

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

June 22, 2011

9:00 A.M.



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, C.P.C. (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:

ROLL CALL:

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-96-88

POD2011-00167

Nelsen Funeral Home

Reception Center (Formerly

Commonwealth Square

Office Park and Bowers,

Nelms, and Fonville Office

Park) – 4660 S. Laburnum

Avenue

Blair Nelsen for Nelwood, LC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Foundation for Credit Education and Citizens and Farmers Bank to Nelwood, LC. The 1.75-acre site is located along the west line of Laburnum Avenue, approximately 625 feet north of Audubon Drive, on parcel 814-716-9454. The zoning is B-2C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

This one-story, 8,818 square-foot office building is currently being converted into a reception and office facility for Nelsen Funeral Home. In addition to the interior alterations, the new owner proposes to improve the site. The conversion of the building use requires approval of a new certificate of occupancy for the change of use.

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 May 16, 2011, shall be corrected prior to issuance of a certificate of occupancy for the proposed change of use.

The site deficiencies include parking lot repairs and landscape replacement.

(Staff Report by Matt Ward)

(Applicant's Representative: Blair Nelsen)

(Applicable Rezoning Cases and PUPs: C-62C-83)

TRANSFER OF APPROVAL

POD-30-05

POD2011-00169

Wachovia Financial Center at
John Rolfe Place – 10821
Ridgefield Parkway

Phillip D. Meyers for Roddimeyer III, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from John Rolfe Commons, LLC to Roddimeyer III, LLC. The 1.0-acre site is located on the south line of Ridgefield Parkway, approximately 300 feet west of John Rolfe Parkway, on parcel 736-750-3663. The zoning is O-2C, Office 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 site deficiencies, as identified in the inspection report, dated May 16, 2011, shall be corrected by July 31, 2011.

The site deficiencies include planting 1 Red Maple, 1 River Birch, 1 Crape Myrtle, and 9 Compacta Hollies. The applicant has provided evidence of contracts to correct the deficiencies identified by staff.

(Staff Report by Matt Ward)

(Applicant's Representative: Phillips Meyers)

(Applicable Rezoning Cases and PUPs: C-66C-88; C-46C-97)

TRANSFER OF APPROVAL

POD-39-74
POD2011-00185
IHOP Restaurant – 4840 S.
Laburnum Avenue

William B Wright, III for SS Laburnum, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Ree Ellis Associates, Inc., United Virginia Bank Trust, and First Union National Bank to SS Laburnum, LLC. The 1.0-acre site is located on the west line of Laburnum Avenue, approximately 250 feet north of Williamsburg Road (U. S. Route 60), on parcel 816-714-1137. The zoning is B-2, Business District, B-3, Business District, and ASO, Airport Safety Overlay District. County water and sewer.
(Varina)

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. Deficiencies identified by staff are addressed in the administrative site approval for the IHOP renovation, dated February 28, 2011. This administrative plan was reviewed and approved for a change of use from a bank to a restaurant. A Provisional Use Permit, P-11-10, was approved by the Board of Supervisors on December 21, 2010, to allow extended hours of operation for up to 24 hours daily with several conditions addressing safety concerns.

Previous deficiencies included paving and missing landscaping. A revised landscape plan shall be implemented, and the parking lot paving shall be repaired as part of the administrative Plan of Development. All outstanding deficiencies shall be addressed prior to the issuance of a final certificate of occupancy for the restaurant. The staff recommends approval of this transfer request subject to the following condition:

1. All site improvements shall be completed and deficiencies corrected prior to the issuance of a final certificate of occupancy for the restaurant building authorized by administrative approval, dated February 28, 2011.

