5-acre site is located on the northwest corner at the intersection of Cambridge and Poplar Forest Drives on parcel 732-748-9590. The zoning is R-5, General Residence District. County water and sewer. **(Tuckahoe)**

APPROVED/EXPEDITED

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

1. A bond shall be posted to cover the site deficiencies as identified in the inspection report dated July 21, 2008, and such deficiencies shall be corrected by November 1, 2009.

The deficiencies include missing landscaping.

(Staff Report by Aimee Berndt)
(Applicant's Representative: Graham Adelman)

TRANSFER OF APPROVAL

POD-83-98
Plaza Del Sol -
10442 Patterson Ave

DEFERRED TO 12/17/08

James D. Thorton for McAndrew Properties, LLC Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from DelSol Properties, LLC, Carlos E Sol, Patricia V Sol, Del Sol, Inc. and Norman M Morgan to McAndrew Properties, LLC The 0.07-acre site is located approximately 800 feet east of Pump Rd on Patterson Ave, on parcel 742-742-5224 The zoning is R-1, One Family Residence District and O-2, Office District County water and sewer (**Tuckahoe**)

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

1. The site deficiencies, as identified in the inspection report, dated September 26, 2008 shall be corrected by December 31, 2008.

The site deficiencies include a missing dumpster enclosure.

(Staff Report by Greg Garrison)
(Applicant's Representative: James D. Thorton)

TRANSFER OF APPROVAL (Deferred from the October 22, 2008 Meeting)

POD-124-87
Aaron Rents
(Formerly La-Z-Boy
Furniture)
W Broad St

APPROVED

Tom Greene for Aaron Rents, Inc.: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Eugene R Slayden, Jr, Jack D Downing, and LZB Furniture Galleries to Aaron Rents, Inc. The 0.89-acre site is located on the east line of W Broad St (U.S. Route 250), approximately 600 feet north of Bethlehem Rd on parcel 766-749-4004. The zoning is B-3, Business District. County water and sewer (**Brookland**)

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The site deficiencies identified by the inspector have been corrected. The staff recommends approval of this transfer request.

(Staff Report by Kevin Wilhite)
(Applicant's Representative: Tom Greene)

LANDSCAPE & LIGHTING PLAN (Deferred from the October 22, 2008 Meeting)

LP/POD-03-07
Country Inn & Suites –
8010 W Broad St
(Revised POD-110-83)

Dean E. Hawkins, ASLA for Monument Hospitality, LLC:
Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 1.344-acre site is located at 8010 W Broad St (US Route 250) adjacent to Shrader Rd, approximately 900 feet northwest of the intersection of Shrader and Hungary Spring roads on parcel 764-752-5989. The zoning is B-3C Business District (Conditional) **(Brookland)**

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

As of the preparation date of the agenda, the staff has received a revised plan, as requested, but has not had an opportunity to complete its review. The revised plan should address the comments regarding the need for additional landscape materials, the HVAC screening, and the comments from the Police Department regarding adequate lighting levels. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for landscape and lighting plans are recommended.

**(Staff Report by Tony Greulich)
(Applicant's Representative: Dean E. Hawkins)
(Applicable Rezoning Cases and PUPs: C-16C-88)**

LANDSCAPE PLAN

LP/POD-58-07
Dillyn Place, Section 1 –
3601 Dill Rd

Bay Design Group, P.C. for Barrington Investors, Ltd.:
Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 5.795-acre site is located on the west line of Barrington Road, approximately 450 feet south of the intersection of Dill Road and Barrington Road. The zoning is R-5AC General Residence District (Conditional) **(Fairfield)**

APPROVED/EXPEDITED

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

**(Staff Report by Christina Goggin)
(Applicant's Representative: Daniel Caskie)
(Applicable Rezoning Cases and PUPs: C-65C-06)**



POD-69-08
Glen Allen Professional Park
– Mountain Rd and John
Cussons Dr

Timmons Group for The McGurn Company, Inc.: Request for approval of a plan of development, as required by Chapter 24. Section 24-106 of the Henrico County Code, to construct 3 one-story office buildings totaling approximately 19,876 square feet. The 3.66-acre site is located on the northeast corner at the intersection of Mountain Rd and John Cussons Dr, on parcel 770-767-7982. The zoning is B-2C, Business District (Conditional) and C-1, Conservation District. County water and sewer (**Brookland**)

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

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 Mountain 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 Outside storage shall not be permitted.
- 31 The proffers approved as a part of zoning case C-72C-88 shall be incorporated in this approval.
- 32 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.
- 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 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.
- 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.
- 36 The existing portion of C-1 property that is in conflict with any building footprint shall be rezoned prior to the issuance of a building permit for that building.

