

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

July 24, 2013

9:00 A.M.

ADDENDUM ATTACHED



PLANNING COMMISSION

Bonnie-Leigh Jones, C.P.C., Chairperson (Tuckahoe)
Eric S. Leabough, C.P.C., Vice-Chairperson (Varina)
C. W. Archer, C.P.C. (Fairfield)
Tommy Branin, Chairperson (Three Chopt)
Robert H. Witte, Jr. (Brookland)
Richard W. Glover, Board of Supervisors Representative
R. Joseph Emerson, Jr., AICP, Director of Planning,
Secretary

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

David D. O'Kelly, Jr., Assistant Director of Planning
Leslie A. News, PLA, 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
Greg Garrison, AICP, County Planner
Matthew Ward, County Planner
Lee Pambid, C.P.C., County Planner
Aimee B. Crady, AICP, County Planner
Robert Peterman, GIS Technician
Eric Dykstra, Office Assistant/Recording Secretary

WELCOME: BEGIN @ 9:03 A.M.

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA: NONE PRESENT

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

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2011-00054 SUB-08-11 Kings Manor (July 2011 Plan)	9	9	1	Varina	7/24/2014
SUB2012-00093 Smith Grove at Bacova (July 2012 Plan)	45	45	0	Three Chopt	7/24/2014

TRANSFER OF APPROVAL

POD-89-86
POD2013-00143
Gaskins Center II (Wells Fargo) (Formerly Gaskins Center II (Wachovia)) - 3829 Gaskins Road

**APPROVED SEE
ADDENDUM PG. 1**

William G. Homiller for Lingerfelt Office Properties, Inc.:
Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Richmond Green Properties, LLC to Lingerfelt Office Properties, Inc. The 3.43-acre site is located on the east line of Gaskins Road, approximately 560 feet north of 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 the continued compliance with the conditions of the original plan of development approval. The staff recommends approval of this transfer request with the following condition:

1. The site deficiencies, as identified in the inspection report, dated June 4, 2013 shall be corrected by August 1, 2013.

The site deficiencies include repairing, resealing and re-striping the parking lot and drive aisles. Evidence of a contract was provided which addresses the deficiencies.

(Staff Report by Matt Ward)
(Applicant's Representative: William Homiller)
(Applicable Rezoning Cases and PUPS: C-07C-81)

TRANSFER OF APPROVAL

POD-39-85
POD2013-00148
Glen Forest Building - 7130
Glen Forest Drive

**APPROVED SEE
ADDENDUM PG. 1**

William G. Homiller for Lingerfelt Office Properties, Inc.:
Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Richmond Green Properties, LLC to Lingerfelt Office Properties, Inc. The 4.67-acre site is located on the east line of Glen Forest Drive, approximately 130 feet north of Forest Avenue, on parcel 764-745-7673. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Tuckahoe)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original plan of development approval. The site deficiencies as identified in the staff report on June 3, 2013 included missing landscaping which has been installed. The staff recommends approval of this transfer request.

(Staff Report by Matt Ward)
(Applicant's Representative: William Homiller)
(Applicable Rezoning Cases and PUPS: C-42C-81)

TRANSFER OF APPROVAL

POD-19-97
POD2013-00144
Westerre III - 3900 Westerre
Parkway

**APPROVED SEE
ADDENDUM PG. 1**

William G. Homiller for Lingerfelt Office Properties, Inc.:
Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Richmond Green Properties, LLC to Lingerfelt Office Properties, Inc. The 4.08-acre site is located on 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 O-3C, Office District (Conditional), and B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

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

1. The site deficiencies, as identified in the inspection report, dated June 4, 2013 shall be corrected by September 30, 2013.
2. The construction dumpster shall be removed by September 1, 2013.

The site deficiencies include repairing, resealing and re-striping pavement in different locations throughout the parking lot and drive aisles. Evidence of a contract was provided which addressed the deficiencies. A construction dumpster associated with a current interior upfit in the building will be removed at the completion of the work.

(Staff Report by Matt Ward)

(Applicant's Representative: William Homiller)

(Applicable Rezoning Cases and PUPS: C-08C-87; C-60C-88)

TRANSFER OF APPROVAL

POD-72-99
POD2013-00145
Westerre IV - 3901 Westerre
Parkway

**APPROVED SEE
ADDENDUM PG. 1**

William G. Homiller for Lingerfelt Office Properties, Inc:
Request for transfer of approval as required by Chapter 24,
Section 24-106 of the Henrico County Code from Richmond
Green Properties, LLC to Lingerfelt Office Properties, Inc. 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 the continued compliance with the conditions of the original plan of development approval. The staff recommends approval of this transfer request with the following condition:

1. The two stop bars and traffic arrows shall be painted by August 1, 2013.

The site deficiencies include repainting two stop bars and traffic arrows facing Westerre Parkway. The applicant has provided evidence of contracts to complete the work.

(Staff Report by Matt Ward)
(Applicant's Representative: William Homiller)
(Applicable Rezoning Cases and PUPS: C-08C-87)

TRANSFER OF APPROVAL

POD-43-00
POD2013-00146
Westgate I - SunCom - 100
Westgate Parkway

**APPROVED SEE
ADDENDUM PG. 1**

William G. Homiller for Lingerfelt Office Properties, Inc:
Request for transfer of approval as required by Chapter 24,
Section 24-106 of the Henrico County Code from Richmond
Green Properties, LLC to Lingerfelt Office Properties, Inc. The
6.03-acre site is located on 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).
County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original plan of development approval. The site deficiencies include repairing, resealing and re-striping in the parking lot and drive aisles. Evidence of a contract to address the deficiencies has been received; however staff has requested a revised contract to include additional areas in the parking lot. The applicant expects to provide the amended contract prior to the meeting. The staff recommendation will be made at the meeting.