(Staff Report by Aimee Berndt)
(Applicant's Representative: William Wright, III)
(Applicable Rezoning Cases and PUPs: P-11-10)

TRANSFER OF APPROVAL

POD-83-99, 76-00, and 79-00
POD2011-00144; POD2011-00145; POD2011-00146
The Creeks at Virginia Center Shopping Center – 9830 Brook Road (U.S. Route 1)

John Marquart for DDRTC Creeks at Virginia Center, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Richmond Developers, LLC and Inland Southeast Creeks, LLC to DDRTC Creeks at Virginia Center, LLC. The 31.99-acre site is located on the southwest corner of the intersection of Brook Road (U.S. Route 1) and Jeb Stuart Parkway, on parcel 783-769-0315. The zoning is B-2C, Business District (Conditional) and B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. The applicant has addressed the majority of the deficiencies identified by staff. The deficiencies included dumpster screening and repair, replacement of missing landscaping, repainting of stop bars at points of egress, and paving repairs. All landscaping and paving deficiencies have been addressed. Additional refuse container screening at the rear of the shopping center will be completed by June 30, 2011. The staff recommends approval of this transfer request with the following condition:

1. All deficiencies, as identified in staff's letter dated April 14, 2011, shall be corrected no later than July 31, 2011.

(Staff Report by Aimee Berndt)

(Applicant's Representative: John Marquart)

(Applicable Rezoning Cases and PUPs: C-115C-88; C-47C-95)

TRANSFER OF APPROVAL

POD-27-87
POD2011-00222
Patient First at Woodman Road – 2300 E. Parham Road

Hagood & Garvey for National Retail Properties, LP: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from GNC Partnership to National Retail Properties, LP. The 0.98-acre site is located at the northwest corner of the intersection of Woodman Road and E. Parham Road, on parcel 774-758-7612. The zoning is O-2, Office District. County water and sewer. **(Fairfield)**

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

(Staff Report by Lee Pambid)

(Applicant's Representative: Darrell Garvey)

TRANSFER OF APPROVAL

POD-42-83
POD2011-00101
Ace USA (Formerly I.N.A.
Building) – 4198 Cox Road

Troutman Sanders for Richmond Green Properties, LLC:
Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Rowe Development Company and Liberty Property Limited Partnership to Richmond Green Properties, LLC. The 4.61-acre site is located at the southwest corner of the intersection of Inslake Drive and Cox Road, on parcel 748-761-5174. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff is still waiting to receive evidence from the applicant that a contract is in place for the correction of the landscaping deficiencies. The staff recommendation will be made at the meeting.

Should the Commission act on this request, the following additional condition is recommended:

1. The site deficiencies, as identified in the inspection report, dated March 23, 2011, shall be corrected by November 1, 2011.

(Staff Report by Greg Garrison)
(Applicant's Representative: William Homiller)
(Applicable Rezoning Cases and PUPs: C-53C-79)

TRANSFER OF APPROVAL

POD-83-84
POD2011-00103
The Atrium Building at
Innsbrook (Ironworks) –
4121 Cox Road

Troutman Sanders for Richmond Green Properties, LLC:
Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Rowe Development Company and Liberty Property Limited Partnership to Richmond Green Properties, LLC. The 6.17-acre site is located at the southeast corner of the intersection of Inslake Drive and Cox Road, on parcel 749-761-0971. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff is still waiting to receive evidence from the applicant that a contract is in place for the correction of the landscaping deficiencies. The staff recommendation will be made at the meeting.

Should the Commission act on this request, the following additional condition is recommended:

1. The site deficiencies, as identified in the inspection report, dated March 23, 2011, shall be corrected by November 1, 2011.

(Staff Report by Greg Garrison)
(Applicant's Representative: William Homiller)
(Applicable Rezoning Cases and PUPs: C-53C-79)

TRANSFER OF APPROVAL

POD-42-88 (Part)
POD2011-00102
Rowe Plaza (Formerly
Innsbrook Hilton) – 4510
Cox Road
(POD-77-87 Rev.)

Troutman Sanders for Richmond Green Properties, LLC:
Request for transfer of approval of a portion of a Plan of Development as required by Chapter 24, Section 24-106 of the Henrico County Code from Innsbrook Plaza Holding, Rowe Development Company, and Liberty Property Limited Partnership to Richmond Green Properties, LLC. The 5.71-acre site is located at 4510 Cox Road, on the west line of Cox Road opposite its intersection with Village Run Drive, on parcel 750-765-5718. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff is still waiting to receive evidence from the applicant that a contract is in place for the correction of the landscaping deficiencies. The staff recommendation will be made at the meeting.