(Staff Report by Aimee Berndt)

(Applicant's Representative: Joseph Vilseck, III)

(Applicable Rezoning Cases and PUPs: C-11-99; C-72C-88)



POD-71-02 (Rev)
Tom Leonard's at
Brookhollow – 4150
Brookriver Dr

Timmons Group for G3 Investments, LLC and Tom Leonard Request for approval of a revised plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to locate a 2,400 square foot tent in the seasonal sales area of an existing grocery store. The 6.29-acre site is located along the north line of Brookriver Drive and the south line of Interstate 64, approximately 650 feet north of W Broad Street (U.S. Route 250) on parcel 743-762-6518. The zoning is M-1C, Light Industrial District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

APPROVED

The applicant is requesting the approval of a tent to be located in the seasonal sales area adjacent to an existing grocery store. The tent was part of a temporary sales area included in the landscape plan approval by the Planning Commission on September 24, 2003, and was approved as a temporary structure on a revised plan of development approved by the Planning Commission on February 22, 2006. The last temporary approval expired on January 31, 2007. Although it is defined as a structure under the County zoning ordinance, it cannot be approved as a permanent structure because it does not meet proffer requirements with respect to building materials. Staff can support use of the tent only on a temporary basis, and we have requested information on construction of a permanent structure at this location. The original conditions of POD approval, dated September 25, 2002, remain in effect with one additional condition recommended:

- 35. The temporary tent, to be located in the seasonal sales area as shown on the revised plan, shall be removed from the site no later than November 30, 2009.

(Staff Report by Kevin Wilhite)
(Applicant's Representative: Joseph Vilseck, III)



POD-72-08
Rite Aid - New Market Road
and Strath Road – 2661 New
Market Rd

Timmons Group for Nathan Jones and Area Development Group, 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 14,854 square foot pharmacy and retail building The 3.82-acre site is located at the southeast corner of the intersection of New Market Rd (State Route 5) and Strath Rd on parcel 816-687-5307 The zoning is B-2C, Business District (Conditional), A-1, Agricultural District, and ASO, Airport Safety overlay District County water and sewer
(Varina)

**APPROVED
SEE ADDENDUM PG. 2**

This proposal is for a 14,854 square foot pharmacy and retail building along New Market Road (State Route 5) Sufficient right-of-way along New Market Road will be dedicated to include a multi-use trail A 6' high screening wall of the same material and color as the main building is proposed along the rear of the property in the proffered buffer, as well as plantings meeting the full requirements of a Transitional Buffer 25

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 Strath 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 State Route 5 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 sidewalk meeting County standards shall be provided along the south side of New Market Road and east side of Strath Road
- 33 The building shall be constructed of red brick and the brick shall not be painted at any time
- 34 There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers
- 35 Outside storage shall not be permitted
- 36 The proffers approved as a part of zoning case C-63C-07 shall be incorporated in this approval
- 37 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
- 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 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

continue

- 40 The owners shall not begin clearing of the site until the following conditions have been met
- (a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.
 - (b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.
 - (c) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Department of Planning and the Department of Public Works.
 - (d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for approval.
- 41 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 Lee Pambid)
(Applicant's Representative: Christopher Thompson)
(Applicable Rezoning Cases and PUPs: C-63C-07)

PLAN OF DEVELOPMENT (Deferred from the October 22, 2008 Meeting)

POD-64-08
Cambria Suites at Short
Pump Town Center – W
Broad St

**POD APPROVED/
ARCHITECTURALS
INCLUDING SPECIAL
EXCEPTION DEFERRED
BY PC TO 12/17/08
SEE ADDENDUM PG. 2**

Timmons Group for Short Pump Town Center, LLC and Nick Patel: Request for approval of a plan of development and a special exception for buildings exceeding 45 feet in height, as required by Chapter 24, Sections 24-106 and 24-94(b) of the Henrico County Code, to construct a six-story, 100-room hotel, with a proposed height of 74.5 feet. The 1.72-acre site is located approximately 650 feet north of W Broad St (US Route 250) and approximately 1,500 feet west of Lauderdale Dr, on parcel 736-764-3817. The zoning is B-3C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, staff has not received a revised plan that addresses the staff comments. The proposed plan does not allow for the 15-foot green space provided along the ring road and the connector roads throughout the rest of Short Pump Town Center. In addition, revised parking calculations must be provided. The applicant is requesting that parking spaces located on the American Family Fitness Center site be counted toward meeting their parking requirements. Staff has also requested that the developer increase the amount of brick being used on the building façade and provide evidence that the architectural design has been approved by Short Pump Town Center.

The applicant is requesting a special exception be granted to allow for construction of a taller building. The zoning ordinance permits buildings up to 110 feet in height by special exception in this zoning district. In this case, the requested height of 74.5 feet is measured from the average grade level at the base of the building facing the western connector road to the top of the building tower.

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

29. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
30. Evidence that an engineer has certified the height of the building shall be provided to the Director of Planning prior to the issuance of a Certificate of Occupancy.
31. The proffers approved as a part of zoning case C-29C-98 shall be incorporated in this approval.
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: Christopher Thompson)
(Applicable Rezoning Cases and PUPs: C-29C-98)**

PLAN OF DEVELOPMENT – Architecturals (Deferred from October 22, 2008 Meeting)

POD-66-08
West Broad Village – Phase
III, REI Architecturals –
Old Brick Rd and Fish Pond
Ln

APPROVED/EXPEDITED

Timmons Group for West Broad Village IV, LLC and West Broad Village V, 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 building with approximately 26,530 square feet of retail space in Phase 3 of the West Broad Village urban mixed use development. The 6.564 acre parcel is located along the north line of Old Brick Road, east of its intersection with Fish Pond Lane, and on the south line of West Broad Street, east of the I-64 Short Pump Interchange, on part of parcel 744-760-7007 and part of parcel 744-760-1664. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The staff recommends approval subject to the annotations on the plans and the conditions for POD-66-08 previously approved by the Planning Commission at its October 22, 2008 meeting.

