

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

February 23, 2011

9:00 A.M.

ADDENDUM ATTACHED



PLANNING COMMISSION

C. W. Archer, C.P.C., Chairperson (Fairfield)
Tommy Branin, Vice-Chairperson (Three Chopt)
Ernest B. Vanarsdall, C.P.C., (Brookland)
E. Ray Jernigan, C.P.C. (Varina)
Bonnie-Leigh Jones (Tuckahoe)
Patricia S. O'Bannon, 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:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA: NONE PRESENT

ROLL CALL: ALL PRESENT

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: There are no extensions of conditional subdivisions this month.

TRANSFER OF APPROVAL

POD-127-74
POD2010-00308
2008 Libbie Avenue Office
Building – 2008 Libbie
Avenue

APPROVED/EXPEDITED

Robert Shepherd and Lance LaFortune for LLK and B, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Henrico Land Development Co. and Grace Properties, Inc. to LLK and B, LLC. The 0.57-acre site is located at the northwest corner of the intersection of Libbie Avenue and Mann Avenue, on parcel 771-739-2488. The zoning is O-2, Office 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 staff recommends approval of this transfer request with the following condition:

1. The site deficiencies, as identified in the inspection report, dated October 1, 2010, shall be completed by April 15, 2011.

The site deficiencies include resurfacing the parking lot, repairing potholes, replacing curbing on the southeastern corner of the planting island in the center of the parking lot, striping new parking spaces, and replacing handicap markers. The applicant has provided staff a copy of a signed contract to improve the parking lot. Additionally, the applicant has received an approved paving grant through Community Revitalization towards the cost of the work.

(Staff Report by Matt Ward)

(Applicant's Representative: Lance LaFortune)

(Applicable Rezoning Cases and PUPs: C-53-74)

TRANSFER OF APPROVAL

POD-106-78
POD2010-00405

Money Max Title Loans
(Formerly Southern Bank
and Trust) – 7605 W. Broad
Street (U.S. Route 250)

APPROVED/EXPEDITED

Scott Krumm for First States Investors 3089, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Southern Bank & Trust Company to First States Investors 3089, LLC. The 1.2-acre site is located at the southeast corner of the intersection of W. Broad Street (U.S. Route 250) and Wistar Street, on parcel 765-750-4431. The zoning is B-3, Business District and R-3, One-Family Residential District. County water and sewer. **(Three Chopt)**

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 December 20, 2010, shall be corrected by July 31, 2011.

The site deficiencies include cleaning the parking lot, repairing large cracks and applying two coats of sealant on the drive lanes, replacing all existing parking lines and handicap markers, as well as planting 2 trees along W. Broad Street. The applicant has provided staff a copy of a signed contract to improve the parking lot and plant 2 trees.

(Staff Report by Matt Ward)
(Applicant's Representative: Scott Krumm)

TRANSFER OF APPROVAL

POD-33-93
POD2011-00002
Zeller + Gmelin Corporation
(Formerly Independent
Container Line) – 4801
Audubon Drive

APPROVED/EXPEDITED

Stephen L. Lazure for Zeller + Gmelin Corporation: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Independent Container Line, Ltd. to Zeller + Gmelin Corporation. The request is also for approval of a signage package as required by Chapter 24, Section 24-85 (a) through (d) of the Henrico County Code. The 11.07-acre site is located at the southeast corner of the intersection of Audubon Drive and Laburnum Avenue, on parcel 816-716-0530. The zoning is PMD, Planned Industrial District. County water and sewer. **(Varina)**

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 January 13, 2011, shall be corrected by March 15, 2011.

Deficiencies are minor and include missing handicap parking signage and stop bars and a damaged light pole.

The applicant also requests approval for 3 on-site directional signs, as required by Code in the PMD district. Staff recommends approval of the signage package as presented.