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

TRANSFER OF APPROVAL

POD-103-00
POD2013-00147
Westgate II - Westgate
Office Building - 200
Westgate Parkway

**APPROVED SEE
ADDENDUM PG. 1 AND
PG. 2**

William G. Homiller for Lingerfelt Office Properties, Inc:
Request for transfer of approval as required by Chapter 24,
Section 24-106 of the Henrico County Code from Richmond
Green Properties, LLC to Lingerfelt Office Properties, Inc. The
7.26-acre site is located on the east line of Westgate Parkway
(private), approximately 400 feet north of Three Chopt Road, on
parcel 737-761-6680. The zoning is O-3C, Office District
(Conditional). County water and sewer. **(Three Chopt)**

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

1. The site deficiencies, as identified in the inspection report, dated June 4, 2013 shall be corrected by September 30, 2013.
2. The mobile generators shall be removed by August 1, 2013.

The site deficiencies include repainting faded stop bars and traffic arrows. A contract was provided which addressed the deficiencies. Also, the applicant has agreed to remove the mobile generators located in the northern parking lot.

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

TRANSFER OF APPROVAL

POD-042-83
POD2013-00137
Ace USA - 4198 Cox Road

**APPROVED SEE
ADDENDUM PG. 1**

William G. Homiller for Lingerfelt Office Properties, Inc.:
Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Richmond Green Properties, LLC to Lingerfelt Office Properties, Inc. The 4.61-acre site is located at the southwest corner of the intersection of Innslake Drive and Cox Road, on parcel 748-761-5174. 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. The staff recommends approval of this transfer request with the following condition:

1. The site deficiencies, as identified in the inspection report, dated May 13, 2013 shall be corrected by September 30, 2013.

The deficiencies identified by staff included missing landscaping. The applicant has provided evidence of contracts to complete the work.

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

TRANSFER OF APPROVAL

POD-54-97
POD2013-00139
Liberty Plaza I - 4801 Cox
Road

**APPROVED SEE
ADDENDUM PG. 1**

William G. Homiller for Lingerfelt Office Properties, Inc.:
Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Richmond Green Properties, LLC to Lingerfelt Office Properties, Inc. The 6.61-acre site is located at 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)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. Staff made an onsite inspection and found no deficiencies. The staff recommends approval of this transfer request.

(Staff Report by Greg Garrison)
(Applicant's Representative: William Homiller)
(Applicable Rezoning Cases and PUPS: C-26C-85; C-46C-85; C-103C-86)

TRANSFER OF APPROVAL

POD-28-97
POD2013-00142
Liberty Plaza II - 10800
Nuckols Road

**APPROVED SEE
ADDENDUM PG. 1**

William G. Homiller for Lingerfelt Office Properties, Inc.:
Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Richmond Green Properties, LLC to Lingerfelt Office Properties, Inc. The 8.39-acre site is located at 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)**

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 13, 2013 shall be corrected by September 30, 2013.

The deficiencies identified by staff included dead landscaping. The applicant has provided evidence of contracts to complete the work.

(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)
POD2013-00140
Innsbrook Center
(snagajob.com) - 4880 Cox
Road

**APPROVED SEE
ADDENDUM PG. 1**

William G. Homiller for Lingerfelt Office Properties, Inc.:
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 Richmond Green Properties, LLC to Lingerfelt Office Properties, Inc. 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). 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. Staff made an onsite inspection and found no deficiencies. The staff recommends approval of this transfer request.

(Staff Report by Greg Garrison)
(Applicant's Representative: William Homiller)
(Applicable Rezoning Cases and PUPS: C-26C-85; C-87C-89)

TRANSFER OF APPROVAL

POD-83-84
POD2013-00136
The Atrium Building at
Innsbrook (Ironworks) - 4121
Cox Road

William G. Homiller for Lingerfelt Office Properties, Inc.:
Request for transfer of approval as required by Chapter 24,
Section 24-106 of the Henrico County Code from Richmond
Green Properties, LLC to Lingerfelt Office Properties, Inc. The
6.17-acre site is located at the southeastern corner of the
intersection of Innslake Drive and Cox Road, on parcel 749-761-
0971. The zoning is O-3C, Office District (Conditional). County
water and sewer. **(Three Chopt)**

**APPROVED SEE
ADDENDUM PG. 1**

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 13, 2013 shall be corrected by September 30, 2013.

The deficiencies identified by staff included missing landscaping. The applicant has provided evidence of contracts to complete the work.

(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)
POD2013-00138
Rowe Plaza - 4510 Cox Road

William G. Homiller for Lingerfelt Office Properties, Inc.:
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 Richmond Green Properties, LLC to
Lingerfelt Office Properties, Inc. The 5.71-acre site is located
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)**

**APPROVED SEE
ADDENDUM PG. 1**

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 13, 2013 shall be corrected by September 30, 2013.

