

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

June 23, 2010

9:00 A.M.

ADDENDUM ATTACHED



PLANNING COMMISSION

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

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

David D. O'Kelly, Jr., Assistant Director of Planning
Leslie A. News, CLA, Principal Planner
Kevin D. Wilhite, C.P.C., AICP, County Planner
Michael F. Kennedy, County Planner
Christina Goggin, AICP, County Planner
Anthony R. Greulich, C.P.C., County Planner
Matthew Ward, County Planner
Greg Garrison, County Planner
Lee Pambid, C.P.C., County Planner
Aimee Berndt, AICP, County Planner
Robert Peterman, GIS Technician
Holly Zinn, Office Assistant/Recording Secretary

WELCOME: 9:05

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

ROLL CALL: Mr. Archer - Absent

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Lee Pambid

FOR INFORMATIONAL PURPOSES ONLY – SUBDIVISION EXTENSIONS

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2008-00152 (SUB-16-05) Midview Farms (June 2005 Plan)	95	9	4	Varina	7/1/2014
SUB2008-00151 (SUB-17-07) Nature's Way (June 2007 Plan)	8	8	2	Fairfield	7/1/2014
SUB2008-00182 (SUB-69-05) Techpark (June 2005 Plan)	0	0	4	Varina	7/1/2014

TRANSFER OF APPROVAL

POD-146-84
POD2010-00145
Smurfit-Stone (Formerly The Stanley Works) – 5710 S. Laburnum Avenue

Grattan Associates, P.C. for Smurfit-Stone Container Corporation: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from The Stanley Works, Inc., Annuity Board of the Southern Baptist Convention, C & O Railway, Company, and Empire Development Company to Smurfit-Stone Container Corporation. The 20.94-acre site is located on the northwest corner of Laburnum Avenue and Charles City Road, on parcel 816-710-2400. The zoning is M-1, Light Industrial District and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

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. This Plan of Development is currently under an administrative review for additional fleet parking and facility upfit.

(Staff Report by Kevin Wilhite)
(Applicant's Representative: G. Stuart Grattan)
(Applicable Rezoning Cases and PUPs: C-33C-89)

TRANSFER OF APPROVAL

POD-61-72
POD2010-00112
Forest Office Building at Forest Office Park (Formerly Koger Executive Center) – 8001 Franklin Farms Drive

CB Richard Ellis for 95-10 Richmond/Koger, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Koala Richmond Realty Holding and Forest Park Association, LLC to 95-10 Richmond/Koger, LLC. The 3.48-acre site is located at the southwest corner of the intersection of Forest Avenue and Franklin Farms Drive, on parcel 759-743-3775. 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 site deficiencies, as identified in staff's letter, dated May 4, 2010, will be corrected according to the signed contracts. The deficiencies to be addressed include repair of broken curbs, repair and sealing of cracked pavement, painting of 3 stop bars, removal of stumps, and installation of 1 red maple and 5 crapemyrtles.

The staff recommends approval of this transfer request with the following conditions:

1. All landscaping deficiencies, as identified in the inspection report, dated May 4, 2010, shall be corrected by October 31, 2010.
2. All parking lot deficiencies, as identified in the inspection report, dated May 4, 2010, shall be corrected by July 31, 2010.

(Staff Report by Matt Ward)
(Applicant's Representative: Katie McKenna)

TRANSFER OF APPROVAL

POD-50-79
POD2010-00113
Gayton Crossing Shopping
Center - Phase I – 9700
Gayton Road

APPROVED/EXPEDITED

M.L. Bell Construction for FW VA – Gayton CRSG SC, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Gayton Crossing Joint Venture, Gayton and Gaskins, LP II, and USRPI, LLC to MacQuarie Countrywide – Regency II. The 7.46-acre site is located at the northwest corner of Gaskins and Gayton Roads, on parcel 746-745-0311. The zoning is B-2C, Business District (Conditional). 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 missing landscaping shall be corrected by October 31, 2010.

Site deficiencies that have been corrected include fixing broken curb and gutter in various spots within the complex and removing a dumpster. There are 9 shade trees, 17 ornamental trees, and 4 shrubs to be replaced.