(Staff Report by Tony Greulich)
(Applicant's Representative: Stephen L. Lazure)

LANDSCAPE AND LIGHTING PLAN

LP/POD-79-07

POD2011-00010; POD2011-00011

Arco Iris Latino Mart – 6111 Staples Mill Road (U.S. Route 33)

APPROVED

SEE ADDENDUM PG. 1

Jose Benitez for ARWB, 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 2.077-acre site is located on the east line of Staples Mill Road (U.S. Route 33), approximately 200 feet south of Penick Road, on parcels 773-747-8402 and 8814. The zoning is B-1, Business District. County water and sewer. **(Brookland)**

As of the preparation date of the agenda, staff has not received a revised plan, as requested, providing additional plant material along the north and east property lines and alternate shrub species along Staples Mill Road. 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 Greg Garrison)

(Applicant's Representative: Jose Armando Benitez)

PLAN OF DEVELOPMENT

POD-03-11
POD2011-00012
The Corner at Short Pump –
Phase 3 – 11801 W. Broad
Street (U.S. Route 250)
(POD-25-08 Rev.)

APPROVED
SEE ADDENDUM PG. 1

Timmons Group for W2005 WRL Realty, 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 7,441 square foot restaurant and 3 one-story retail buildings, totaling 54,222 square feet in an existing shopping center. The 6.7-acre portion of the 25.32-acre site is located at the southwest corner of W. Broad Street (U.S. Route 250) and Lauderdale Drive, on part of parcel 736-762-2022. The zoning is B-2C, 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, as requested, which addresses the dumpster and loading areas adjacent to West Broad Street; the building elevations of the furniture store; and the prominent corner feature in the southwest corner of West Broad Street and Lauderdale Road. Revised elevations for the Olive Garden Restaurant were received on the preparation date of the agenda, and staff has not had an opportunity to complete its review. 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-65C-07 shall be incorporated in this approval.
31. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.
32. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
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. Only retail business establishments permitted in a B-2C district may be located in this center.
36. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
37. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

(Staff Report by Greg Garrison)
(Applicant's Representative: David Todd)
(Applicable Rezoning Cases and PUPs: C-65C-07)

**PLAN OF DEVELOPMENT – RECONSIDERATION OF A CONDITION
(Deferred from the January 26, 2011 Meeting)**

POD-71-02 (Rev.)
POD2010-00423
Tom Leonard's at
Brookhollow – 4150
Brookriver Dr.

**APPROVED
SEE ADDENDUM PG. 2**

Timmons Group for G3 Investments, LLC and Tom Leonard: Request for approval of a reconsideration of a condition of a 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)**

This is the fourth request for a seasonal sales tent at this location. The last approval by the Planning Commission was on November 19, 2008, with the following condition added to the original approval:

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.

The tent has remained on the site past the scheduled date for its removal. Previously, staff has asked about the possibility of the construction of a more permanent structure on the site, but the applicant has never submitted plans to address this situation. The existing structure is of metal frame construction with a fabric roof.

The Commission may modify the condition and substitute a new removal date for the tent, unless otherwise extended by the Director of Planning. Otherwise, if the request is denied, the tent must be removed. The other original conditions of the Planning Commission approval of this site, dated September 25, 2002, would remain unchanged.

**(Staff Report by Kevin Wilhite)
(Applicant's Representative: Tom Leonard)
(Applicable Rezoning Cases and PUPs: C-31C-97)**

PLAN OF DEVELOPMENT AND LIGHTING PLAN (Deferred from the October 27, 2010 Meeting)

POD-22-10
POD2010-00305
Affiliated Dermatologists of
Virginia – Shrader Road
Facility – 7811 Shrader Road

APPROVED/EXPEDITED

Bay Design Group, P.C. for IHH Properties, 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 one-story 9,635 square foot medical office building. The 1.91-acre site is located on the south line of Shrader Road, approximately 180 feet west of Hungary Spring Road, on parcel 764-752-9619. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Brookland)**

This request is to construct a dermatologist office located between Shrader Road and the terminus of Fountain Avenue. The layout is in accordance with the conceptual layout submitted with rezoning case C-24C-10, which prohibits access from Fountain Avenue. The applicant is providing a 6-foot screen wall matching the building along Fountain Avenue (vacated), which will prohibit vehicular and pedestrian access through the site. Planning has assigned a new address reflecting the requirement that access is limited to Shrader Road.

