

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

February 26, 2014

9:00 A.M.

ADDENDUM ATTACHED



PLANNING COMMISSION

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

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

David D. O'Kelly, Jr., Assistant Director of Planning
Leslie A. News, 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:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA: TED STRONG/RICHMOND TIMES-DISPATCH

ROLL CALL: MR. KACHELE AND MR. EMERSON ABSENT

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Lee Pambid

FOR INFORMATIONAL PURPOSES ONLY

TRANSFER OF APPROVAL

POD-02-08
POD2013-00049
Cracker Barrel at The Shops
at White Oak Village – 4435
S. Laburnum Avenue

**APPROVED ON
EXPEDITED AGENDA**

Forest City for Cole MT Richmond VA, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Laburnum Investments, LLC and Laburnum Investment, LLC to Cole MT Richmond VA, LLC. The 2.21-acre site is located in an existing shopping center on the east line of S. Laburnum Avenue, approximately 1,800 feet north of Audubon Drive, on parcel 814-717-5594. The zoning is B-3C, Business District (Conditional) 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 original approval. The site deficiency as identified in the staff report dated June 23, 2013 included removing and replacing the dead and dying landscaping around the transformer, and has been addressed. The staff recommends approval of this request.

(Staff Report by Christian Goggin)
(Applicant's Representative: John Doran)
(Applicable Rezoning Cases and PUPS: C-29C-06)

TRANSFER OF APPROVAL (Deferred from the December 11, 2013 Meeting)

POD-94-87, 109-89, and
POD-118-89
POD2011-00196; POD2011-
00197; POD2011-00194;
POD2011-00259
Phases I and II - Westpark
Shopping Center – 9645 and
9669 W. Broad Street (U.S.
Route 250)

**DEFERRED BY
APPLICANT TO 4/23/14**

Thalhimer for Westdale Westpark I, II, LP: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from SLN Broad Street Association, LP and NP/I&G Westpark, LLC to Westdale Westpark, I, II, LP. Phase I is a 18.36-acre site located at the southwest corner of Pemberton Road (State Route 157) and W. Broad Street (U.S. Route 250), on part of parcels 753-758-7318 and 754-758-2409. Phase II is a 3.57-acre site located at the southwest corner of W. Broad Street and Stillman Parkway, on part of parcel 753-758-7318. The zoning is B-2C Business District (Conditional). County water and sewer. **(Three Chopt)**

Staff has worked with project representatives to address site deficiencies identified in the inspection report dated June 15, 2011. Since that time the applicant has corrected several deficiencies related to the construction of dumpster enclosures and removal of unauthorized recycling and metal cargo containers. In addition the applicant has completed several repairs throughout the parking lot which included patchwork, resealing and re-stripping.

The applicant also submitted a revised landscape plan to address landscape deficiencies which has been approved, but he has not completed the planting installation.

Since the landscaping is not installed, the applicant has **requested a deferral to April 23, 2014** to ensure all new landscaping material will be planted.

(Staff Report by Matt Ward)

(Applicant's Representative: Rob Buie)

SUBDIVISION

SUB2013-00214
White Oak Technology Park
- Portion of Engineer's Way
(January 2014 Plan) - Street
Dedication

**APPROVED ON
EXPEDITED AGENDA,
SEE ADDENDUM PG. 1**

Timmons Group for Lumber Liquidators Services, LLC and Johnson Development: The 2.63-acre site proposed for a public road dedication within White Oak Technology Park is located at the existing terminus of White Oak Creek Drive, approximately 2,600 feet northeast of its intersection with Technology Boulevard, on part of parcel 851-705-5088. The zoning is M-2, General Industrial District. County water and sewer. **(Varina) 0 Lots**

This subdivision is for the dedication of a public road intersecting White Oak Creek Drive at its current terminus, in conjunction with the development of the Lumber Liquidators site. The plan calls for a road that is approximately 2,030 feet long, containing a 40-foot paved surface within 55 feet of County right-of-way. It would terminate in a temporary cul-de-sac, until such time as it is extended into the adjoining property.