The deficiencies identified by staff included missing landscaping. The applicant has provided evidence of contracts to complete the work.

(Staff Report by Greg Garrison)
(Applicant's Representative: William Homiller)
(Applicable Rezoning Cases and PUPS: C-10C-84)

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 Lingerfelt Office Properties, Inc.: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Richmond Green Properties, LLC to Lingerfelt Office Properties, Inc. 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)**

**APPROVED SEE
ADDENDUM PG. 1**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. Staff made an onsite inspection and found no deficiencies. The staff recommends approval of this transfer request.

**(Staff Report by Greg Garrison)
(Applicant's Representative: William Homiller)
(Applicable Rezoning Cases and PUPS: C-26C-85; C-77C-88; C-87C-89)**

TRANSFER OF APPROVAL

POD-55-95
POD2013-00168
Villa Park Three – 7870 Villa Park Drive

William Stevens for SCP-G Villa Park, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Villa Park III Associates, LLC and U.S. Bank National Association to SCP-G Villa Park, LLC. The 9.04-acre site is located on the south line of Villa Park Drive, approximately 2,000 feet west of the intersection of Brook Road (U.S. Route 1) and Villa Park Drive, on parcel 782-753-2166. The zoning is O/SC, Office Service District (Conditional). County water and sewer. **(Fairfield)**

APPROVED

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 the inspection report, dated January 15, 2013 have been corrected. The deficiencies identified by staff included missing and dead landscaping. The staff recommends approval of this transfer request.

**(Staff Report by Greg Garrison)
(Applicant's Representative: William Stevens)
(Applicable Rezoning Cases and PUPS: C-87C-86)**

TRANSFER OF APPROVAL

POD-41-97 (Part)
POD2013-00083
Westham Office Park – 410
N. Ridge Road

APPROVED

James F. Brooks and Company, LLC for Ridge Road Associates: 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 Ridge Road Associates to James F. Brooks and Company, LLC. The 1.14-acre site is located along the west line of N. Ridge Road, approximately 275 feet north of Holmes Avenue, on parcel 756-736-6443. The zoning is O-1C, Office District (Conditional). County water and sewer. **(Tuckahoe)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. At the time of inspection, no deficiencies were identified. Staff has recommended, and the owner has completed general landscaping maintenance to remove and control invasive plant species to promote health within the natural buffer between the office parcel and the adjacent residential zone. A continuous wax myrtle hedge between the parking lot and the existing basin was provided voluntarily in excess of the plant requirements detailed on the plan. The owner has agreed to maintain the hedge as a supplementary screen, including the replacement of any shrubs that may be damaged or missing now or in the future. The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)
(Applicant's Representative: James Brooks)

TRANSFER OF APPROVAL (Deferred from the June 26, 2013 Meeting)

POD-117-73
POD2012-00435
Henrico Motor Group, LLC
(Formerly B & B Seafood) –
3319 Williamsburg Road
(U.S. Route 60)

APPROVED

Mahmood Mohammad for Henrico Motor Group, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from B & B Seafood to Henrico Motor Group, LLC. The 0.36-acre site is located on the south line of Williamsburg Road (U.S. Route 60) at the intersection of Williamsburg Road and Millers Lane, on parcel 811-714-6323. The zoning is 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 continued compliance with the conditions of the original approval. All deficiencies have been addressed, including the removal of a storage container, some minor repairs to the exterior of the building and the re-sealing and re-stripping of the parking lot. The staff recommends approval of this transfer request.

(Staff Report by Tony Greulich)
(Applicant's Representative: Mahmood Mohammad)

PLAN OF DEVELOPMENT AND MASTER PLAN

POD2013-00189
Innsbrook Central Business
District - Block 7, Block 8,
and Master Plan - 4501
Highwoods Parkway

**APPROVED SEE
ADDENDUM PG. 2**

Burgess and Niple for 4501 Highwoods Parkway, LLC, 4521 Highwoods Parkway, LLC, 4600 Cox Road II, LLC, Sadler Road Land, LLC, Nuckols Corner Land, LLC and Highwoods-Markel Associates, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct the first phase of an urban mixed-use development consisting of two, two-story retail/office buildings containing 42,000 square feet of floor area (Block 7), a 12-story office building/parking garage with 190,000 square feet of floor area and 533 parking spaces (Block 8), a four-story, 156-unit apartment building containing 175,200 square feet (Block 8), and other infrastructure including roads, sidewalks, utilities, storm drainage, and site lighting. The master plan proposes a total of 2,324,000 square feet of floor area for commercial, office, and residential uses in the overall development. The 39.46-acre site is located at the southwest corner of the intersection of Cox Road and Sadler Place, and at the northeast corner of the intersection of Sadler Place and Sadler Road, on parcels 749-765-7952, 750-765-0494, 750-765-4697, 750-766-3162, and 750-767-3526. The zoning is UMUC, Urban Mixed Use District (Conditional). County water and sewer. **(Three Chopt)**

This is the first phase of the Innsbrook Urban Mixed Use development approved by the Board of Supervisors with rezoning case C-13C-11 and provisional use permit case P-10-11 on December 11, 2012. Revised site plans and architectural have been submitted based on staff comments from the initial submittal and are currently undergoing review. A number of issues were identified during the initial review that need to be resolved. The staff recommendation will be made at the meeting.