Should the Commission act on this request, the following additional condition is recommended:

1. The site deficiencies, as identified in the inspection report, dated March 23, 2011, shall be corrected by November 1, 2011.

(Staff Report by Greg Garrison)
(Applicant's Representative: William Homiller)
(Applicable Rezoning Cases and PUPs: C-75C-88)

TRANSFER OF APPROVAL

POD-68-89
POD2011-00104; POD2011-
00105
Technology Pointe I and II
(Formerly Innsbrook
Technology Park) – 5000 and
5500 Cox Road

Troutman Sanders for Richmond Green Properties, LLC:
Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Innsbrook Technology Assoc. and Liberty Property Limited Partnership to Richmond Green Properties, LLC. The 11.96-acre site is located on the west line of Cox Road near its northern terminus, on parcel 752-769-7691. The zoning is M-1C, Light Industrial District (Conditional) and C-1C, Conservation District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff is still waiting to receive evidence from the applicant that a contract is in place for the correction of the landscaping deficiencies. The staff recommendation will be made at the meeting.

Should the Commission act on this request, the following additional condition is recommended:

1. The site deficiencies, as identified in the inspection report, dated March 23, 2011, shall be corrected by November 1, 2011.

(Staff Report by Greg Garrison)
(Applicant's Representative: William Homiller)
(Applicable Rezoning Cases and PUPs: C-26C-85)

TRANSFER OF APPROVAL

POD-52-90 (Part)
POD2011-00099
Innsbrook Center
(Snagajob.com) – 4880 Cox
Road

Troutman Sanders for Richmond Green Properties, LLC:
Request for transfer of approval of a portion of a Plan of Development as required by Chapter 24, Section 24-106 of the Henrico County Code from Innslake LP and Liberty Property Limited Partnership to Richmond Green Properties, LLC. The 5.69-acre site is located on the west line of Cox Road, approximately 1,600 feet north of Nuckols Road, on parcel 752-768-2795. The zoning is O-3C, Office District (Conditional) and M-1C, Light Industrial District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff is still waiting to receive evidence from the applicant that a contract is in place for the correction of the landscaping deficiencies. The staff recommendation will be made at the meeting.

Should the Commission act on this request, the following additional condition is recommended:

1. The site deficiencies, as identified in the inspection report, dated March 23, 2011, shall be corrected by November 1, 2011.

(Staff Report by Greg Garrison)
(Applicant's Representative: William Homiller)
(Applicable Rezoning Cases and PUPs: C-75C-88)

TRANSFER OF APPROVAL

POD-54-97
POD2011-00100
Liberty Plaza I (Formerly
North Park Place I) – 4801
Cox Road
(POD-24-96 Rev.)

Troutman Sanders for Richmond Green Properties, LLC:
Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Rowe Development Company and Liberty Property Limited Partnership to Richmond Green Properties, LLC. The 6.61-acre site is located on the northeast corner of the intersection of North Park Drive and Cox Road, on parcel 752-767-4970. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff is still waiting to receive evidence from the applicant that a contract is in place for the correction of the landscaping deficiencies. The staff recommendation will be made at the meeting.

Should the Commission act on this request, the following additional condition is recommended:

1. The site deficiencies, as identified in the inspection report, dated March 23, 2011, shall be corrected by November 1, 2011.

(Staff Report by Greg Garrison)
(Applicant's Representative: William Homiller)
(Applicable Rezoning Cases and PUPs: C-26C-85)

TRANSFER OF APPROVAL

POD-28-97

POD2011-00106

Liberty Plaza II (Formerly
North Park Place II) - 10800
Nuckols Road

Troutman Sanders for Richmond Green Properties, LLC:
Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Financial Enterprises III and Liberty Property Limited Partnership to Richmond Green Properties, LLC. The 8.39-acre site is located on the northwest corner of the intersection of Nuckols Road and Capital One Way, on parcel 752-767-2509. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff is still waiting to receive evidence from the applicant that a contract is in place for the correction of the landscaping deficiencies. The staff recommendation will be made at the meeting.