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

PLAN OF DEVELOPMENT (Deferred from the October 22, 2008 Meeting)

POD-68-08
Shrader Road Medical Center
– 7900 Shrader Rd

APPROVED/EXPEDITED
SEE ADDENDUM PG. 3

Hulcher & Associates, Inc. for CAE Real Estate, LLC and NNN Advanced Orthopedic, 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 two-story 27,600 square foot medical office building. The 2.0-acre site is located on the north line of Shrader Rd, approximately 1,250 feet west of its intersection with Hungary Spring Rd, on parcel 764-753-6035. The zoning is O2-C, Office District (Conditional). County water and sewer. **(Brookland)**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested to address the required number of parking spaces and the elimination of land disturbance requiring tree removal within the 20 foot proffered buffer located along the northern property line. 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 cases C-23C-01 and C-33C-96 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.

continue



- 32 The owners shall not begin clearing of the site until the following conditions have been met
- (a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown
 - (b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing
 - (c) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Department of Planning and the Department of Public Works
 - (d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for approval
- 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

(Staff Report by Matthew Ward)

(Applicant's Representative: Bruce Hulcher)

(Applicable Rezoning Cases and PUPs: C-23C-01; C-33C-96)



POD-63-08
Christ Church Episcopal
(POD-117-97, 37-98 and 72-
06 Rev)

**APPROVED/EXPEDITED
SEE ADDENDUM PG. 3**

Hulcher & Associates for Christ Church Episcopal: 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 12,779 square foot Parish Life Center and a 2,734 square foot addition to an existing sanctuary with no increase in seating, and to allow 3 temporary modular buildings. The 11.01-acre site is located on the west line of Pouncey Tract Rd (State Route 271) at its intersection with Shady Grove Rd. on parcel 738-769-3891. The zoning is A-1, Agricultural District. County water and sewer. **(Three Chopt)**

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

- 29 The entrances and drainage facilities on Pouncey Tract Road (State Route 271) shall be approved by the Virginia Department of Transportation and the County.
- 30 A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
- 31 Details for the gate and locking device at the emergency access road shall be submitted for review by the Traffic Engineer and VDOT, 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 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 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 Christina Goggin)
(Applicant's Representative: Charles Hankins)**

PLAN OF DEVELOPMENT (Deferred from the October 22, 2014 Meeting)

POD-60-08
Dickens Place Storage Lot
6504 Dickens Pl

William J. Schmidt and Fred Dailey for RLN Company, 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 rental parking lot for permitted B-3 uses including the parking of RV's, boats, cars, trucks, licensed trailers, and not more than one (1) tractor trailer. The 1.31-acre site is located on the east line of Dickens Pl, approximately 375 feet south of the intersection with Dickens Rd, on parcel 769-743-6236. The zoning is B-3, Business District. County water and sewer. **(Brookland)**

APPROVED/EXPEDITED

This request was deferred from last month's Planning Commission meeting at the request of the applicant to resolve screening and zoning issues pertaining to use.

The proposal includes a fence with wooden boards crimped or stapled directly onto an existing 6' chainlink fence with 2 strands of barbed wire on top. According to the POD, the fence will be set back 25' in front from the property line on Dickens Place, where only 15' is required, and screened with 7 Leyland Cypress and 6 deciduous trees. The fence will remain along the property line on the sides and rear. The wooden boards will be installed on the fence to a depth of 120' from the front fence and not around the entire fence perimeter. Underground stormwater retention is proposed inside the fence, and gravel will be added to the lot and raked.

There is an existing fenced-in area at the rear of the property reserved for Davey Tree Expert Company, a use located on two adjacent M-2 zoned properties. This area will remain and be accessed through the Davey Tree property.

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 There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
- 30 Only automobiles, trucks (including dump trucks and bucket trucks), recreational vehicles, boats and boat trailers, and landscaping trailers shall be permitted.
- 31 Only one (1) tractor-trailer shall be permitted. Only the components of that one tractor trailer shall be allowed onsite.
- 32 There shall be no storage sheds, nor the storage of construction materials, tires, pallets, or debris onsite.
- 33 All vehicles parked onsite shall be operable and have current inspections and license tags.