The proposed development is within the White Oak Technology Park and therefore subject to review and approval by the Design Review Board. Street trees and lighting will be provided along the roadway.

The applicant has agreed to all of the County comments and staff recommends approval subject to the annotations on the plans, standard conditions for subdivisions served by public utilities for a road dedication, and the following additional conditions:

11. The proposed development is subject to Final Design Review Board (DRB) approval. Any agreed upon changes by the DRB must be reflected in the subdivision and any subsequent plans.
12. The location of the proposed communication easement must be agreed to by Henrico County and the Economic Development Authority prior to the recordation of the plat. Off site easements shall be recorded by separate plat.

(Staff Report by Tony Greulich)

(Applicant's Representative: Charles Davison)

SUBDIVISION

SUB2013-00215
White Oak Technology Park
- Portion of White Oak Creek
Drive (January 2014 Plan) -
Road Dedication

**APPROVED ON
EXPEDITED AGENDA,
SEE ADDENDUM PG. 1**

Timmons Group for Economic Development Authority of Henrico County and Johnson Development: The 2.24-acre site proposed for a public road dedication within White Oak Technology Park is located between the existing terminus of White Oak Creek Drive and Elko Road, beginning approximately 2,600 feet northeast of the intersection of White Oak Creek Drive and Technology Boulevard, on part of parcel 849-704-6939. The zoning is M-2, General Industrial District. County water and sewer. **(Varina) 0 Lots**

The subdivision is for the dedication of the continuation of the public road White Oak Creek Drive in conjunction with the development of the Lumber Liquidators site. The plan calls for a road that is approximately 1,480 feet long, containing a 40-foot paved surface within 66 feet of County right-of-way. It would connect and form a three way intersection with the existing Elko Road (State Route 156).

The proposed development is within the White Oak Technology Park and therefore subject to review and approval by the Design Review Board. Street trees and lighting will be provided along the roadway.

The applicant has agreed to all of the County comments and Staff recommends approval subject to the annotations on the plans, standard conditions for subdivisions served by public utilities for a road dedication, and the following additional conditions:

11. The proposed development is subject to Final Design Review Board (DRB) approval. Any agreed upon changes by the DRB must be reflected in the subdivision and any subsequent plans.
12. The location of the proposed communication easement must be agreed to by Henrico County and the Economic Development Authority prior to the recordation of the plat. Off site easements shall be recorded by separate plat.
13. The plat for widening of Elko Road (State Route 156) shall be submitted for review and recorded prior to recordation of the subdivision plat.

(Staff Report by Tony Greulich)
(Applicant's Representative: Charles Davison)

SUBDIVISION

SUB2014-00007
Village of Rocketts Landing
Resubdivision of Block 15
(February 2014 Plan) - 4906
Old Main Street

**APPROVED, SEE
ADDENDUM PG. 2**

Shadrach & Associates, LLC for Central Virginia Investments/Rocketts Landing, LLC and WVS/Rocketts Landing: The 0.581-acre site proposed for a subdivision of residential townhouses for sale is located on the west line of Old Main Street, south of its intersection with Rocketts Way (private) on parcels 797-713-4320, 797-713-4223, 797-713-4126, 797-713-4128, 797-713-4031, 797-713-4619, 797-713-4622, 797-713-4524, 797-713-4928, 797-713-4627, and 797-713-4326. The zoning is UMUC, Urban Mixed Use District (Conditional). City of Richmond water and sewer. **(Varina) 12 Lots**

The proposed conditional plat would revise the layout for Block 15, as previously approved on the conditional plat for the Village of Rockets Landing (November 2005 Plan), to permit construction of an additional residential townhouse for sale within the subject block.

As of the preparation of this agenda, staff has not received a revised plan as requested. Staff has requested a revised layout plan for the block indicating how the alley in the block will be screened adjoining private streets and common areas. In addition, the plan must show adequate access for fire protection and access to the garages on each town house lot is provided.

The proposed layout is generally consistent with the design guidelines for the Village of Rockets Landing, provided the developer addresses the staff's concerns identified above.