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

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
- 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. A concrete sidewalk meeting County standards shall be provided along the south side of Shrader Road.
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 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.
32. The proffers approved as a part of zoning case C-24C-10 shall be incorporated in this approval.

(Staff Report by Christina Goggin)
(Applicant's Representative: Joseph Faudale)
(Applicable Rezoning Cases and PUPs: C-24C-10)

PLAN OF DEVELOPMENT

POD-01-11
POD2011-00005
Christ Church Episcopal –
North Gayton Road Entrance
– 5000 Pouncey Tract Road
(POD-38-09 Rev.)

Borden Engineering, PLC 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 driveway connecting to the north line of future N. Gayton Road. The 10.80-acre site is located on the west line of Pouncey Tract Rd. (State Route 271) at the northwest quadrant of 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

A 24-foot wide, 375-foot long driveway connecting the church's existing parking lot to the North Gayton Road extension, which is under construction, is proposed. There are no other buildings proposed with this POD.

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

29. 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.

(Staff Report by Lee Pambid)
(Applicant's Representative: Ronald T. Borden)

SUBDIVISION

SUB-10-10
SUB2011-00011
Wilton View
(July 2010 Plan)
Reconsideration – 7801
Wilton Road

APPROVED/EXPEDITED

Engineering Design Associates for Michael P. McQuade Trust: Request for a reconsideration of a conditional subdivision to revise the subdivision boundary and remove 2 lots, totaling 21.2 acres, south of I-895 (Pocahontas Parkway). The 39.5-acre site is located on the east line of Wilton Road, approximately 1,650 feet from its intersection with Warwick Park Road, on the northern and southern lines of I-895 and the west line of Osborne Turnpike, on parcels 801-688-3193, 801-689-9597, and 802-689-4664. The zoning is A-1, Agricultural District. County water and individual well and individual on-site sewage disposal system. **(Varina) 22 Lots**

The purpose of this reconsideration is to revise the subdivision boundary and remove 2 lots totaling 21.2 acres from the Wilton View conditional subdivision, previously approved for 24 lots on September 22, 2010. Twenty-two lots will remain.

The parent parcel was split into 2 parcels for the construction of I-895 Pocahontas Parkway, and the 2 lots to be removed encompass the portion of the property south of the interstate. These 2 lots were proposed to be served by on-site well and sewage disposal systems, and there was to be no right-of-way dedication or other improvements for public use.

The remaining lots north of the interstate will be served either by wells or County water, and all will be served by on-site sewage disposal systems. A ten-foot planting strip easement is required along the north line of I-895 (Pocahontas Parkway) and along the west line of Osborne Turnpike.

Annotations from the September 22, 2010 conditional staff plan are still in effect for the remaining 22 lots, and that staff plan is included in the packet for informational purposes.

The staff recommends approval of the reconsideration subject to the conditions previously approved by the Planning Commission on September 22, 2010.

(Staff Report by Lee Pambid)

(Applicant's Representative: Randy Hooker)

PLAN OF DEVELOPMENT

POD-02-11
POD2011-00006
Kneading Therapy –
Entrance Road – 3851
Springfield Road
(POD-65-93 Rev.)