(Staff Report by Lee Pambid)
(Applicant's Representative: William J. Schmidt)

PLAN OF DEVELOPMENT AND TRANSITIONAL BUFFER DEVIATION (Deferred from the September 24, 2008 Meeting)

POD-56-08
Mayland Medical Center –
Mayland Ct

**DEFERRED TO 12/17/08
SEE ADDENDUM PG. 4**

Potts, Minter & Associates, P.C. for Commonwealth Foundation for Cancer Research and Tropoli, Inc.: 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 two, one-story office buildings and one, two-story office building, totaling 40,056 square feet. The transitional buffer deviation request is to reduce the width of the transitional buffer along the southeast and part of the northeast property lines. The 3.60-acre site is located along the east line of Mayland Ct, approximately 375 feet south of Mayland Dr on parcel 752-757-8824. The zoning is M-1C, Light Industrial District (Conditional) County water and sewer **(Three Chopt)**

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the revised plan. A revision was requested that addressed the relocation of the parking spaces and storm sewer out of the required buffer, grading and tree save within the required buffer, and the provision of a BMP facility to meet water quality requirements. Staff has also requested additional information be provided on the floor plan.

The applicant has requested a transitional buffer deviation for this project. A Transitional Buffer 50 is required next to the adjacent properties with residential zoning. The applicant is seeking a reduction to 30 feet in width with a seven-foot high wooden fence which is consistent with the proffered buffer requirements of zoning case C-7C-81. Staff supports this request in general, but there are issues with existing easements in the buffer that may impact potential landscaping. The buffer area is primarily wooded, and the existing vegetation should be maintained if possible.

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-7C-81 shall be incorporated in this approval.
- 31 The existing 20-foot permanent drainage easement in conflict with the northern building footprint shall be vacated prior to approval of the building permit for the said building.
- 32 The owners shall not begin clearing of the site until the following conditions have been met:
 - (a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.
 - (b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.

continue

Continued

- (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.
- 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.

(Staff Report by Kevin Wilhite)
(Applicant’s Representative: Chris Mulligan)
(Applicable Rezoning Cases and PUPs: C-7C-81)

PLAN OF DEVELOPMENT

POD-70-08
 The Learning Experience at
 Lauderdale Square Shopping
 Center – 3033 Lauderdale
 Dr

APPROVED/EXPEDITED
SEE ADDENDUM PG. 4

Koontz-Bryant, P.C. for The Wilton Companies: 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 11,330 square foot child daycare building in an existing shopping center. The 1.69-acre site is located within the Lauderdale Square Shopping Center, approximately 200 feet east of Lauderdale Drive and 300 feet south of Rutgers Drive, on parcel 734-757-5023. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of this agenda, the staff has not received a revised plan, as requested, showing the sidewalk around the parking area north of the building and revised parking calculations. 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 There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.

continue

Continued

- 30 The proffers approved as a part of zoning case C-55C-85 shall be incorporated in this approval
- 31 A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans
- 32 The owners shall not begin clearing of the site until the following conditions have been met
- (a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown
 - (b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing
 - (c) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Department of Planning and the Department of Public Works
 - (d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for approval
- 33 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
- 34 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
- 35 Prior to construction plan approval an updated shopping center master plan shall be submitted

(Staff Report by Greg Garrison)

(Applicant's Representative: Robert Fitz, Jr.)

(Applicable Rezoning Cases and PUPs: C-55C-85)

PLAN OF DEVELOPMENT & MASTER PLAN (Deferred from the September 24, 2008 Meeting)

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

DEFERRED TO 1/28/09

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**)

The applicant has requested deferral to the January 28, 2009 meeting.

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

- 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 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.
- 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)

PLAN OF DEVELOPMENT AND TRANSITIONAL BUFFER DEVIATION

POD-71-08
Spacemart – Westerre Pkwy

APPROVED
SEE ADDENDUM PG. 5

Balzer and Associates for Cox Road Storage, LLC, Westerre Commons, LLC and Spacemart Partners: 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 two-story 94,800 square foot self-service storage building with a basement. The transitional buffer deviation is to permit drainage improvements and a retaining wall within the required 25 foot transitional buffer located along Interstate 64. The 2.38-acre site is located at the northeast corner of the intersection of Interstate 64 and Cox Road, on parcel 747-758-9463 and part of parcel 748-758-4252. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of this agenda, the staff has not received a revised plan as requested providing adequate right of way dedication from the center line of Cox Road as required by the Department of Public Work's Traffic Engineer.

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

- 29 The right-of-way for widening of Cox 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 drainage facilities on Interstate 64 shall be approved by the Virginia Department of Transportation and the County.
- 31 A concrete sidewalk meeting County standards shall be provided along the east side of Cox Road.
- 32 There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
- 33 Outside storage shall not be permitted.
- 34 In order to maintain the effectiveness of the County's public safety radio communications system within buildings, the owner will install radio equipment that will allow for adequate radio coverage within the building, unless waived by the Director of Planning. Compliance with the County's emergency communication system shall be certified to the County by a communications consultant within ninety (90) days of obtaining a certificate of occupancy. The County will be permitted to perform communications testing in the building at anytime.
- 35 The proffers approved as a part of zoning case C-45C-04 shall be incorporated in this approval.
- 36 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.
- 37 The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.

continue

Continued

- 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 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: C. M. Shust)
(Applicable Rezoning Cases and PUPs: C-45C-04; P-10-08)

