

PLANNING COMMISSION AGENDA

FOR

SUBDIVISIONS AND PLANS OF DEVELOPMENT

October 22, 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
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
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
Crowder Farms (Oct. 2004 Plan)	43	43	3	Varina	10/28/2009
SUB-28-07 Parkwood Chase (April 2007 Plan)	38	38	0	Fairfield	10/28/2009
Pocahontas Estates (Oct. 2004 Plan)	16	16	3	Varina	10/28/2009
West Broad Village (July 2006 Plan)	545	545	1	Three Chopt	10/28/2009

TRANSFER OF APPROVAL

POD-36-72
Parham Park, Phase I
(Formerly Executive Office
Complex, I)
8639 Mayland Dr

Jeff Paris for Parham Park Properties, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Land First, Inc and Belvedere RV Associates to Parham Park Properties, LLC The 4 532-acre site is located on the northwest corner of the intersection of Mayland Dr and Quarter Mill Rd on parcel 757-753-3615 The zoning is O-2, Office District County water and sewer (**Three Chopt**)

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 The site deficiencies, as identified in the inspection report, dated April 1, 2008 shall be corrected by October 31, 2008

The deficiencies to be addressed include missing landscaping and landscaping maintenance, a missing dumpster enclosure, and repainting of stop bars at points of egress

(Staff Report by Aimee Berndt)
(Applicant's Representative: Jeff Paris)

TRANSFER OF APPROVAL

POD-32-94
Applebee's at Virginia
Center Commons Shopping
Center
10151 Brook Road

Scott Wilson for 10151 Brook Glen Allen, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from DBAPPLEF, LLC, North Park Peripheral Associates, LP, and Apple South, Inc to 10151 Brook Glen Allen, LLC The 1 177-acre site is located in an existing shopping center approximately 1,100 feet north of J E B Stuart Pkwy on the east side of Brook Rd (US Route 1), on parcel 783-770-8483 The zoning is B-3C, Business District (Conditional) County water and sewer (**Fairfield**)

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 The site deficiencies, as identified in the inspection report, dated July 24, 2008 shall be corrected by November 30, 2008

The deficiencies include missing landscaping

(Staff Report by Greg Garrison)
(Applicant's Representative: Scott Wilson)
(Applicable Rezoning Cases and PUPs: C-20C-80; C-113C-88)

TRANSFER OF APPROVAL (Deferred from the September 24, 2008 Meeting)

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

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 Road on parcel 766-749-4004. The zoning is B-3, Business District. County water and sewer (**Brookland**)

**DEFERRED BY PC TO
11/19/08**

As of the preparation date of the agenda, the applicant was still attempting to correct the site deficiencies, as identified in the inspector's report dated June 10, 2008, prior to the Planning Commission meeting. These deficiencies include missing landscaping, parking lot sealing and striping, missing handicap sign, and fence repair. The staff recommendation will be made at the meeting.

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

TRANSFER OF APPROVAL

POD-67-80
Aspen Station Apartments
(Formerly Forest Run
Apartments) – 1500 Forest
Run Dr

Edward M. Harrington for Aspen Station Apartments, LLC and Steven D. Bell & Co.: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Oxford Development Corporation, The Yeonas Company, and Parham-Oxford Associates to Aspen Station Apartments, LLC. The 17.13-acre site is located on the east line of Sanctuary Dr., approximately 400 feet south of the intersection with East Parham Rd, on parcel 781-757-3622. The zoning is R-5 General Residence District. County water and sewer (**Fairfield**)

APPROVED/EXPEDITED

The Aspen Station Apartments are located at the intersection of Sanctuary Drive and East Parham Road immediately adjacent to J. Sergeant Reynolds Community College.

Site deficiencies include missing landscaping, a missing stop bar, a missing handicap parking sign and damaged asphalt.

The applicant has agreed to correct all deficiencies.

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 October 7, 2008 shall be corrected by November 30, 2008.

**(Staff Report by Lee Pambid)
(Applicant's Representative: Steven D. Bell & Company)
(Applicable Rezoning Cases and PUPs: C-65-71)**

LANDSCAPE & LIGHTING PLAN

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

DEFERRED TO 11/19/08

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**)

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. 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. Should the Commission act on this request, staff recommends approval subject to the annotations on the plan and the standard conditions for the landscape and lighting plans.