Should the Commission act on this request, the following additional condition is recommended:

1. The site deficiencies, as identified in the inspection report, dated March 23, 2011, shall be corrected by November 1, 2011.

(Staff Report by Greg Garrison)

(Applicant's Representative: William Homiller)

(Applicable Rezoning Cases and PUPs: C-26C-85)

TRANSFER OF APPROVAL

POD-89-86
POD2011-00107
Gaskins Center II
(Wachovia) (Formerly Deep
Run Office/Warehouse) –
3829 -3855 Gaskins Road
(POD-102-83 Rev.)

Troutman Sanders for Richmond Green Properties, LLC:
Request for transfer of approval as required by Chapter 24,
Section 24-106 of the Henrico County Code from Rowe
Development Company and Liberty Property Limited
Partnership to Richmond Green Properties, LLC. The 3.43-acre
site is located along the eastern line of Gaskins Road,
approximately 560 feet north of the intersection of Gaskins Road
and Mayland Drive, on parcel 752-758-5965. The zoning is M-
1C, Light Industrial District (Conditional). 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. As of the preparation date of the agenda, the applicant is preparing contracts to provide staff completion dates to correct the site deficiencies found during staff's inspection on April 11, 2011. The site deficiencies include repairing the parking lot, resealing parking spaces, repainting a stop bar at Gaskins Road, trimming trees blocking light poles, and providing landscaping along Gaskins Road.

The staff recommendation will be made at the meeting. Should the Commission act on this request, the following additional condition is recommended:

1. The site deficiencies, as identified in the inspection report, dated April 11, 2011, shall be under contract by June 30, 2011, and shall be completed on or before October 31, 2011.

(Staff Report by Matt Ward)
(Applicant's Representative: William Homiller)
(Applicable Rezoning Cases and PUPs: C-7C-81)

TRANSFER OF APPROVAL

POD-19-97
POD2011-00111
Westerre III – 3900
Westerre Parkway
(POD-02-97 and 93-87 Rev.)

Troutman Sanders for Richmond Green Properties, LLC:
Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Liberty Property Limited Partnership to Richmond Green Properties, LLC. The 4.08-acre site is located along the north line of Westerre Parkway, approximately 1,000 feet south of W. Broad Street (U.S. Route 250), on parcel 749-759-7627. The zoning is B-2C, Business District (Conditional) and O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

Staff inspected the property on April 11, 2011, and found no 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.

(Staff Report by Matt Ward)

(Applicant's Representative: William Homiller)

(Applicable Rezoning Cases and PUPs: C-8C-87; C-60C-88)

TRANSFER OF APPROVAL

POD-72-99
POD2011-00110
Westerre IV – 3901
Westerre Parkway

Troutman Sanders for Richmond Green Properties, LLC:
Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Liberty Property Limited Partnership to Richmond Green Properties, LLC. The 4.82-acre site is located along the south line of Westerre Parkway, approximately 1,100 feet south of W. Broad Street (U.S. Route 250), on parcel 749-758-7991. The zoning is O-3C, Office District (Conditional). 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. As of the preparation date of the agenda, the applicant is preparing contracts to provide staff a completion date to correct the site deficiency found during staff's inspection on April 11, 2011. The site deficiency includes planting 1 Crape Myrtle located in the northern parking lot facing Westerre Parkway.

The staff recommendation will be made at the meeting. Should the Commission act on this request, the following additional condition is recommended:

1. The site deficiency, as identified in the inspection report, dated April 11, 2011, shall be under contract by June 30, 2011, and shall be completed on or before October 31, 2011.