**DEFERRED TO MARCH
23, 2011**

Goodfellow, Jalbert, Beard & Associates, Inc. for AJB Properties, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct an additional entrance from Old Springfield Road to an existing retail building site. The 1.0-acre site is located on the east line of Springfield Road and the west line of Old Springfield Road, at the intersection of Huron Avenue and Springfield Road, on parcel 755-758-3580. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

The subject property was recently granted proffer amendments in November 2010. The amended proffers now allow a certified massage therapist practice as principle use where formerly only businesses whose principle market is the sale or rental of formal apparel and related products and services for formal events was permitted. In addition, the proffers were amended to permit ingress/egress onto Old Springfield Road where formerly a continuous 20-foot landscape buffer was required.

The applicant proposes a 24-foot wide private driveway to access the site from Old Springfield Road. The majority of the driveway is to be located within the existing unimproved right-of-way of Old Springfield Road with the provision of a non-maintained County right-of-way agreement with the Department of Public Works. No exterior building modifications are being proposed with this Plan of Development. The parking space layout will remain the same with the exception of the driveway addition at the east end of the parking lot. Drainage improvements, as required by Department of Public Works, and as required by the conditions of approval of C-6C-10, will be addressed with this Plan of Development. This includes installation of curb and gutter, piping, ditch fill and grading, and erosion and sediment control measures. The applicant has already made progress in cleaning up the existing BMP on site and other overgrown landscaping.

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. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning cases C-36C-92 and C-6C-10 shall be incorporated in this approval.
31. 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: Paul Jalbert)

(Applicable Rezoning Cases and PUPs: C-36C-92; C-6C-10)

PLAN OF DEVELOPMENT – RECONSIDERATION OF ARCHITECTURALS ONLY

POD-42-06
POD2011-00036
Reconsideration of
Architecturals
West Broad Village
Townhomes – 11201 W.
Broad Street (U.S. Route
250)

APPROVED
SEE ADDENDUM PG. 2

Eagle Construction of Virginia for West Broad Village, LLC: Request for approval of revised architectural plans for a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 131 townhouse units for sale in an urban mixed-use development. The 115.04-acre site is located along the south line of W. Broad Street (U.S. Route 250), the north line of Three Chopt Road, and the east line of John Rolfe Parkway on parcels 741-760-2984, 3679, 5875, 6464, 6677, 6574, 6572, 6570, 6568, 6467, 5363, 7874, 7760, 7866, 7764, 7762, 8473, 8877, 8665, 9367, 9370, 9476, 9374, 9373, 742-760-0067, 0175, 0173, 0171, 0069, 741-760-8758, 9749, 9148, 9252, 9150, 7947, 8055, 8053, 7951, 7949, 7446, 7657, 7654, 7553, 7551, 7449, 6048, 6259, 6257, 6255, 6153, 6152, 6050, 5553, 4655, 3858, 2061, 2573, 742-760-0056, 741-760-4675, 744-759-1143, 743-760-2155, 741-760-2961, 742-760-0936, and 741-760-8084. The zoning is UMUC, Urban Mixed Use District and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

Eagle Construction of Virginia has requested Planning Commission approval of revised architectural plans for 131 twenty-foot wide residential townhouse units in Blocks A, B, and C of West Broad Village. In March 2008, the Planning Commission previously approved the original architectural plans for 96 of these units pursuant to a request by Prospect Homes, Inc. The remaining units were held for future development by Unicorp, the master developer of West Broad Village. Since that time, Prospect Homes has withdrawn from the Richmond market, and Eagle Construction of VA has acquired the development rights for all of the remaining residential townhouse units, including those held by Unicorp.

The proposed townhouse units would be three-stories in height and have between 1,775 and 2,031 square feet of finished floor area. Each unit would include a rear-loaded two-car garage on the first level. The units would be finished with a combination of brick and Hardiplank siding on the fronts and sides and Hardiplank siding along the rear, similar to previous townhouse units approved for construction at West Broad Village.

Planning staff requested additional architectural detailing on the outside side wall of end units, particularly those that are visible from streets within the development. The applicant has provided an alternate elevation for the end units, which would provide side facing entrances. In addition, the applicant has agreed to offer a side-facing bay window, as an option, on the second story of end units.