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

PLAN OF DEVELOPMENT AND TRANSITIONAL BUFFER DEVIATION

POD-51-08
Adamson Office Building
10400 Patterson Ave

**APPROVED/
TRANSITIONAL
BUFFER DEVIATION
APPROVED**

William J. Schmidt for John Adamson and Wilton Properties, LLC: 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 8,460 square foot office building. The applicant requests a 10-foot transitional buffer deviation to eliminate the required 10-foot transitional buffer along the eastern property line. The 1.06-acre site is located on the north line of Patterson Ave (State Route 6) approximately 700 feet west of Westhampton Glen Dr on parcels 742-742-7724 and part of 742-742-6325. The zoning is O-2C, Office District (Conditional). County water and sewer (**Tuckahoe**)

This plan of development proposes a two-story office building that was previously exhibited as part of rezoning case C-19C-07. The plan is consistent with the layout, elevations, and conditions proffered at the time of rezoning.

The applicant requests a 10-foot transitional buffer deviation to eliminate the 10-foot transitional buffer requirement along the eastern property line due to the conflicting location of an existing 20-foot wide utility easement, of which approximately 17-feet of width is located on the applicant's property, encumbering the portion of the site where the transitional buffer would be located. The applicant has agreed to provide the required plantings as a supplement to other landscape areas, in addition to all other landscaping required by code and by proffer, and, therefore, staff has no objection to this request.

Should the Commission approve the applicant's request for the transitional buffer deviation, staff recommends approval of the POD subject to the annotations on the plan, 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
- 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 Patterson Avenue (State Route 6) 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 Patterson Avenue (State Route 6) shall be approved by the Virginia Department of Transportation and the County.
- 31 A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
- 32 A concrete sidewalk meeting VDOT standards shall be provided along the north side of Patterson Avenue (State Route 6).
- 33 Outside storage shall not be permitted.
- 34 The proffers approved as a part of zoning case C-19C-07 shall be incorporated in this approval.
- 35 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.
- 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 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.
- 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 determine appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
- 39 The limits and elevations of the Special Flood Hazard Area shall be conspicuously noted on the plan and labeled "Limits of Special Flood Hazard Area." In addition, the delineated Special Flood Hazard Area must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.

(Staff Report by Aimee Berndt)
(Applicant's Representative: William J. Schmidt)
(Applicable Rezoning Cases and PUPs: C-19C-07)

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

DEFERRED TO 11/19/08

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 storage of RV's, boats, cars, trucks, licensed trailers, etc. The 1.31-acre site is located on the east line of Dickens Place, 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**)

This POD has been submitted in response to Community Maintenance citations for operating a contractor's equipment storage yard, which is not a permitted use in a B-3 district, and for placement of a 6' chain link fence in the front yard setback. The proposal is to correct violations and to construct a rental parking lot for permitted B-3 uses.

The proposal includes a 6' chain link fence with wooden boards crimped or stapled directly onto the fence and with barbed wire on top. According to the POD, the fence will be set back 25' in front from the property line along Dickens Place, and will be along the property line on the sides and rear. Seven Leyland Cypress are proposed in the front along Dickens Place. The wooden boards would only be installed on the side fence to a depth of 120' from the front fence, and not around the entire fence perimeter. Along with some earth berms and a stormwater retention pipe, these are the only changes proposed for the site from its current condition.

The proposal also includes a fenced-in area reserved for equipment from the adjacent Davey Tree Expert Company, a use located on two adjacent properties which are zoned M-2.

Staff has yet to receive a revised plan that addresses the review comments as they pertain to setbacks, required peripheral parking lot planting strips and evergreen screening, the screening fence itself, and the proposed use. 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 Details for the gate and locking device at the entrance road and emergency access road shall be submitted for review by the Traffic Engineer, Police and approved by the County Fire Marshall. The owner or owner's contractor shall contact the County Fire Marshall prior to completion of the fence installation to test and inspect the operations of the gates. Evidence of the Fire Marshall's approval shall be provided to the Department of Planning by the owner prior to issuance of occupancy permits.
- 30 There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
- 31 Outside storage shall not be permitted.
- 32 Prior to construction plan approval, the developer shall provide written documentation indicating how the property will be used and that contractor vehicles and equipment will not be parked.
- 33 Freight containers, portable storage containers, and tractor-trailers are not permitted.