SUBDIVISION

SUB-27-08
Oakleys Chase
(November 2008 Plan)
Oakley's Ln

APPROVED
SEE ADDENDUM PG. 5

Balzer and Associates for Edward E. West, Jr., Stephen N. West and EJD Associates, Inc.: The 60.51-acre site proposed for a subdivision of 130 single-family homes is located approximately 2,900 feet south of Nine Mile Road on the south line of Oakley's Lane east of Hechler village, at 4100 Oakley's Ln on parcel 815-721-3551. The zoning is R-3C, One Family Residence District (Conditional) and ASO (Airport Safety Overlay District). County water and sewer. **(Fairfield) 130 Lots**

A road connection to Orinda Drive in Hechler Village shown on previous plans and on the proffered conceptual layout (C-58C-07) has been deleted with this plan. A revised plan showing this connection has been requested.

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

- 13 The plan must be redesigned to provide at least the 80-foot minimum lot width required and as regulated by Chapter 24. of the Henrico County Code.
- 14 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.
- 15 The proffers approved as part of zoning case C-58C-07 shall be incorporated in this approval.

continue

Continued

- 16 The owner shall not begin clearing of the site until the following conditions have been met
- (a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.
 - (b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations on 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.
- 17 The details for the landscaping to be provided within the 35-foot wide planting strip easement along Oakley's Lane and the median strip in Ruby Red Terrace shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

(Staff Report by Lee Pambid)
(Applicant's Representative: Brandon Sovick)
(Applicable Rezoning Cases and PUPs: C-58C-07)

PLAN OF DEVELOPMENT

POD-62-08
Kingdom Hall
2801 Mechanicsville Tpke

APPROVED/EXPEDITED
SEE ADDENDUM PG. 6

Landmark Fleet Surveyors for Ginter Park Congregation of Jehovah's Witnesses of Richmond, Virginia: 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 9,916 square foot worship building. The 3.48-acre site is located on the northeast corner of the intersection of Mechanicsville Tpke (US Route 360) and St. Claire Ln and the west line of 20th Street, on parcel 800-729-2497. The zoning is B-1C, Business District (Conditional). County water and sewer.
(Fairfield)

The 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 St. Claire Lane and 20th Street 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 VDOT standards shall be provided along the east side of Mechanicsville Turnpike (U.S. Route 360).
- 31 The building shall be constructed of red brick, and the brick shall not be painted at any time.
- 32 Outside storage shall not be permitted.
- 33 The proffers approved as a part of zoning case C-56C-07 shall be incorporated in this approval.

continue

Continued

- 34 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
- 35 Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way The elevations will be set by Henrico County
- 36 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
- 37 The owners shall not begin clearing of the site until the following conditions have been met
- (a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas The location of utility lines, drainage structures and easements shall be shown
 - (b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing
 - (c) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans A copy of this letter shall be sent to the Department of Planning and the Department of Public Works
 - (d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems The details shall be included on the landscape plans for approval
- 38 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
- 39 The existing unimproved right-of-way for ElkrIDGE Lane shall be vacated prior to the issuance of any building permits for this development

(Staff Report by Aimee Berndt)

(Applicant's Representative: Donald Smith)

(Applicable Rezoning Cases and PUPs: C-56C-07)

SUBDIVISION

SUB-26-08
Holman Ridge Subdivision
(November 2008 Plan)

**APPROVED/EXPEDITED
SEE ADDENDUM PG. 6**

Draper Aden Associates for Twin Hickory, LLC and Robert Bain: The 46.7-acre site proposed for a subdivision of 91 single-family homes is located at the northern terminus of Holman Ridge Road, adjacent to Rivers Edge Elementary School on parcels 748-776-3108 and 747-775-9503. The zoning is R-3C, One Family Residence District (Conditional). County water and sewer. **(Three Chopt) 91 Lots**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested, to address adequate separation distance between intersections per Public Works Traffic Division's requirements. Additionally, Planning requires more information for cul-de-sac lots to ensure that they meet the lot width requirements.

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 11,000 Sq. Ft., exclusive of the floodplain areas.
- 15 The details for the landscaping to be provided within the 20-foot wide planting strip easement along the north and south sides of Holman Ridge Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
- 16 A County standard sidewalk shall be constructed along the north and south sides of Holman Ridge Road.
- 17 The proffers approved as part of zoning case C-28C-08 shall be incorporated in this approval.
- 18 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.
- 19 The developer shall provide evidence that the existing access easement to the telecommunications tower has been quitclaimed and a new access easement has been provided prior to recordation of the subdivision plat for any lots impacted by the access easement.
- 20 The developer shall quitclaim all rights, title and interest in Twin Hickory Lane prior to recordation of the subdivision plat.