Block 7 consists of two office buildings with 10,000 square feet of retail space and 32,000 square feet of office space anticipated. There will be a central plaza area between the two buildings. The original architectural plans were incomplete, including missing floor plans.

Block 8 consists of an office tower and an apartment building with a shared parking garage.

Three existing office buildings totaling 349,000 square feet are to remain as part of this proposal. A portion of the existing parking lots serving these buildings will be retained for use at his point in time. Additional temporary parking is to be constructed at the corner of Cox Road and Sadler Place until further development occurs.

The plan reflects construction of additional infrastructure in the development, including private roads, public utilities, and storm drainage within the development. The plan also includes public right-of-way improvements to Nuckols Road, Sadler Road, and Sadler Place. A major feature is the construction of a roundabout at the intersection of Sadler Road and Sadler Place. Three additional parcels of land are impacted by these improvements. Evidence of landowner approval has been requested but not yet received. In addition, the plan shows a realignment of Highwoods

Parkway to the intersection of Sadler Road. This realignment will bring the road closer to the lot containing a single-family dwelling in The Cedars subdivision. The impact to the existing buffer is being evaluated by staff.

The staff has requested written confirmation of the approval of the Innsbrook Architectural Review Board and confirmation that they find the proposal in keeping with the Innsbrook Urban Mixed Use District Urban Design Guidelines. The letter provided indicates that their review of the architectural plans is still ongoing.

Should the Commission approve this request, in addition to the standard conditions of development of this type, the following additional conditions are recommended:

29. The right-of-way for widening of Nuckols Road, Sadler Road, and Sadler Place as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. A concrete sidewalk meeting County standards shall be provided along the south side of Nuckols Road.
31. Outside storage shall not be permitted.
32. In order to maintain the effectiveness of the County's public safety radio communications system within buildings, the owner will install radio equipment that will allow for adequate radio coverage within the building, unless waived by the Director of Planning. Compliance with the County's emergency communication system shall be certified to the County by a communications consultant within ninety (90) days of obtaining a certificate of occupancy. The County will be permitted to perform communications testing in the building at anytime.
33. The proffers approved as a part of zoning case C-13C-11 and the conditions of Provisional Use Permit case P-10-11 shall be incorporated in this approval.
34. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans.
35. 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 for any proposed restaurant. 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.
36. 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.
37. 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.
38. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

39. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
40. All subsequent detailed plans of development needed to implement this master plan shall be submitted for staff review and Planning Commission approval, and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/ approval.
41. 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.
42. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
43. The names of streets, drives, and courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be on the construction plans prior to their approval. The street name signs shall be installed prior to any occupancy permit approval.
44. Evidence of approval of the U.S. Postal Service for right of way widening and improvements along Nuckols Road are necessary prior to approval of the construction plans for any work on their property.
45. Provide additional information on the final construction phasing on the construction plans for signature.
46. A traffic control plan shall be approved by the County Traffic Engineer, prior to final approval of construction plans, for any restricted structured parking.

(Staff Report by Kevin Wilhite)

(Applicant's Representative: Alvin Mistr, Jr.)

(Applicable Rezoning Cases and PUPS: C-13C-11; P-10-11)

PLAN OF DEVELOPMENT (Deferred from the June 26, 2013 Meeting)

POD2013-00103
West Broad Hyundai – Car
Storage Addition – 9001 W.
Broad Street (U.S. Route
250)
(POD-97-93 Rev.)

E.D. Lewis and Associates, P.C. for Page Broad Street, LC and Page Imports, LC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a car storage and display lot at an existing car dealership. The 5.5-acre site is located at the southwest corner of the intersection of W. Broad Street (U.S. Route 250), and Homeview Drive, on parcel 759-755-0982. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Three Chopt)**

**DEFERRED TO
10/23/2013**

The applicant is requesting approval of a car storage and display lot with 61 spaces located south of the existing car storage and display lot, and directly east of the existing building.

As of the preparation date of the agenda, the staff has not received a revised plan as requested, providing a sidewalk along the south side of West Broad Street and west side of Homeview Drive. 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-61C-86 shall be incorporated in this approval.
31. A concrete sidewalk meeting County and VDOT standards shall be provided along the south side of W. Broad Street (U.S. Route 250) and the west side of Homeview Drive.

**(Staff Report by Greg Garrison)
(Applicant’s Representative: Monte Lewis)
(Applicable Rezoning Cases and PUPS: C-61C-86)**

PLAN OF DEVELOPMENT AND MASTER PLAN

POD2013-00197
Phase II - Shoppes at
Reynolds Crossing - Forest
Avenue

**APPROVED SEE
ADDENDUM PG. 4**

RK&K Engineers for Reynolds Holdings, LLC and Clear Springs Development, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to revise a master plan, expand a recently approved shopping center, and construct Phase II of the shopping center - a one-story 19,354 square foot retail building on a 3.93 acre portion of parcel 765-744-3270. The 21.27-acre shopping center site is located on the southeast corner of the intersection of Glenside Drive and Forest Avenue, on part of parcel 765-744-3270 and parcel 765-744-9958. The zoning is B-2C, Business District (Conditional), and B-3C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

The applicant is requesting approval to revise a master plan and expand the boundary of a shopping center recently approved with the Walmart, and to construct phase II of the shopping center – a one-story 19,354 square foot retail building on a 3.93-acre portion of the 21.27-acre site.