(Staff Report by Lee Pambid)

(Applicant's Representative: William J. Schmidt)

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

POD-52-08
Audubon North –
Oakleys Lane and I-64
(POD-34-08 Rev)

Resource International, Ltd. for The Tetra Companies, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 5,000 square foot office building. The 9.46-acre site is located on the southwest corner at the intersection of Oakleys Lane and I-64 on part of parcel 817-717-4199. The zoning is M-1C, Light Industrial District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer (**Varina**)

APPROVED

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 Oakleys Lane 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 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 west side of Oakleys Lane.
- 32 A 25-foot planting strip to preclude ingress or egress along the south side of Interstate 64 shall be shown on the approved plans. The details shall be included with the required landscape plans for review and approval.
- 33 The proffers approved as a part of zoning case C-60C-04 shall be incorporated in this approval.
- 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 location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
- 36 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.
- 37 The limits and elevations of the Special Flood Hazard Area shall be conspicuously noted on the plan and labeled "Limits of Special Flood Hazard Area." In addition, the delineated Special Flood Hazard Area must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.

(Staff Report by Christina Goggin)
(Applicant's Representative: Matthew T. Faris)
(Applicable Rezoning Cases and PUPs: C-60C-04)

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

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**)

DEFERRED TO 11/19/08

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)

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

DEFERRED TO 11/19/08

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)**

The applicant has requested a deferral to the November 19, 2008 Planning Commission Meeting.

The applicant has requested additional time to address staff comments related to parking and provision of the 20' buffer in accordance with proffered requirements.

(Staff Report by Matthew Ward)
(Applicant's Representative: Bruce Hulcher)
(Applicable Rezoning Cases and PUPs: C-23C-01; C-33C-96)

SUBDIVISION

SUB-25-08
Woodman Terrace
(Oct 2008 Plan)
Luscombe Lane

APPROVED/EXPEDITED

Hulcher & Associates for Richard Atack Construction II, LLC The 3.22-acre site proposed for a subdivision of 8 single-family homes is located at the eastern terminus of Luscombe Ln on parcels 774-760-4716, 5039, 3824, 3335, 4958, 3547 and 4140. The zoning is R-3, One-Family Residence District. County water and sewer. **(Fairfield) 8 Lots**

A seven-lot subdivision was previously approved on this site by the Planning Commission at its September 27, 2006 meeting. Subsequently, the site has been redesigned to provide 8 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 Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
- 14 The final plat for recordation shall contain information showing The Chesapeake Bay Preservation areas, if any, in accordance with Chapter 19, Section 19-72 (18), of the Henrico County Code, as determined by the Director of Public Works.
- 15 Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

(Staff Report by **Christina Goggin**)
(Applicant's Representative: **Wayne E. Mayton**)

PLAN OF DEVELOPMENT

POD-65-08
The Steward School – Field
Expansion – 11600 Gayton
Rd
(POD-20-08 Rev)

**APPROVED/SEE
ADDENDUM PG. 1**

Koontz-Bryant, P.C. for Dixon Independent School Corp.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a baseball/field hockey field, a soccer/lacrosse field, a parking lot expansion, and a pad for a future science building. The 35.73-acre site is located on Gayton Rd, on parcels 736-747-8260 and 0678, and 736-748-4535. The zoning is A-1, Agricultural District. County water and sewer (**Tuckahoe**)

As part of the next phase in their expansion plan, the applicant is proposing to build additional ball fields and a pad for a future science building adjacent to a second BMP pond. Staff has not received the landscape buffer plan as requested. The staff recommendation will be made at the meeting.

Should the Commission act on this request, the standard conditions for developments of this type are recommended.

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

PLAN OF DEVELOPMENT

POD-26-05
Reconsideration
Superstar – Bonnie M
Pradhan Addition – 9999
Brook Rd
(POD-03-96 and 95-00 Rev)

**APPROVED/ SEE
ADDENDUM PG. 2**

Keith Engineering, Inc. for BOJ, LLC: Request for approval of a reconsideration of the architectural elevations for a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a two-story 6,051 square foot building addition to an existing convenience store with gas pumps, with restaurants on the first floor and a proprietor/employee dwelling on the second floor. The 1.316-acre site is located at the southeast corner of the intersection of Brook Rd (US Route 1) and J E B Stuart Pkwy on parcel 783-769-9052. The zoning is B-3C, Business District (Conditional). County water and sewer (**Fairfield**)

This reconsideration is for changes to the building elevations previously approved.

The staff recommends approval subject to the annotations on the plans, the conditions previously approved for POD-26-05 by the Planning Commission at its meeting on March 30, 2005, and the following additional condition:

- 29 A secondary full-functioning kitchen is not permitted on the second floor proposed for a proprietor/employee dwelling.