(Staff Report by Matt Ward)
(Applicant's Representative: Ed Hofmann, Jr.)
(Applicable Rezoning Cases and PUPs: C-28C-08)

PLAN OF DEVELOPMENT (Deferred from the October 22, 2008 Meeting)

POD-61-08

Bishop's Chapel at the
Virginia Diocesan Center at
Roslyn
River Rd
(POD 164-86 and 57-01
Rev)

APPROVED

SEE ADDENDUM PG. 7

Draper Aden Associates for Memorial Trustees of the Virginia Diocesan Center: 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, 2,797 square foot chapel building and for a revised master plan for future development in an existing church education and conference center. The 111.92-acre site is located along the south line of River Rd, approximately 1,300 feet east of Parham Rd, on parcel 752-731-0629. The zoning is R-1, One Family Residence District. County water and sewer. **(Tuckahoe)**

As of the preparation date of the agenda, staff has not received a revised master plan for this site, as requested. The Planning Commission approved a master plan with multiple phases included with POD-57-01. The construction of the chapel was identified as one of the later phases on the plan. Additional parking was shown in an earlier phase but has not been constructed at this time. In addition, widening of the interior entrance roads was required as a condition of approval of the earlier plan of development, but this improvement has yet to be made as well. Along with the revised master plan, staff has requested additional information concerning parking demand on the site. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for development of this type, the following additional conditions are recommended:

- 29 The right-of-way for widening of River 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 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.
- 31 The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction 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.

(Staff Report by Kevin Wilhite)

(Applicant's Representative: Glenn Telfer)

SUBDIVISION

SUB-28-08
Mason Park
(November 2008 Plan)
Drystack Ln

**APPROVED/EXPEDITED
SEE ADDENDUM PG. 7**

AES Consulting Engineers for John W Gibbs, Jr., Carl W. Hickory, and Centex Homes: The 4.42-acre site proposed for a re-subdivision of 5 existing lots and common area, and a subdivision of 3 new single-family homes is located on the east line of Drystack Lane at the intersection of Drystack Court. on parcels 740-771-2233, 1710, 0525, 1117, 0033, 740-770-3581 and part of parcel 740-771-4107. The zoning is R-2A, One Family Residence District. County water and sewer. **(Three Chopt) 3 Lots**

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

- 13 At least sixty days prior to recordation of the plat, a draft of the covenants and deed restrictions for the maintenance of the common area shall be submitted to the Department of Planning for review. Such covenants and restrictions shall be in form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
- 14 The proffers approved as part of zoning cases C-15C-03 and C-13C-05 shall be incorporated in this approval.
- 15 The transfer of the 0.09-acre reserved portion of lot 29 to the adjacent property owner must be recorded prior to construction plan approval.

**(Staff Report by Aimee Berndt)
(Applicant's Representative: Steve Worthington)
(Applicable Rezoning Cases and PUPs: C-13C-05; C-15C-03)**

APPROVAL OF MINUTES: October 22, 2008 Minutes / APPROVED AS CORRECTED

ADJOURN @ 10:08

**PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
November 19, 2008**

ADDENDUM

PAGE 7 – REVISED RECOMMENDATION AND REVISED STAFF PLAN

LANDSCAPE & LIGHTING PLAN (Deferred from the October 22, 2008 Meeting)

LP/POD-03-07
Country Inn & Suites –
8010 W Broad St
(POD-110-83 Revised)

Dean E. Hawkins, ASLA for Monument Hospitality, LLC: Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 1.344-acre site is located at 8010 W Broad St (US Route 250) adjacent to Shrader Rd, approximately 900 feet northwest of the intersection of Shrader and Hungary Spring roads on parcel 764-752-5989. The zoning is B-3C Business District (Conditional) **(Brookland)**

APPROVED/EXPEDITED

Staff has reviewed revised landscaping and lighting plans received on Friday, November 14 and can confirm that all of the previous comments from Planning and the Police have now been addressed. Additional landscaping has been proposed, including the screening of all ground and building mounted HVAC equipment and additional lights have also been proposed. The revised plan has been included in your addendum packet.

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

PAGE 9 - ADDED CONDITIONS

PLAN OF DEVELOPMENT

POD-69-08
Glen Allen Professional Park
– Mountain Rd and John
Cussons Dr

Timmons Group for The McGurn Company, Inc.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 3 one-story office buildings totaling approximately 19,876 square feet. The 3.66-acre site is located on the northeast corner at the intersection of Mountain Rd and John Cussons Dr, on parcel 770-767-7982. The zoning is B-2C, Business District (Conditional) and C-1, Conservation District. County water and sewer **(Brookland)**

APPROVED/EXPEDITED

- 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

PAGE 12 - REVISED CONDITION

PLAN OF DEVELOPMENT

POD-72-08
Rite Aid - New Market Road
and Strath Road – 2661 New
Market Rd

Timmons Group for Nathan Jones and Area Development Group, 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 14,854 square foot pharmacy and retail building. The 3.82-acre site is located at the southeast corner of the intersection of New Market Rd (State Route 5) and Strath Rd on parcel 816-687-5307. The zoning is B-2C, Business District (Conditional); A-1, Agricultural District, and ASO, Airport Safety overlay District. County water and sewer **(Varina)**

APPROVED

- 29 The right-of-way for widening of Strath Road and New Market Road (State Route 5) 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

PAGE 14 – REVISED RECOMMENDATION, REVISED SITE PLANS, AND REVISED ARCHITECTURAL PLANS

PLAN OF DEVELOPMENT (Deferred from the October 22, 2008 Meeting)