As the preparation date of the agenda, the staff has not received revised architectural drawings as requested showing building materials and colors which would be compatible with the palette of materials approved for the first phase of the shopping center. The staff recommendation will be made at the meeting. Should the commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
29. The proffers approved as a part of zoning case C-13C-07 shall be incorporated in this approval.
30. 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.
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.
32. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
33. All subsequent detailed plans of development needed to implement other portions of the conceptual master plan shall be submitted for staff review and Planning Commission approval, and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.
34. No merchandise shall be displayed outside of the building(s) or on the sidewalk(s).
35. Outdoor storage shall not be permitted. Facilities shown on the plans for storage of refuse (including materials to be recycled) shall not be considered outside storage.
36. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.

37. Overnight parking of recreational vehicles (RVs), trailers, and camping vehicles shall be prohibited.
38. 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.

(Staff Report by Greg Garrison)
(Applicant's Representative: Malachi Mills)
(Applicable Rezoning Cases and PUPS: C-13C-07)

PLAN OF DEVELOPMENT

POD2013-00195
 Tabernacle Pentecostal
 Church - 10509 Greenwood
 Road
 (POD-65-80 Rev.)

APPROVED

Willmark Engineering for Tabernacle Pentecostal Church, Inc. and Haley Builders: 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, 4,484 square-foot sanctuary addition to an existing church. The 0.99-acre site is located on the northeast corner of the intersection of Greenwood Road and Francis Road, on parcel 780-766-1850. The zoning is B-1, Business District. County water and on site sewage disposal system. **(Fairfield)**

This request is for a 4,484 square foot sanctuary addition to an existing church, as well as additional parking. The existing sanctuary building will be converted to classrooms once the new building is completed. They applicant has agreed to provide sidewalk along Greenwood and Francis Roads per staff's comments.

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

- 1B. **MODIFIED** - The owner shall enter into the necessary contracts with the Department of Public Utilities for connections to public water. The on site sewage disposal system shall be approved by the County Health Department before the construction plans are approved, and evidence of Health Department approval shall be provided to the Department of Planning. Connection shall be made to the public sewer when available within 300 feet of the site/building.
29. A concrete sidewalk meeting County standards shall be provided along the north side of Francis Road and the east side of Greenwood Road.
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: Simon Mueller)

PLAN OF DEVELOPMENT

POD2013-00194
12400 W. Broad Street
Infrastructure Plan - 12400
W. Broad Street (U.S. Route
250)

APPROVED
SEE ADDENDUM PG. 5

Timmons Group for Attack WB Investors: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct road, water, sewer and drainage infrastructure for future office, retail, and multi-family development. The 69.76-acre site is located on the north line of W. Broad Street (U.S. Route 250), approximately 3,500 feet west of its intersection with N. Gayton Road, on parcel 730-765-7288. The zoning is RTHC, Residential Townhouse District (Conditional), B-2C, Business District (Conditional), R-6C, General Residential District (Conditional), O-3C, Office District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The plan proposes clearing and grading activities as well as infrastructure improvements intended to prepare over 69.7 acres for several potential future uses, including townhouse-style condominiums, apartments for rent, and retail and office buildings. Per the developer, no individual residential lots are proposed.

The roadway improvements consist of a private, four-lane divided loop road with median strip, a secondary access road along the eastern edge of the property, water and sewer lines, and drainage improvements, including two ponds. A subdivision plat for right-of-way dedication for a portion of the access road must be submitted with the first phase of any proposed residential development in order to comply with the requirement that residential developments have public street frontage pursuant to Section 24-9 of the zoning ordinance.

The proffers of zoning case C-18C-12 apply.

A master property owners association will govern maintenance of the amenities applicable to all properties, and two subordinate home owners associations will govern maintenance for the R-6C and RTHC portions of the parcel, respectively.

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

29. The right-of-way for widening of W. Broad Street (U.S. Route 250) as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. The entrances and drainage facilities on W. Broad Street (U.S. Route 250) shall be approved by the Virginia Department of Transportation and the County.
31. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
32. Outside storage shall not be permitted.
33. The proffers approved as a part of zoning case C-18C-12 shall be incorporated in this approval.
34. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation

- maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
35. The limits and elevations of the **Special Flood Hazard Area** shall be conspicuously noted on the plan and labeled “**Limits of Special Flood Hazard Area.**” In addition, the delineated **Special Flood Hazard Area** must be labeled “Variable Width Drainage and Utility Easement.” The easement shall be granted to the County prior to the issuance of any occupancy permits.
 36. An access easement extending to the property line shall be provided at the eastern terminus of the loop road. The easement may be vacated at such time the road is extended to the property line.
 37. A subdivision plat for right-of-way dedication of a portion of the access road, providing required public street frontage for residential development, shall be submitted with the first phase of any residential development.

(Staff Report by Lee Pambid)

(Applicant’s Representative: Keith Stanley)

(Applicable Rezoning Cases and PUPS: C-18C-12)

PLAN OF DEVELOPMENT

POD2013-00124
West Broad Village, Phase
III - Golfsmith - 2000 Old
Brick Road
(POD-66-08 Rev.)