(Staff Report by **Tony Greulich**)
(Applicant's Representative: **F. J. Keith**)
(Applicable Rezoning Cases and PUPs: **C-113C-88**)

PLAN OF DEVELOPMENT AND MASTER PLAN

POD-66-08
West Broad Village – Phase
III – Old Brick Road and
Fish Pond Lane
(POD 42-06 Rev)

**POD APPROVED/
ARCHITECTURALS FOR
REI BUILDING
DEFERRED BY PC TO
11/19/08/ SEE
ADDENDUM PG. 3**

Timmons Group for West Broad Village IV, LLC and West Broad Village V, LLC: Request for approval of a plan of development and revised master plan as required by Chapter 24, Section 24-106 of the Henrico County Code to revise the layout of Parcel H and to construct an additional phase of the West Broad Village urban mixed use development consisting of two one-story buildings and one two-story building, with a total of approximately 72,000 square feet of retail space and 15,500 square feet of office space, and a master plan for a future 4,500 square foot one-story bank building. 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)**

Proposed revisions to the master plan for the West Broad Village Urban Mixed-Use development have been submitted by Unicorp, the project's developer for Planning Commission review and approval. The proposed revisions are generally consistent with the currently approved master plan that was approved by the Planning Commission at its April 25, 2007 meeting. Since that time, various architectural plans to implement the master plan have been submitted to the Planning Commission for review and have received approval.

The proposed revisions to the master plan would not increase the density of development, but would rather update the layout of the master plan, which has been modified as development plans have been refined. The total number of residential units would remain at 884 units, and there would be a very slight decrease in commercial development. The retail/restaurant space would be reduced to 516,533 square feet from 526,400 square feet, the office space would be reduced to 646,614 square feet from 688,000 square feet, and the total number of hotel rooms would be reduced to 400 rooms from 430 rooms. However, due to increased conference area, the total hotel area would increase to 329,281 square feet from 295,000 square feet. In total, the commercial floor area proposed by the master plan revision would decrease by approximately 2% from 1,509,400 square feet to 1,482,428 square feet. Commercial development would comprise approximately 40 % of the entire development, instead of the previously proposed 41 % of the entire development. Given the size of this project, the proposed variations are minimal.

The updated layout plan reflects the relocation of the future hotel to consolidate it with the future office building adjacent to I-64. There would be a reduction in the total floor area of the office building. The surplus office floor area would be incorporated into the previously proposed A6 building to accommodate South University and newly proposed mixed use structure identified as the Thomasville building on the revised layout plan. The resulting surplus retail floor area would allow additional retail floor area to be developed in Parcel H located east of Fish Pond Lane and north of Old Brick Road. The redesign permits the development of a pedestrian connection between the retail center along Old Brick Road and the future office/hotel complex located adjacent to the I-64 Interchange. In general, the staff has no objection to the revisions contemplated by the updated master plan.

However, as of the preparation date of this agenda, the staff has not received a revised overall master plan and supporting calculations reflecting the most recently proposed layout plan, as requested. The staff has requested that the developer revise the master plan to be consistent with the proposed Plan of Development. In addition, staff has not received, as requested, revisions to the architectural plans for the REI and Home Goods Buildings that would bring them into greater compliance with the design guidelines.

Should the Commission act on this request, in addition to the annotations on the plans and the conditions for POD-42-06 previously approved by the Planning Commission at its April 25, 2007 meeting, the following additional conditions are recommended:

- 62 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.
- 63 All subsequent detailed plans of development needed to implement this conceptual plan shall be submitted for staff review and Planning Commission approval and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/ approval.
- 64 A revised UMU master plan along with corresponding calculations reflecting the revised layout of Block H shall be submitted for review and approval by the Director of Planning prior to approval of final construction plans.
- 65 Any dumpster in Block H located within 100 feet of a townhouse property shall be located within a completely enclosed structure.
- 66 Dumpsters and loading areas shall be screened from adjoining streets and properties.
- 67 The BMP located on the south side of West Broad Street (US Route 250) east of Brook River Drive shall be eliminated prior to the approval of final Certificate of Occupancy for any building located east of Fish Pond Lane and north of Old Brick Road.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Joseph Vilseck, III)

(Applicable Rezoning Cases and PUPs: C-12C-06)

PLAN OF DEVELOPMENT AND SPECIAL EXCEPTION

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

DEFERRED TO 11/19/08

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**)