POD-64-08
Cambria Suites at Short
Pump Town Center – W
Broad St

**POD APPROVED/
ARCHITECTURALS
INCLUDING SPECIAL
EXCEPTION DEFERRED
BY PC TO 12/17/08**

Timmons Group for Short Pump Town Center, LLC and Nick Patel: Request for approval of a plan of development and a special exception for buildings exceeding 45 feet in height, as required by Chapter 24, Sections 24-106 and 24-94(b) of the Henrico County Code, to construct a six-story, 100-room hotel, with a proposed height of 74.5 feet. The 1.72-acre site is located approximately 650 feet north of W Broad St (US Route 250) and approximately 1,500 feet west of Lauderdale Dr, on parcel 736-764-3817. The zoning is B-3C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer **(Three Chopt)**

Staff can recommend approval of the revised site plan with the additional annotations shown, however, we recommend that the architectural plans be revised to show the addition of more brick on the northwest and southeast elevations

PLAN OF DEVELOPMENT (Deferred from the October 22, 2008 Meeting)

POD-68-08
Shrader Road Medical Center
– 7900 Shrader Rd

Hulcher & Associates, Inc. for CAE Real Estate, LLC and NNN Advanced Orthopedic, 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 two-story ~~27,600~~ **25,000** square foot medical office building. The 2.0-acre site is located on the north line of Shrader Rd, approximately 1,250 feet west of its intersection with Hungary Spring Rd, on parcel 764-753-6035. The zoning is O2-C, Office District (Conditional). County water and sewer (**Brookland**).

APPROVED/EXPEDITED

Staff has received revised site and architectural plans that show a reduction in the size of the building and provision of the required number of parking spaces. Land disturbance within the 20' proffered buffer located along the northern property line has also been eliminated.

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

PAGE 19 – ADDED CONDITIONS

PLAN OF DEVELOPMENT

POD-63-08
Christ Church Episcopal
(POD-117-97, 37-98 and 72-06 Rev)

Hulcher & Associates for Christ Church Episcopal: 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 12,779 square foot Parish Life Center and a 2,734 square foot addition to an existing sanctuary with no increase in seating, and to allow 3 temporary modular buildings. The 11.01-acre site is located on the west line of Pouncey Tract Rd (State Route 271) at its intersection with Shady Grove Rd, on parcel 738-769-3891. The zoning is A-1, Agricultural District. County water and sewer (**Three Chopt**).

APPROVED/EXPEDITED

- 34 The right-of-way for widening of Pouncey Tract 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.
- 35 The temporary trailers and related improvements shall be removed from the site prior to issuance of a final Certificate of Occupancy for the Parish Life Center, but no later than November 19, 2010.

PAGE 22 – REVISED RECOMMENDATION, REVISED SITE PLANS, AND REVISED ARCHITECTURAL PLANS

PLAN OF DEVELOPMENT AND TRANSITIONAL BUFFER DEVIATION (Deferred from the September 24, 2008 Meeting)

POD-56-08
Mayland Medical Center –
Mayland Ct

DEFERRED TO 12/17/08

Potts, Minter & Associates, P.C. for Commonwealth Foundation for Cancer Research and Tropoli, Inc.: 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 two, one-story office buildings and one, two-story office building, totaling 40,056 square feet. The transitional buffer deviation request is to reduce the width of the transitional buffer along the southeast and part of the northeast property lines. The 3.60-acre site is located along the east line of Mayland Ct, approximately 375 feet south of Mayland Dr. on parcel 752-757-8824. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer (**Three Chopt**)

A revised plan has been submitted which addresses staff's concerns. Should the Commission approve the transitional buffer deviation, staff recommends approval subject to the annotations on the plan, the standard conditions for developments of this type, and the additional conditions listed in the agenda.

PAGE 24 – REVISED RECOMMENDATION AND REVISED STAFF PLAN

PLAN OF DEVELOPMENT

POD-70-08
The Learning Experience at
Lauderdale Square Shopping
Center – 3033 Lauderdale
Dr

APPROVED/EXPEDITED

Koontz-Bryant, P.C. for The Wilton Companies: 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 11,330 square foot child daycare building in an existing shopping center. The 1.69-acre site is located within the Lauderdale Square Shopping Center, approximately 200 feet east of Lauderdale Drive and 300 feet south of Rutgers Drive, on parcel 734-757-5023. The zoning is B-2C, Business District (Conditional). County water and sewer (**Three Chopt**)

A revised plan has been submitted showing the sidewalk to be terminated at the parking spaces north of the building and additional parking provided south of the building.

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

PLAN OF DEVELOPMENT AND TRANSITIONAL BUFFER DEVIATION

POD-71-08
Spacemart – Westerre Pkwy

Balzer and Associates for Cox Road Storage, LLC, Westerre Commons, LLC and Spacemart Partners: 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 two-story 94,800 square foot self-service storage building with a basement. The transitional buffer deviation is to permit drainage improvements and a retaining wall within the required 25 foot transitional buffer located along Interstate 64. The 2.38-acre site is located at the northeast corner of the intersection of Interstate 64 and Cox Road, on parcel 747-758-9463 and part of parcel 748-758-4252. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

APPROVED

Staff has received a revised plan as requested providing adequate right of way dedication from the center line of Cox Road as required by the Department of Public Work's Traffic Engineer.