Should the Commission act on this request, in addition to the annotations on the plans and the standard conditions for residential townhouses for sale, the following conditions are recommended:

15. The proffers approved as part of Zoning Case C-55C-05 and the conditions approved as part of Provisional Use Permit P-14-04 shall be incorporated in this approval.
16. Fire lanes as designated by the Fire Marshall shall be provided on the construction plan in accordance with the Virginia Statewide Fire Prevention Code prior to approval of the final plat.
17. In accordance with Section 24-106(h)(2) of the County Zoning Ordinance, a minimum of 22 feet of maneuvering space shall be provided behind each garage parking space on the construction plan prior to approval of the final plat.
18. A landscape and lighting plan, in accordance with UMU design standards and providing for the screening of the alleys and related HVAC, mechanical and utility equipment, and dumpsters, shall be submitted to the Planning Department for review and approval prior to approval of the final plat.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Rod Shadrach)

(Applicable Rezoning Cases and PUPS: C55C-04; P-14-04)

SUBDIVISION

SUB2014-00008
Village of Rocketts Landing
Resubdivision of Block 14
(February 2014 Plan) – 4941
Old Main Street

**APPROVED, SEE
ADDENDUM PG. 2**

Shadrach & Associates, LLC for Central Virginia Investments/Rocketts Landing, LLC and WVS/Rocketts Landing: The 0.169-acre site proposed for a subdivision of residential townhouses for sale, is located on the west line of Old Main Street (private), north of its intersection with Rocketts Way (private), on parcels 797-713-6412, 797-713-6409, 797-713-6407, and 797-713-6404. The zoning is UMUC, Urban Mixed Use District (Conditional). City of Richmond water and sewer.
(Varina) 5 Lots

The proposed conditional plat would revise the layout for Block 14, as previously approved on the conditional plat for the Village of Rockets Landing (November 2005 Plan), to permit construction of an additional residential townhouse for sale within the subject block.

As of the preparation of this agenda, staff has not received a revised plan as requested. Staff has requested a revised layout plan for the block indicating how the alley in the block will be screened adjoining private streets and common areas. In addition, the plan must show adequate access for fire protection and access to the garages on each town house lot is provided.

The proposed layout is generally consistent with the design guidelines for the Village of Rockets Landing, provided the developer addresses the staff's concerns identified above.

Should the Commission act on this request, in addition to the annotations on the plans and the standard conditions for residential townhouses for sale, the following conditions are recommended:

15. The proffers approved as part of Zoning Case C-55C-05 and the conditions approved as part of Provisional Use Permit P-14-04 shall be incorporated in this approval.

16. Fire lanes as designated by the Fire Marshall shall be provided on the construction plan in accordance with the Virginia Statewide Fire Prevention Code prior to approval of the final plat.
17. In accordance with Section 24-106(h)(2) of the County Zoning Ordinance, a minimum of 22 feet of maneuvering space shall be provided behind each garage parking space on the construction plan prior to approval of the final plat.
18. A landscape and lighting plan, in accordance with UMU design standards and providing for the screening of the alleys and related HVAC, mechanical and utility equipment, and dumpsters, shall be submitted to the Planning Department for review and approval prior to approval of the final plat.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Rod Shadrach)

(Applicable Rezoning Cases and PUPS: C55C-04; P-14-04)

SUBDIVISION

SUB2014-00009

Village of Rocketts Landing
Resubdivision of Block 13
(February 2014 Plan) - 1
Rocketts Way

**APPROVED, SEE
ADDENDUM PG. 3**

Shadrach & Associates, LLC for Central Virginia Investments/Rocketts Landing, LLC and WVS/Rocketts Landing: The 0.517-acre site proposed for a subdivision of 6 residential townhouses for sale, is located on the west line of Old Main Street (private), north of its intersection with Rocketts Way (private), on parcel 797-713-3445. The zoning is UMUC, Urban Mixed Use District (Conditional). City of Richmond water and sewer. **(Varina) 6 Lots**

The proposed conditional plat would revise the layout for Block 13, as previously approved on the conditional plat for the Village of Rockets Landing (November 2005 Plan), to permit construction of an additional residential townhouse for sale within the subject block.