(Staff Report by Matt Ward)

(Applicant's Representative: William Homiller)

(Applicable Rezoning Cases and PUPs: C-8C-87)

TRANSFER OF APPROVAL

POD-43-00

POD2011-00108

Westgate I – SunCom

(Formerly Westgate I –

Westgate at Wellesley) – 100

Westgate Parkway

Troutman Sanders for Richmond Green Properties, LLC:

Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Liberty Property Limited Partnership to Richmond Green Properties, LLC. The 6.03-acre site is located along the north line of Three Chopt Road, approximately 290 feet east of Lauderdale Drive, on parcel 737-761-2529. The zoning is O-3C, Office District (Conditional) and WBSO, West Broad Street Overlay 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. As of the preparation date of the agenda, the applicant is preparing contracts to provide staff completion dates to correct the site deficiencies found during staff's inspection on April 11, 2011. The site deficiencies include repairing and resealing pavement in the drive aisles throughout the parking lot, painting 1 faded stop bar at Three Chopt Road and 1 faded stop bar at Westgate Parkway, removing a tree stump, replacing 1 October Glory Red Maple, and repairing a non-functioning light pole.

The staff recommendation will be made at the meeting. Should the Commission act on this request, the following additional condition is recommended:

1. The site deficiencies, as identified in the inspection report, dated April 11, 2011, shall be under contract by June 30, 2011, and shall be completed on or before October 31, 2011.

(Staff Report by Matt Ward)

(Applicant's Representative: William Homiller)

(Applicable Rezoning Cases and PUPs: C-69C-95)

TRANSFER OF APPROVAL

POD-103-00
POD2011-00109
Westgate II - Westgate
Office Building – 200
Westgate Parkway

Troutman Sanders for Richmond Green Properties, LLC:
Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Liberty Property Limited Partnership to Richmond Green Properties, LLC. The 7.26-acre site is located along the eastern line of Westgate Parkway (private), approximately 400 feet north of its intersection with Three Chopt Road, on parcel 737-761-6680. The zoning is O-3C, Office District (Conditional) and WBSO, West Broad Street Overlay 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. As of the preparation date of the agenda, the applicant is preparing contracts to provide staff completion dates to correct the site deficiencies found during staff's inspection on April 11, 2011. The site deficiencies include repairing and resealing pavement throughout the drive aisles and painting 2 faded stop bars at both Westgate Parkway entrances.

The staff recommendation will be made at the meeting. Should the Commission act on this request, the following additional condition is recommended:

1. The site deficiencies, as identified in the inspection report, dated April 11, 2011, shall be under contract by June 30, 2011, and shall be completed on or before October 31, 2011.

(Staff Report by Matt Ward)
(Applicant's Representative: William Homiller)
(Applicable Rezoning Cases and PUPs: C-69C-95)

TRANSFER OF APPROVAL

POD-13-76
POD2011-00142
Dogwood Veterinary
Specialty Clinic (Formerly S
& K Famous Brands Retail
Property) – 5918 W. Broad
Street (U.S. Route 250)

James Migliarese for VIN 58, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Famous Brands, Inc. and Yetta Sigel Flax Trust to VIN 58, LLC. The 1.687-acre site is located on the north line of W. Broad Street (U.S. Route 250) at 5918 W. Broad Street, between Crestwood and Hampstead Avenues, on parcel 770-740-8184. The zoning is B-3, Business District and B-3C, Business District (Conditional). County water and sewer.
(Brookland)

This 21,000 square-foot retail building is currently undergoing renovation and conversion to a 16,000 square-foot veterinary hospital and 5,000 square feet of shell space for a future office/retail tenant. The conversion of the building requires approval of a new certificate of occupancy for the change of use. The conversion of the building will not change the footprint of the existing building. In addition to the interior alterations, the new owner proposes to improve the façade of the building. The property has sufficient on-site parking for the proposed use.

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 20, 2011, shall be corrected prior to issuance of a certificate of occupancy for the proposed change of use.

Site deficiencies include repairing parking areas, replacement of landscaping, fencing, and regulatory signs, and screening of dumpsters and mechanical equipment.