Should the Commission approve the applicant's request for a Transitional Buffer Deviation, staff recommends approval subject to the annotations on the plans, the standard conditions for development of this type, and the additional conditions listed in the agenda.

PAGE 31 – REVISED STAFF PLAN

SUBDIVISION

SUB-27-08
Oakleys Chase
(November 2008 Plan)
Oakley's Ln

Balzer and Associates for Edward E. West, Jr., Stephen N. West and EJD Associates, Inc.: The 60.51-acre site proposed for a subdivision of 130 single-family homes is located approximately 2,900 feet south of Nine Mile Road on the south line of Oakley's Lane east of Hechler village, at 4100 Oakley's Ln on parcel 815-721-3551. The zoning is R-3C, One Family Residence District (Conditional) and ASO (Airport Safety Overlay District). County water and sewer. **(Fairfield) 130 Lots**

APPROVED



PLAN OF DEVELOPMENT

POD-62-08
Kingdom Hall
2801 Mechanicsville Tpke

Landmark Fleet Surveyors for Ginter Park Congregation of Jehovah’s Witnesses of Richmond, Virginia: 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 9,916 square foot worship building. The 3.48-acre site is located on the northeast corner of the intersection of Mechanicsville Tpke (US Route 360) and St. Claire Ln and the west line of 20th Street, on parcel 800-729-2497. The zoning is B-1C, Business District (Conditional). County water and sewer **(Fairfield)**

APPROVED/EXPEDITED

- 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

PAGE 35 – REVISED RECOMMENDATION AND REVISED STAFF PLAN

SUBDIVISION

SUB-26-08
Holman Ridge Subdivision
(November 2008 Plan)

Draper Aden Associates for Twin Hickory, LLC and Robert Bain: The 46.7-acre site proposed for a subdivision of 91 single-family homes is located at the northern terminus of Holman Ridge Road, adjacent to Rivers Edge Elementary School on parcels 748-776-3108 and 747-775-9503. The zoning is R-3C, One Family Residence District (Conditional). County water and sewer **(Three Chopt) 91 Lots**

APPROVED/EXPEDITED

Staff has received a revised plan, as requested, that shows a reconfiguration of two roads (Road C and Road E) intersecting Holman Ridge Road to provide adequate separation distance between intersections. The plan also provides the required dimensional information for cul-de-sacs.

Staff recommends approval subject to the annotations on the plans, the standard conditions for subdivisions served by public utilities and the additional conditions listed in the agenda.

(Applicable Rezoning Cases and PUPs: C-28C-08; PUP-15-98)

PAGE 37 – REVISED RECOMMENDATION, REVISED MASTER PLAN, AND REVISED CONDITION

PLAN OF DEVELOPMENT (Deferred from the October 22, 2008 Meeting)

POD-61-08
Bishop's Chapel at the
Virginia Diocesan Center at
Roslyn
River Rd
(POD 164-86 and 57-01
Rev)

APPROVED

Draper Aden Associates for Memorial Trustees of the Virginia Diocesan Center: 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, 2,797 square foot chapel building and for a revised master plan for future development in an existing church education and conference center. The 111.92-acre site is located along the south line of River Rd, approximately 1,300 feet east of Parham Rd, on parcel 752-731-0629. The zoning is R-1, One Family Residence District. County water and sewer. **(Tuckahoe)**

Staff has received a revised master plan as requested and recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, the additional conditions listed in the agenda, and the following revised condition:

- 29 **REVISED** - The dedication of right-of-way for the future improvements to River Road across the frontage of the parcel is deferred at this time. The Roslyn Retreat Center and the owners of the property will dedicate to the County of Henrico the additional right-of-way needed for a River Road improvement project along the property, when so requested by the County, when the project is fully funded, designed and approved by the Board of Supervisors in a Public Hearing.

PAGE 38 – REVISED CAPTION AND REVISED CASE MAP

SUBDIVISION

SUB-28-08
Mason Park
(November 2008 Plan)
Drystack Ln

APPROVED/EXPEDITED

AES Consulting Engineers for John W Gibbs, Jr., Carl W. Hickory, and Centex Homes: The 4.42-acre site proposed for a re-subdivision of 5 existing lots and common area, and a subdivision of 3 new single-family homes is located on the east line of Drystack Lane at the intersection of Drystack Court, on parcels 740-771-2233, 1710, 0525, 1117, 0033, 740-770-3581 and part of parcel 740-771-4107. The zoning is ~~R-2A~~ **R-2AC**, One Family Residence District **(Conditional)**. County water and sewer. **(Three Chopt) 3-Lots 8 Lots**

As stated in the caption, the conditional subdivision includes a re-subdivision of 5 existing lots as well as the creation of 3 new lots, therefore, the request has been amended to include a total of 8 lots.