As of the preparation of this agenda, staff has not received a revised plan as requested. Staff has requested a revised layout plan for the block indicating how the alley in the block will be screened adjoining private streets and common areas. In addition, the plan must show adequate access for fire protection and access to the garages on each town house lot is provided.

The proposed layout is generally consistent with the design guidelines for the Village of Rockets Landing, provided the developer addresses the staff's concerns identified above.

Should the Commission act on this request, in addition to the annotations on the plans and the standard conditions for residential townhouses for sale, the following conditions are recommended:

15. The proffers approved as part of Zoning Case C-55C-05 and the conditions approved as part of Provisional Use Permit P-14-04 shall be incorporated in this approval.
16. Fire lanes as designated by the Fire Marshall shall be provided on the construction plan in accordance with the Virginia Statewide Fire Prevention Code prior to approval of the final plat.
17. In accordance with Section 24-106(h)(2) of the County Zoning Ordinance, a minimum of 22 feet of maneuvering space shall be provided behind each garage parking space on the construction plan prior to approval of the final plat.

18. A landscape and lighting plan, in accordance with UMU design standards and providing for the screening of the alleys and related HVAC, mechanical and utility equipment, and dumpsters, shall be submitted to the Planning Department for review and approval prior to approval of the final plat.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Rod Shadrach)

(Applicable Rezoning Cases and PUPS: C55C-04; P-14-04)

SUBDIVISION

SUB2013-00218

Sadler Green (February 2014 Plan) - 4680 Sadler Road

APPROVED

Werner Engineering for Danielle & Kevin Kenny and Emerald Builders, LLC: The 3.18-acre site proposed for a subdivision of 1 single-family dwelling is located on the west line of Sadler Road, approximately 150 feet south of Sadler Green Place, on parcel 747-766-4732. The zoning is R-3AC, One-Family Residential District (Conditional). County water and sewer. **(Three Chopt) 1 Lot**

This conditional subdivision of a 0.39-acre parcel proposes 1 lot adjacent to the 30-lot Sadler Green subdivision. The site recently received approval of a proffer amendment to the original zoning case C-04C-99 to allow for 31 lots to be developed on the overall property. The remainder of the original proffers ensure this new development will be compatible with the existing neighborhood. Also, by proffer, the covenants and restrictions for the existing subdivision will apply to this section.

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

13. At least sixty days prior to recordation of the plat, a draft of the covenants and deed restrictions for the maintenance of the common area shall be submitted to the Department of Planning for review. Such covenants and restrictions shall be in form and substance, satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
14. The details for the landscaping to be provided within the 15-foot wide planting strip easement along Sadler Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
15. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
16. The proffers approved as part of zoning cases C-04C-99 and REZ2013-00001 shall be incorporated in this approval.
17. The final plat for recordation shall contain information showing The Chesapeake Bay Preservation areas, if any, in accordance with Chapter 19, Section 19-72 (18), of the Henrico County Code, as determined by the Director of Public Works.

(Staff Report by Christina Goggin)

(Applicant's Representative: Adam Werner)

(Applicable Rezoning Cases and PUPS: C-04C-99; REZ2013-00001)

SUBDIVISION

SUB2013-00209
Winston Glen (January 2014
Plan) - 10221 Winston
Boulevard

**APPROVED ON THE
EXPEDITED AGENDA**

Koth Consulting, P.C. for Winston Trace: The 3.18-acre site proposed for a subdivision of 10 single-family dwellings is located on the east line of Winston Boulevard, at its intersection with Blackburn Road, and across the street from Winston Court and Winston Trace Circle, on parcel 772-763-8944. The zoning is R-3, One-Family Residential District. County water and sewer. **(Fairfield) 10 Lots**

This conditional subdivision proposes the re-subdivision of a portion of Glen Allen Heights subdivision into 10 single family dwelling lots. The 3.18-acre site has non-conditional zoning and the proposed layout satisfies applicable code requirements regarding single family dwelling developments.