(Staff Report by Christina Goggin)
(Applicant's Representative: Danielle Carpenter)
(Applicable Rezoning Cases and PUPs: C-82C-78; C-2C-87)

TRANSFER OF APPROVAL

POD-94-80
POD2010-00162
Gayton Crossing Shopping
Center – Phase II – 9700
Gayton Road

APPROVED/EXPEDITED

M.L. Bell Construction for Regency Centers: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Walter L. Hooker, Gayton and Gaskins LP, Gayton Triangle Land Co., Gayton and Gaskins, LP II, and USRPI, LLC to Macquire Countrywide – Regency II. The 8.14-acre site is located at the southeastern corner of Quioccasin and Gayton Roads, on parcel 745-745-5844. The zoning is B-2C, Business District (Conditional). 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 missing landscaping shall be corrected by October 31, 2010.

Site deficiencies that have been corrected include fixing broken curb and gutter in various spots within the complex and replacing missing addresses. There are 17 shade trees, 6 ornamental trees, and a hedge row in lieu of trees along Gayton Road to be replaced.

(Staff Report by Christina Goggin)
(Applicant's Representative: Danielle Carpenter)
(Applicable Rezoning Cases and PUPs: C-62C-79; C-2C-87)

TRANSFER OF APPROVAL

POD-75-80, 33-87, 107-88,
and 16-97
POD2009-00454; POD2010-
00066; POD2010-00065;
POD2010-00067
Parham 2810 Building
(Formerly GE Executive
Center) - 2810 N. Parham
Road

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

Christopher Todd for Direct Invest Property Management, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Dominion Bankshares E.V.O.C. and First Union Operations Center to Direct Invest Property Management, LLC. The 9.93-acre site is located at 2810 N. Parham Road, approximately 255 feet from Mayland Drive, on parcel 757-753-9760. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

The site inspection for this site revealed several site deficiencies in need of correction.

The potholes, landscaping and fire sign installation, as noted in the deficiency letter, have been addressed and/or scheduled for completion at a later date per contractual agreement. Additional deficiencies which include the repair, seal coating, and re-striping of the fire lanes, visitor parking, and general parking directly surrounding the 2810 Building will also be completed at a later date per contractual agreement. Staff is working on a contract date with the property owner to ensure the time span is reasonable.

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The staff recommendation will be made at the meeting.

**(Staff Report by Matt Ward)
(Applicant's Representative: Christopher Todd)
(Applicable Rezoning Cases and PUPs: C-74C-05)**

SUBDIVISION

SUB-06-10
SUB2010-00074
Oglethorpe Park at
Greenbrooke
(June 2010 Plan)

APPROVED/EXPEDITED

Youngblood, Tyler and Associates, P.C. for Oglethorpe Park, LLC: The 12.37-acre site proposed for a subdivision of 49 single-family homes with zero lot lines is located on the south line of Dublin Road between the east line of Belfast Road and the west line of Glasgow Road, on parcels 745-764-7834, 7122, 6608, 2159, 1645, and 1031. The zoning is R-5AC, General Residential District (Conditional). County water and sewer. **(Three Chopt) 49 Lots**

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

13. The plat shall contain a statement that the common area is dedicated to the common use and enjoyment of the homeowners of Oglethorpe Park and is not dedicated for use by the general public. This statement shall refer to the applicable article in the covenants recorded with the plat.

14. 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.
15. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
16. The proffers approved as part of zoning case C-35C-09 shall be incorporated in this approval.

(Staff Report by Christina Goggin)
(Applicant's Representative: Anne Tignor)
(Applicable Rezoning Cases and PUPs: C-35C-09)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD-014-10
 POD2010-00160
 Virginia Community Health
 Office at Westerre Commons
 – 3831 Westerre Parkway
 (POD-67-04 Rev.)