Staff recommends approval of the revised architectural plans subject to the original conditions of approval, dated April 25, 2007.

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

APPROVAL OF MINUTES: January 26, 2011 Minutes/APPROVED

ADJOURN @ 10:00

**PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
February 23, 2011**

ADDENDUM

PAGE 6 - REVISED PLAN

LANDSCAPE AND LIGHTING PLAN

LP/POD-79-07 POD2011-00010; POD2011-00011 Arco Iris Latino Mart – 6111 Staples Mill Road (U.S. Route 33) APPROVED	Jose Benitez for ARWB, 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 2.077-acre site is located on the east line of Staples Mill Road (U.S. Route 33), approximately 200 feet south of Penick Road, on parcels 773-747-8402 and 8814. The zoning is B-1, Business District. County water and sewer. (Brookland)
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PAGE 7 - REVISED PLAN AND REVISED ARCHITECTURALS

PLAN OF DEVELOPMENT

POD-03-11 POD2011-00012 The Corner at Short Pump – Phase 3 – 11801 W. Broad Street (U.S. Route 250) (POD-25-08 Rev.) APPROVED	Timmons Group for W2005 WRL Realty, 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 7,441 square foot restaurant and 3 one-story retail buildings, totaling 54,222 square feet in an existing shopping center. The 6.7-acre portion of the 25.32-acre site is located at the southwest corner of W. Broad Street (U.S. Route 250) and Lauderdale Drive, on part of parcel 736-762-2022. The zoning is B-2C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. (Three Chopt)
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PAGE 9 - REVISED RECOMMENDATION AND REVISED CONDITION

PLAN OF DEVELOPMENT – RECONSIDERATION OF A CONDITION

(Deferred from the January 26, 2011 Meeting)

POD-71-02 (Rev.)
POD2010-00423
Tom Leonard's at
Brookhollow – 4150
Brookriver Dr.

APPROVED

Timmons Group for G3 Investments, LLC and Tom Leonard: Request for approval of a reconsideration of a condition of a 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)**

Staff recommends approval of the following revised condition of the plan of development:

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 February 28, 2013. An additional one-year extension may be granted by the Director of Planning if plans for a permanent structure to replace the tent are submitted for County approval prior to the aforementioned deadline.

PAGE 16 - REVISED PLAN AND REVISED RECOMMENDATION PLAN OF DEVELOPMENT – RECONSIDERATION OF ARCHITECTURALS ONLY

POD-42-06
POD2011-00036
Reconsideration of
Architecturals
West Broad Village
Townhomes – 11201 W.
Broad Street (U.S. Route
250)

APPROVED

Eagle Construction of Virginia for West Broad Village, LLC: Request for approval of revised architectural plans for a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 131 townhouse units for sale in an urban mixed-use development. The 115.04-acre site is located along the south line of W. Broad Street (U.S. Route 250), the north line of Three Chopt Road, and the east line of John Rolfe Parkway on parcels 741-760-2984, 3679, 5875, 6464, 6677, 6574, 6572, 6570, 6568, 6467, 5363, 7874, 7760, 7866, 7764, 7762, 8473, 8877, 8665, 9367, 9370, 9476, 9374, 9373, 742-760-0067, 0175, 0173, 0171, 0069, 741-760-8758, 9749, 9148, 9252, 9150, 7947, 8055, 8053, 7951, 7949, 7446, 7657, 7654, 7553, 7551, 7449, 6048, 6259, 6257, 6255, 6153, 6152, 6050, 5553, 4655, 3858, 2061, 2573, 742-760-0056, 741-760-4675, 744-759-1143, 743-760-2155, 741-760-2961, 742-760-0936, and 741-760-8084. The zoning is UMUC, Urban Mixed Use District and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The staff has not had an opportunity to complete its review of the revised architectural plans received on February 22, 2011. The staff recommendation will be made at the meeting.