APPROVED

Timmons Group for West Broad Village IV, LLC: Request for approval of a plan of development and revised master plan as required by Chapter 24, Section 24-106 of the Henrico County Code, to revise the master plan for West Broad Village Phase III, an urban mixed use development, to construct a one-story, 24,142 square foot retail building in the location of a previously approved 33,480 square foot two-story retail/office building (Building B11). The 7.03-acre parcel is located along the north line of Old Brick Road at the northern terminus of Geese Landing, and on the south line of the Interstate 64 east bound access ramp from W. Broad Street (U.S. Route 250), at 2000 Old Brick Road, on parcel 744-760-6050 and part of parcels 744-760-4764 and 744-760-7007. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

This plan would authorize the construction of a one-story, 24,142 square foot retail building as a substitute for the previously approved, B11 building in Phase 3 of West Broad Village. The previously proposed building, formerly known as the Thomasville Building, would have been a two-story retail/office building with 16,740 square feet of building site coverage.

Planning staff have advised the developer that the proposed elevations do not appear to be consistent with the proffered design guidelines contained in the West Broad Village Master Plan Sketchpak. Staff has requested revised architectural plans to scale, which address their design concerns and clearly identify building materials. Planning staff have also requested a material sample board.

Planning staff have identified the following concerns with the proposed building's design:

- a) The proposed building's sole entrance faces a shared parking area with the REI building and the proposed building has no pedestrian access or pedestrian presence along Old Brick Road. The adjacent REI and Home Goods structures have pedestrian access from two sides.
- b) The dominant material for the proposed building is EIFS. The adjacent buildings are primarily masonry construction.
- c) The proposed building facades are not pedestrian in scale and do not include awnings or canopies to encourage pedestrian activity. The adjacent buildings provide pedestrian scale features on at least two sides.
- d) The building design is not distinctive, or evocative of Richmond architecture. The building has a single roofline and has no windows on three sides. The adjacent buildings have windows on at least three sides, and have a variety of wall heights, as well as a variety of architectural features.

Planning staff has indicated that the building appearance should be more consistent with the former "Thomasville" building previously approved at this location.

Staff has suggested that the proposed one-story big box design should be replaced with a two-story appearance, similar to the previously approved plan. A two-story design would provide a more pedestrian scale. If a true two-story building is not possible, the developer should consider a

mezzanine level for office space to enhance the building's design given its currently proposed building height.

The previously approved building had a parking requirement of 79 parking spaces and the proposed building has a parking requirement of 96 parking spaces. The UMU zoning district permits shared parking and the West Broad Village UMU Master Plan provides sufficient overall parking to address the requirement for the proposed development.

The plans currently before the Planning Commission revised an earlier version of the elevation plans in order to screen the loading area and to provide additional building articulation along Old Brick Road. However, staff believes that additional revisions are necessary to address the proffered design guidelines of the West Broad Village Master Plan Sketchpak. As of the preparation of this agenda the developer has expressed a reluctance to revise the elevation plans any further. Staff is continuing their discussions with the developer and a report and final recommendation will be made at the meeting. Should the Commission act on this request, the following conditions are recommended:

29. In order to maintain the effectiveness of the County's public safety radio communications system within buildings, the owner will install radio equipment that will allow for adequate radio coverage within the building, unless waived by the Director of Planning. Compliance with the County's emergency communication system shall be certified to the County by a communications consultant within ninety (90) days of obtaining a certificate of occupancy. The County will be permitted to perform communications testing in the building at anytime.
30. The proffers approved as a part of zoning cases C-12C-06 and C-15C-07, and Provisional Use Permit P-02-06 shall be incorporated in this approval.
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.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Joseph Vilseck)

(Applicable Rezoning Cases and PUPS: C-12C-06; C-15C-07; P-02-06)

PLAN OF DEVELOPMENT

POD2013-00198
Cooper's Hawk Winery and
Restaurant at Short Pump
Town Center - 11792 W.
Broad Street (U.S. Route
250)

APPROVED
SEE ADDENDUM PG. 5

Timmons Group for Short Pump Town Center, LLC and Brewer Development, 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, 10,690 square foot restaurant with outdoor dining in an existing shopping center. The 2.59-acre site is located at the northwest corner of the intersection of W. Broad Street (U.S. Route 250) and Lauderdale Drive, on parcel 737-763-0900. The zoning is B-3C, Business District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, staff has not received the revised architectural elevations and floor plans as requested. The revised plans were needed to address architectural detailing, building materials, interior layout, and outdoor dining details. In addition, evidence of approval by the Short Pump Town Center's architectural review board has not been provided. 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-29C-98 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 location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
33. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
34. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

(Staff Report by Kevin Wilhite)
(Applicant's Representative: Joseph Vilseck)
(Applicable Rezoning Cases and PUPS: C-29C-98)

PLAN OF DEVELOPMENT

POD2013-00162
Simply Storage Building #2
Expansion - 4475 Pouncey
Tract Road (State Route 271)
(POD-74-99 Rev.)

DEFERRED TO 9/25/2013

Balzer and Associates, Inc. for Short Pump Simply Storage:
Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a second story, 39,013 square foot addition to an existing one-story, 37,100 square foot storage building. The 5.603-acre site is located on the east line of Pouncey Tract Road (State Route 271) and the north line of Interstate 64, approximately 1,360 feet south of Twin Hickory Lake Drive, on parcel 741-764-0116. The zoning is M-1C, Light Industrial District (Conditional), and WBSO, West Broad Street Overlay District. County water and individual on-site sewage disposal system. **(Three Chopt)**

This proposal is a revision to a previously approved plan of development (POD-74-99) which includes constructing a second-story addition to an existing one-story building.