(Staff Report by Mike Kennedy)
(Applicant's Representative: James Migliarese)
(Applicable Rezoning Cases and PUPs: C-97C-88)

LANDSCAPE AND LIGHTING PLAN

LP/POD-09-10
POD2010-00382; POD2010-00383
AutoZone at Sam's Club Shopping Center – 9450 W. Broad St. (U.S. Route 250)

Dewberry and Davis, Inc. for Woodhouse Family Limited Partnership and Autozone, Inc.: 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 1.00-acre site is located in an existing shopping center on the north line of W. Broad Street (U.S. Route 250), approximately 600 feet east of Old Springfield Road, on parcel 756-757-2974. The zoning is B-2, Business District. County water and sewer. **(Brookland)**

The applicant has requested approval of a landscape and lighting plan at the AutoZone near Old Springfield Road and W. Broad Street (U.S. Route 250). Staff has been working closely with the applicant to provide supplemental landscaping along W. Broad Street. The staff recommends approval subject to the standard conditions for landscape and lighting plans.

(Staff Report by Greg Garrison)
(Applicant's Representative: Scott Kramer)

PLAN OF DEVELOPMENT

POD-13-11

POD2011-00093

The Cottages at Hunton Park
– Hunton Park Boulevard

Burgess and Niple for Hunton Park Land Partners, LC:
Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 46 detached dwellings for sale with zero lot lines. The 13.294-acre site is located along the south line of Hunton Park Boulevard between Old Mountain Road and Hunton Park Lane, on parcels 760-774-7961, 761-774-1070 and 2729. The zoning is R-5AC, General Residential District. County water and sewer.
(Brookland)

The conditional subdivision plat for this development was approved by the Planning Commission at their May 25, 2011 meeting. The proposed layout is consistent with both the approved conditional plat and the proffered plan with Zoning Case C-28C-10.

Although the developer has submitted a variety of elevations and floor plans for staff review and comments; the developer has not selected a builder for the subdivision. Therefore, the developer has requested the Planning Commission only review the site plan and related improvements at this time and defer review of the architectural plans until a builder for the project has been selected. Once the developer has selected a builder, they will submit a complete set of floor plans and elevations for Planning Commission review.

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 subdivision plat for The Cottages at Hunton Park shall be recorded before any building permits are issued.
30. Prior to issuance of a certificate of occupancy for any building in this development, the engineer of record shall certify that the site has been graded in accordance with the approved grading plans.
31. The proffers approved as a part of zoning case C-28C-10 shall be incorporated in this approval.
32. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by the engineer. An engineer's report certifying the suitability of the fill materials and its compaction shall be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.
33. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The defect bond shall remain in effect for a period of three years from the date of the issuance of the final occupancy permit. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.

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. Roof edge ornamental features that extend over the zero lot line, and which are permitted by Section 24-95(i)(1), must be authorized in the covenants.
37. Eight-foot easements for construction, drainage, and maintenance access for abutting lots shall be provided and shown on the POD plans.
38. Building permit request for individual dwellings shall each include two (2) copies of a layout plan sheet as approved with the plan of development. The developer may utilize alternate building types providing that each may be located within the building footprint shown on the approved plan. Any deviation in building footprint or infrastructure shall require submission and approval of an administrative site plan.
39. Windows on the zero lot line side of the dwelling can only be approved with an exception granted by the Building Official and the Director of Planning during the building permit application process.

(Staff Report by Mike Kennedy)

(Applicant's Representative: John Schwartz, III)

(Applicable Rezoning Cases and PUPs: C-28C-10)

PLAN OF DEVELOPMENT

POD-16-11

POD2011-00184

Gayton Baptist Church

Addition – 13501 N. Gayton
Road

C. E. Duncan & Associates, Inc. for Gayton Baptist Church:

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, 27,580-square foot outreach center and additional parking; and to authorize a future one-story 14,300 square-foot, 150-seat sanctuary and office addition for an existing church. The 11.75-acre site is located along the east line of N. Gayton Road, at the intersection of N. Gayton Road and Causeway Drive, on parcel 732-761-7760. The zoning is A-1, Agricultural District and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The proposed outreach center offers afterschool programs for children from 3:00 p.m. - 6:00 p.m. The applicant has held two community meetings to present this plan to the neighborhood. The additions are consistent with the existing church, and, to date, staff has not received any opposition to this request.