APPROVED/EXPEDITED
SEE ADDENDUM PG. 1

R K and K Engineers for Westerre Commons, LLC and Lingerfelt Development, LLC: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a two-story 25,268 square foot office building. The 1.83-acre site is located on the south line of Westerre Parkway, approximately 800 feet east of Cox Road, on parcel 749-759-0307. The zoning is B-2C, Business District (Conditional) and O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

The applicant requests to construct a two-story administrative office building. The original plan submittal included elevations showing rooftop screening constructed of prefinished metal panels. Proffers of zoning case C-45C-04 require that rooftop heating and air-conditioning equipment and ventilation equipment be screened by means of parapet or other architectural features. Staff has worked with the applicant to provide a screening parapet more compatible with the adjacent office buildings along Westerre Parkway, which are designed with sloped parapets to mimic a standing seam metal pitched roof. The applicant has provided revisions showing a gray standing seam metal sloped screen similar to the adjacent building parapets. The applicant has also enhanced the building with a roof line peak above the main central entrances on the two primary building facades. Entrance-way peaks or arches are prevalent among the existing multi-story office buildings along Westerre Parkway.

The architectural elevations meet proffered conditions with respect to building material, as the building is proposed at 75 percent brick, while only 60 percent is required by proffer. The remaining 25 percent of the building will be constructed of color integrated CMU at the base of the building.

Included with this plan is the conceptual lighting plan, to which staff can recommend approval subject to the annotations on the plan and standard conditions for lighting plans.

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

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning cases C-63C-98 and C-45C-04 shall be incorporated in this approval.
31. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
32. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, 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 Aimee Berndt)

(Applicant's Representative: Malachi Mills, III)

(Applicable Rezoning Cases and PUPs: C-63C-98; C-45C-04)

APPROVAL OF MINUTES: May 26, 2010 Minutes/**APPROVED AS CORRECTED**

WORK SESSION: Review proposed amendments to Chapter 24 of the County Code to minimize the impact of refuse servicing on adjacent properties.

(Staff Presentation: Ben Blankinship)

PUBLIC HEARING SCHEDULED FOR SEPTEMBER 9, 2010 PC MEETING

WORK SESSION: Innsbrook Area Land Use Study – The Commission will discuss the designation of the Innsbrook Study Area as an Urban Development Area.

(Staff Presentation: Seth Humphreys)

(NO PLANNING COMMISSION ACTION NECESSARY)

ADJOURN @ 9:48

**PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
June 23, 2010**

ADDENDUM

PAGE 7 – REVISED RECOMMENDATION AND ADDED CONDITION

TRANSFER OF APPROVAL

POD-75-80, 33-87, 107-88, and 16-97 POD2009-00454; POD2010- 00066; POD2010-00065; POD2010-00067 Parham 2810 Building (Formerly GE Executive Center) - 2810 N. Parham Road	Christopher Todd for Direct Invest Property Management, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Dominion Bankshares E.V.O.C. and First Union Operations Center to Direct Invest Property Management, LLC. The 9.93-acre site is located at 2810 N. Parham Road, approximately 255 feet from Mayland Drive, on parcel 757-753-9760. The zoning is O-3C, Office District (Conditional). County water and sewer. (Three Chopt)
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APPROVED/EXPEDITED

With the exception of items relating to parking lot maintenance, all deficiencies have been addressed. The staff recommends approval of this transfer request with the following condition:

1. All parking lot maintenance, including resealing and restriping, shall be corrected by June 30, 2011, in accordance with the letter of agreement, dated June 14, 2010.

PAGE 9 – REVISED PLAN

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD-014-10 POD2010-00160 Virginia Community Health Office at Westerre Commons – 3831 Westerre Parkway (POD-67-04 Rev.)	R K and K Engineers for Westerre Commons, LLC and Lingerfelt Development, LLC: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a two-story 25,268 square foot office building. The 1.83-acre site is located on the south line of Westerre Parkway, approximately 800 feet east of Cox Road, on parcel 749-759-0307. The zoning is B-2C, Business District (Conditional) and O-3C, Office District (Conditional). County water and sewer. (Three Chopt)
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APPROVED/EXPEDITED

Staff received a revised plan addressing the annotations on the original staff plan. Staff continues to recommend approval subject to the conditions in the agenda.