The proposed building addition must comply with the proffers of zoning case C-20C-93 that states the exterior wall surfaces (front, rear, and sides) of each individual building shall be similar in architectural treatment and materials. Also, in accordance with the proffers and previous approvals all existing buildings were constructed of a split face masonry block.

As of the preparation date of the agenda, the staff has not received a revised architectural plan which shows a masonry building that will be consistent with previously approved plans and blend with the adjacent residential properties. Additionally the Department of Public Works has requested the required information to determine water quality.

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, annotations on the plans and the following conditions:

- 1A. **MODIFIED** - The owner shall enter into the necessary contracts with the Department of Public Utilities for connections to public water. The applicant shall furnish proof to the Planning Department that conditions satisfactory to the Health Department have been met that insure the septic tank drainfield system is suitable for this project prior to the issuance of a building permit.
29. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning case C-20C-93 shall be incorporated into 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 Matt Ward)

(Applicant's Representative: Christopher Shust)

(Applicable Rezoning Cases and PUPS: C-20C-93; P-01-98; P-10-93)

**APPROVAL OF 2014 Planning Commission Calendar SCHEDULED FOR THE 8/15/2013
PC MEETING**

APPROVAL OF MINUTES: June 26, 2013 Minutes APPROVED AS CORRECTED

ADJOURN @ 11:28 A.M.

**PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
July 24, 2013**

ADDENDUM

PAGES 3 THROUGH 15 - REVISED CAPTION TO CORRECT PROPERTY OWNER NAME

From ~~Lingerfelt Office Properties, Inc.~~ to Lingerfelt Office Properties, LLC

PAGE 3 - TRANSFER OF APPROVAL - POD-89-86 POD2013-00143 Gaskins Center II (Wells Fargo) (Formerly Gaskins Center II (Wachovia))

PAGE 4 - TRANSFER OF APPROVAL - POD-39-85 POD2013-00148 Glen Forest Building

PAGE 5 - TRANSFER OF APPROVAL - POD-19-97 POD2013-00144 Westerre III

PAGE 6 - TRANSFER OF APPROVAL - POD-72-99 POD2013-00145 Westerre IV

PAGE 7 - TRANSFER OF APPROVAL - POD-43-00 POD2013-00146 Westgate I - SunCom

PAGE 8 - TRANSFER OF APPROVAL - POD-103-00 POD2013-00147 Westgate II - Westgate Office Building

PAGE 9 - TRANSFER OF APPROVAL - POD-042-83 POD2013-00137 Ace USA

PAGE 10 - TRANSFER OF APPROVAL - POD-54-97 POD2013-00139 Liberty Plaza I

PAGE 11 - TRANSFER OF APPROVAL - POD-28-97 POD2013-00142 Liberty Plaza II

PAGE 12 - TRANSFER OF APPROVAL - POD-52-90 (Part) POD2013-00140 Innsbrook Center (snagajob.com)

PAGE 13 - TRANSFER OF APPROVAL - POD-83-84 POD2013-00136 The Atrium Building at Innsbrook (Ironworks)

PAGE 14 - TRANSFER OF APPROVAL - POD-42-88 (Part) POD2013-00138 Rowe Plaza

PAGE 15 - TRANSFER OF APPROVAL - POD-68-89 POD2011-00104; POD2011-00105 Technology Pointe I and II (Formerly Innsbrook Technology Park)

PAGE 7 - ADDED CONDITION

TRANSFER OF APPROVAL

POD-43-00
POD2013-00146
Westgate I - SunCom - 100
Westgate Parkway

APPROVED

William G. Homiller for ~~Lingerfelt Office Properties, Inc.~~ Lingerfelt Office Properties, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Richmond Green Properties, LLC to ~~Lingerfelt Office Properties, Inc.~~ **Lingerfelt Office Properties, LLC.** The 6.03-acre site is located on 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). County water and sewer. **(Three Chopt)**

Evidence of a revised contract has been provided which addresses deficiencies in additional areas of the parking area. The staff recommends approval of this transfer request with the following condition:

1. The parking lot deficiencies, as identified in the inspection report dated June 3, 2013 shall be corrected by September 30, 2013.

The parking lot deficiencies include repairing pavement and adding sealant in different locations throughout the drive aisles and parking lot as well as repainting two stop bars and four traffic arrows at both main entrance and exits.

PLAN OF DEVELOPMENT AND MASTER PLAN

POD2013-00189
Innsbrook Central Business
District - Block 7, Block 8,
and Master Plan - 4501
Highwoods Parkway

APPROVED

Burgess and Niple for 4501 Highwoods Parkway, LLC, 4521 Highwoods Parkway, LLC, 4600 Cox Road II, LLC, Sadler Road Land, LLC, Nuckols Corner Land, LLC and Highwoods-Markel Associates, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct the first phase of an urban mixed-use development consisting of two, two-story retail/office buildings containing 42,000 square feet of floor area (Block 7), a 12-story office building/parking garage with 190,000 square feet of floor area and 533 parking spaces (Block 8), a four-story, 156-unit apartment building containing 175,200 square feet (Block 8), and other infrastructure including roads, sidewalks, utilities, storm drainage, and site lighting. The master plan proposes a total of 2,324,000 square feet of floor area for commercial, office, and residential uses in the overall development. The 39.46-acre site is located at the southwest corner of the intersection of Cox Road and Sadler Place, and at the northeast corner of the intersection of Sadler Place and Sadler Road, on parcels 749-765-7952, 750-765-0494, 750-765-4697, 750-766-3162, and 750-767-3526. The zoning is UMUC, Urban Mixed Use District (Conditional). County water and sewer. **(Three Chopt)**