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. A concrete sidewalk meeting County standards shall be provided along the east side of Gayton Road.
30. Outside storage shall not be permitted.
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 Greg Garrison)

(Applicant's Representative: Carl Duncan)

PLAN OF DEVELOPMENT

POD-17-11 POD2011-00179 Hue Quang Buddhist Temple Activity Building – 8535 Hungary Road (POD-30-93 and 41-00 Rev.)	Advanced Engineering for Richmond Buddhist Association: 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, 9,800 square-foot multi-purpose building on the site of an existing temple. The 3.107-acre site is located on the south line of Hungary Road, approximately 430 feet east of Everville Drive, on parcel 763-760-6072. The zoning is A-1, Agricultural District. County water and sewer. (Brookland)
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The applicant is proposing a 9,800 square-foot multipurpose building to serve as a youth center and general activity area for the congregation. The temple worship space will not be expanded; thus, no additional parking is required.

The applicant has agreed to make general improvements to the site, which includes re-striping the parking spaces, replacing any dead or missing landscaping, and re-establishing vegetation to areas that are experiencing erosion and the 20-foot buffer required by a variance approved in 1992.

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 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.
31. 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: Jeff Keith)

SUBDIVISION (Deferred from the May 25, 2011 Meeting)

SUB-62-07
SUB2011-00033
The Village at Olde Colony
(November 2007 Plan)
Reconsideration – 1381
Harmony Avenue

Bay Design Group, P.C. for Shurm Construction, Inc.:
Request for a reconsideration of a conditional subdivision to change three proposed lots facing Harmony Avenue from County water to individual well. The 3.673-acre site is located along the south line of Harmony Avenue and the northern terminus of Woodside Street, on parcel 803-696-9576. The zoning is R-3C (Conditional). County water and sewer (6 lots) and individual well and County sewer (3 lots). **(Varina) 9 Lots**

Reconsideration of this subdivision has been requested to revise three lots fronting Harmony Avenue from service by public water to service by individual well, which includes minor revisions to the layout.

As of the preparation date of the agenda, the staff has not received sufficient information regarding the dedication of Harmony Avenue right-of-way adjacent to the proposed subdivision.

The Department of Public Works has indicated that the right-of-way for Harmony Avenue must be dedicated and improved to connect to Woodside Avenue. Staff has requested additional evidence documenting the existing right-of-way location and extent.

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 and subdivisions not served by public utilities, the following additional conditions are recommended:

- 5A. A detailed soil analysis shall be performed and other requirements of the Health Department met before final plats are recorded. The developer shall have the center lines of all streets and lot corners staked to facilitate the examination of lots by the Health Department Sanitarians prior to filing for final approval and shall notify the Department of Planning and Health Department in writing when the staking has been done.
13. The proffers approved as part of zoning cases C-78C-05 and C-36C-07 shall be incorporated in this approval.
14. Harmony Avenue shall be dedicated and improved in front of the subdivision to Woodside Avenue in accordance with the requirements of Department of Public Works.
15. A temporary turnaround easement at the western terminus of Harmony Avenue shall be provided with the recordation of Lots 7, 8, and 9, as determined by the Director of Public Works.
16. 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 Matt Ward)

(Applicant's Representative: Joseph Faudale)

(Applicable Rezoning Cases and PUPs: C-78C-05; C-36C-07)

SUBDIVISION

SUB-05-11
SUB2011-00042
The Townes at Oakley's
Bluff (June 2011 Plan) –
4201 Oakleys Lane

Bay Design Group for Godsey Properties, Inc.: The 66.22-acre site proposed for a subdivision of 131 residential townhouses for sale is located on the north line of Oakleys Lane, approximately 300 feet west of S. Holly Avenue, on parcel 817-721-5981. The zoning is RTHC, Residential Townhouse District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina) 131 Lots**

The subject property was recently rezoned from M-1 to RTHC to allow residential townhomes for sale. By proffer, the right-of-way for the realignment of Oakleys Lane and any mutually-agreed upon easements for drainage conveyance systems shall be dedicated by the property owner upon the request of the County. The proposed plan shows the approximate location of relocated Oakleys Lane. The exact alignment of Oakleys Lane will be determined during the design phase. The developer has acknowledged that the appropriate right-of-way will be dedicated with this development by proffer and as indicated by the note on the staff plan.