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

POD-67-08
Sam's Club Car Wash
9440 W Broad St

Core States Engineering for SAM's Real Estate Business Trust: 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 2,000 square foot self-automated car wash in an existing shopping center. The 0.60-acre site is located approximately 850 feet north of W Broad St (US Route 250) and 775 feet east of Old Springfield Rd, on part of parcel 757-758-0701. The zoning is B-3C, Business District (Conditional). County water and sewer (**Brookland**)

APPROVED/EXPEDITED

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 proffers approved as a part of zoning case C-24C-08 shall be incorporated in this approval
- 30 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
- 31 The owner or manager on duty shall be responsible for temporarily closing the car wash facility when the on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way. The owner shall arrange with the Traffic Engineer to provide standard traffic control signs to notify customers that stopping or standing on the public right-of-way shall not be permitted near the entrances to the car wash facility

(Staff Report by Greg Garrison)
(Applicant's Representative: Patrick Bennett)
(Applicable Rezoning Cases and PUPs: C-24C-08)

APPROVAL OF MINUTES: September 24, 2008 Minutes/APPROVED AS CORRECTED

ADJOURN @ 10:26

PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
October 22, 2008

ADDENDUM

PAGE 17 - REVISED RECOMMENDATION AND ADDED CONDITIONS

PLAN OF DEVELOPMENT

POD-65-08

The Steward School – Field
Expansion – 11600 Gayton
Rd
(POD-20-08 Rev)

APPROVED

Koontz-Bryant, P.C. for Dixon Independent School Corp.:
Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a baseball/field hockey field, a soccer/lacrosse field, a parking lot expansion, and a pad for a future science building. The 35.73-acre site is located on Gayton Rd, on parcels 736-747-8260 and 0678, and 736-748-4535. The zoning is A-1, Agricultural District. County water and sewer (**Tuckahoe**)

A community meeting was held on October 20, 2008, and the applicant discussed a number of issues including the proposed ball fields, the proposed storm water management pond, the second entrance on Gayton Road, and the proposed fence and planting along the western property line. The details of the supplemental planting along the western property line will be finalized with the future landscape plan which will come back to the Commission.

The traffic engineer will evaluate the proposed second entrance on Gayton Road for adequate sight distance, and make his recommendation to the Commission.

All agencies are recommending approval of the Plan of Development.

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.
- 30 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.
- 31 The conceptual master plan, as submitted with this application, is for planning and information purposes only.



- 32 The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building-mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
- 33 Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
- 34 A concrete sidewalk meeting County standards shall be provided along the north side of Gayton Road.

(Staff Report by Jim Strauss)

PAGE 18 - REVISED CONDITION NUMBER

PLAN OF DEVELOPMENT

POD-26-05
 Reconsideration
 Superstar – Bonnie M
 Pradhan Addition – 9999
 Brook Rd
 (POD-03-96 and 95-00 Rev)

APPROVED

Keith Engineering, Inc. for BOJ, LLC: Request for approval of a reconsideration of the architectural elevations for a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a two-story 6,051 square foot building addition to an existing convenience store with gas pumps, with restaurants on the first floor and a proprietor/employee dwelling on the second floor. The 1.316-acre site is located at the southeast corner of the intersection of Brook Rd (US Route 1) and J E B Stuart Pkwy on parcel 783-769-9052. The zoning is B-3C, Business District (Conditional) County water and sewer **(Fairfield)**

This reconsideration is for changes to the building elevations previously approved.

The staff recommends approval subject to the annotations on the plans, the conditions previously approved for POD-26-05 by the Planning Commission at its meeting on March 30, 2005, and the following additional condition:

- 29 39 A secondary full-functioning kitchen is not permitted on the second floor proposed for a proprietor/employee dwelling.

(Staff Report by Tony Greulich)

PLAN OF DEVELOPMENT AND MASTER PLAN

POD-66-08
West Broad Village – Phase
III – Old Brick Road and
Fish Pond Lane
(POD 42-06 Rev)

**POD APPROVED/
ARCHITECTURALS FOR
REI BUILDING
DEFERRED BY PC TO
11/19/08
SEE ADDENDUM PG. 3**

Timmons Group for West Broad Village IV, LLC and West Broad Village V, LLC: Request for approval of a plan of development and revised master plan as required by Chapter 24, Section 24-106 of the Henrico County Code to revise the layout of Parcel H and to construct an additional phase of the West Broad Village urban mixed use development consisting of two one-story buildings and one two-story building, with a total of approximately 72,000 square feet of retail space and 15,500 square feet of office space, and a master plan for a future 4,500 square foot one-story bank building. 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)**