3. **REVISED** - The parking lot shall be subject to the requirements of Chapter 24, Section 24-98 of the Henrico County Code, **except for any temporary parking.**
28. **REVISED** - Deviations from County standards for pavement, curb or curb and gutter design, **other than as depicted on the Plan of Development**, shall be approved by the County Engineer prior to final approval of the construction plans by the Department of Public Works.
29. **REVISED** - The right of way for widening of Nuckols Road, Sadler Road, and Sadler Place as shown on the approved plans shall be dedicated to the County prior to any occupancy permits being issued, **subject to the provisions of Proffer #9 of zoning case C-13C-11.** The right of way dedication plat and other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. **REVISED** - ~~A concrete sidewalk meeting current County standards shall be provided along the south side of Nuckols Road.~~ **All existing County sidewalk removed for right-of way improvements to Nuckols Road, Sadler Road, and Sadler Place shall be replaced in the location shown on the approved construction plans.**
32. **REVISED** - In order to maintain the effectiveness of the County's public safety radio communications system within buildings, the owner will install radio equipment that will allow for adequate radio coverage within ~~the~~ **any new** building, unless waived by the Director of Planning. Compliance with the County's emergency communication system shall be certified to the County by a communications consultant within ninety (90) days of obtaining a certificate of occupancy. The County will be permitted to perform communications testing in the building at any time.

37. **REVISED** - The certification of building permits, occupancy permits and change of occupancy permits for individual ~~units~~ **uses** shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to the approved plans **and condition #13 of Provisional Use Permit case P-10-11.**
40. **REVISED** - All subsequent detailed plans of development needed to implement this master plan shall be submitted for staff review and Planning Commission approval, and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval, **unless previously grandfathered.**
46. **REVISED** - A ~~traffic control~~ plan shall be approved by the County Traffic Engineer, prior to final approval of construction plans, for any restricted structured parking.
47. **ADDED** - The temporary parking lot on Block 5 at the corner of Cox Road and Sadler Place shall remain for a period no longer than two years after it is constructed. Any extension of time for the lot will require Planning Commission approval. If no extension is granted, the lot improvements shall be removed and the disturbed portion of the site graded and seeded in accordance with Department of Public Works requirements.
48. **ADDED** - The final architectural plans shall be approved by the Director of Planning, prior to building permit approval by the County, in accordance with the Innsbrook Urban Mixed Use District Urban Design Guidelines.

PAGE 23 - ADDED CONDITION AND REVISED ARCHITECTURALS

PLAN OF DEVELOPMENT AND MASTER PLAN

POD2013-00197

Phase II - Shoppes at Reynolds Crossing - Forest Avenue

APPROVED

RK&K Engineers for Reynolds Holdings, LLC and Clear Springs Development, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to revise a master plan, expand a recently approved shopping center, and construct Phase II of the shopping center - a one-story 19,354 square foot retail building on a 3.93 acre portion of parcel 765-744-3270. The 21.27-acre shopping center site is located on the southeast corner of the intersection of Glenside Drive and Forest Avenue, on part of parcel 765-744-3270 and parcel 765-744-9958. The zoning is B-2C, Business District (Conditional), and B-3C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

39. Details of the bridge connection to the Walmart parking lot shall be provided and included with the construction plans, prior to construction plan approval.
40. Hours of operation, including service to the public and outside activity, shall be limited to the hours of 6:00 a.m. to 12:00 midnight.

PAGE 26 - REVISED CONDITION

PLAN OF DEVELOPMENT

POD2013-00194
12400 W. Broad Street
Infrastructure Plan - 12400
W. Broad Street (U.S. Route
250)

APPROVED

Timmons Group for Atack WB Investors: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct road, water, sewer and drainage infrastructure for future office, retail, and multi-family development. The 69.76-acre site is located on the north line of W. Broad Street (U.S. Route 250), approximately 3,500 feet west of its intersection with N. Gayton Road, on parcel 730-765-7288. The zoning is RTHC, Residential Townhouse District (Conditional), B-2C, Business District (Conditional), R-6C, General Residential District (Conditional), O-3C, Office District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

37. A subdivision plat for right-of-way dedication of a portion of the access road, providing required public street frontage for residential development, shall be submitted with the first phase of any residential development, **unless determined by the Director of Planning that a public road is not required.**

PAGE 30 - REVISED ARCHITECTURALS

PLAN OF DEVELOPMENT

POD2013-00198
Cooper's Hawk Winery and
Restaurant at Short Pump
Town Center - 11792 W.
Broad Street (U.S. Route
250)

APPROVED

Timmons Group for Short Pump Town Center, LLC and Brewer Development, 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, 10,690 square foot restaurant with outdoor dining in an existing shopping center. The 2.59-acre site is located at the northwest corner of the intersection of W. Broad Street (U.S. Route 250) and Lauderdale Drive, on parcel 737-763-0900. The zoning is B-3C, Business District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**