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for residential townhouse for sale (RTH) subdivisions, and the following additional conditions:

15. 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."
16. The proffers approved as part of zoning case C-1C-11 shall be incorporated in this approval.
17. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public Works, which addresses the possible future realignment of Oakleys Lane.

(Staff Report by Aimee Berndt)
(Applicant's Representative: Daniel Caskie)
(Applicable Rezoning Cases and PUPs: C-1C-11)

PLAN OF DEVELOPMENT

POD-018-10
POD2010-00213
Oglethorpe Park at
Greenbrooke – Dublin Road

Youngblood, Tyler and Associates, P.C. for Oglethorpe Park, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 49 detached dwellings for sale with zero lot lines. The 12.37-acre site 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 745-764-6608, 7122, 7834, 1645, 2159, and 1031. The zoning is R-5AC, General Residential District (Conditional). County water and sewer. **(Three Chopt)**

As of the preparation date of this agenda, architectural plans and elevations were just recently submitted by the applicant, and, therefore, staff has not had an opportunity to complete its review to determine if the proposed models can fit on the lots and meet proffered minimum finished floor area. Additional information concerning the height of the dwellings and proposed color schemes has been requested. The staff recommendation will be made at the meeting.

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

29. The subdivision plat for Oglethorpe Park at Greenbrooke shall be recorded before any building permits are issued.
30. Prior to issuance of a certificate of occupancy for any building in this development, the engineer of record shall certify that the site has been graded in accordance with the approved grading plans.
31. Concrete sidewalks meeting County standards shall be provided along the south side of Dublin Road, the east side of Belfast Road, the west side of Glasgow Road, and the north and south sides of the new road.
32. The proffers approved as a part of zoning case C-35C-09 shall be incorporated in this approval.
33. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by the engineer. An engineer's report certifying the suitability of the fill materials and its compaction shall be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.
34. 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.
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. Roof edge ornamental features that extend over the zero lot line, and which are permitted by Section 24-95(i)(1), must be authorized in the covenants.

37. Eight-foot easements for construction, drainage, and maintenance access for abutting lots shall be provided and shown on the POD plans.
38. Building permit request for individual dwellings shall each include two (2) copies of a layout plan sheet as approved with the plan of development. The developer may utilize alternate building types providing that each may be located within the building footprint shown on the approved plan. Any deviation in building footprint or infrastructure shall require submission and approval of an administrative site plan.
39. Windows on the zero lot line side of the dwelling can only be approved with an exception granted by the Building Official and the Director of Planning during the building permit application process.

(Staff Report by Christina Goggin)

(Applicant's Representative: Anne Tignor)

(Applicable Rezoning Cases and PUPs: C-35C-09)

PLAN OF DEVELOPMENT – RECONSIDERATION OF ARCHITECTURALS

POD-25-10
POD2011-00215
Reconsideration - The
Steward School – Bryan
Center – 11600 Gayton Road

Draper Aden Associates for Dixon Independent Schools:
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 one-story 6,100 square foot science building with classrooms on an existing school site. The 35.73-acre site is located on the northwest corner of the intersection of Gayton and Ryandale Roads, on parcels 736-747-8260 and 0678, and 736-748-4535. The zoning is A-1, Agricultural District. County water and sewer. **(Tuckahoe)**

The applicant has requested approval to revise the architectural elevations previously approved with POD-25-10. The proposed modular style building is slightly larger than previously approved and is LEED certified. As of the preparation date of the agenda, the applicant has not had an opportunity to present this plan to the community since the community meeting is scheduled for June 15. The staff recommendation will be made at the meeting.

Should the Commission act on this request, the original conditions of approval, dated November 17, 2010, continue to apply to this project.

(Staff Report by Greg Garrison)
(Applicant’s Representative: Glen Telfer)

DISCUSSION ITEM: Discuss scheduling a work session to consider an Amendment to the County Code regarding the UMU Ordinance.

APPROVAL OF MINUTES: May 25, 2011 Minutes

ADJOURN