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

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

(Staff Report by Christina Goggin)

(Applicant's Representative: Lance Koth)

SUBDIVISION - CHESAPEAKE BAY RESOURCE PROTECTION AREA EXCEPTION

SUB2013-00222
Lake Loreine Section A
Block B Lot 1 - 2316
Persimmon Trek

**DEFERRED BY P.C. TO
3/26/2014, SEE
ADDENDUM PG. 3**

Page Bourgeois: Request for approval of a Chesapeake Bay Resource Area Exception as required by Chapter 24, Sections 106.3(f) and 106.3(l) of the Henrico County Code. The 1.41-acre site is located on the west line of Persimmon Trek, approximately 300 feet north of Brookmont Drive, on parcel 743-754-0927. The exception would allow for the encroachment of a swimming pool and related improvements to encroach within the 100-foot-wide Chesapeake Bay Preservation area, adjacent to Lake Loreine that drains into Stony Run, which drains to Tuckahoe Creek in the James River watershed. The zoning is R-2A, One-Family Residential District, and C-1, Conservation District. County water and sewer. **(Tuckahoe)**

This request is for approval for an exception to the Henrico County Chesapeake Bay Preservation Ordinance to construct a swimming pool and related site improvements within the 100-foot RPA buffer adjacent to Lake Loreine. The subject property was designated as a buildable lot with recordation of Lake Loreine Section A in 1981, prior to the adoption of the provisions of the Henrico County Code regarding Chesapeake Bay Protection areas. The Chesapeake Bay Preservation ordinance designates Resource Protection Area buffers to provide for the removal, reduction or assimilation of sediments, nutrients and potentially harmful or toxic substances in runoff entering the bay and its tributaries, and to minimize the adverse effects of human activities on state waters and aquatic resources. The ordinance limits allowable development in the RPA to water dependent uses; redevelopment under special conditions; roads; driveways; utilities; and flood control/stormwater facilities. Since the request to allow the construction of this swimming pool within the RPA is not one of these allowable uses, the developer must request an exception to the ordinance.

Currently, this project site, totaling approximately 1.41 acres, includes a dwelling, a small stone patio and lawn. The submittal package lacks sufficient details including scaled drawings and dimensions to determine exactly how much disturbance and conversion to hardscape is being proposed within the RPA. There appear to be alternative locations on the lot for the pool that would be completely outside the 100-foot RPA buffer. Water quality impact assessment information has not been provided.

Based on the review of this RPA exception request, the Department of Public Works believes the project does not meet the exception criteria found in the zoning ordinance. Specifically, a) granting the exception will not confer upon the applicant any special privilege denied to similarly situated property owners; b) the exception request is not based on conditions or circumstances that are self-created; c) the exception request is the minimum necessary to afford relief; d) and reasonable and appropriate conditions have been/will be incorporated to prevent degradation of water quality.

Upon review of the proposal and the provisions of 24-106.3(1)3 of the Zoning Ordinance, the Department of Public Works has determined the proposed pool does not satisfy the conditions outlined above. The Department of Public Works recommends the Planning Commission deny the proposed encroachment into the RPA.

**(Staff Report by Christina Goggin and Jeff Perry)
(Applicant's Representative: Page Bourgeois)**

LANDSCAPE AND LIGHTING PLAN

POD2013-00432 and
POD2013-00433
Shire Place - 11901 Church
Road

APPROVED

Eagle Construction of Virginia, LLC for M|E Shire, LLC:
Request for approval of a landscape plan and a lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 6.673-acre site is located on the south line of John Rolfe Parkway, between Glen Eagles Drive and Pump Road, on parcel 739-754-5421. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Tuckahoe)**

This plan provides for both common area and individual unit lighting and landscaping for Shire Place, a 45-unit townhouse for sale project, which is currently under construction along the southern line of John Rolfe Parkway between Glen Eagles Drive and Pump Road. The plan is subject to the proffers of Zoning Case Number C-27C-06.

The proffers require a 15-foot wide buffer along the southern property line abutting Sutton subdivision, and a decorative “wrought-iron-style” fence with brick columns spaced a maximum of 60 feet apart, along the eastern, southern and western sides of the property. The proffers also limit lighting fixtures to a maximum height of 16 feet and require them to be non-glare, decorative in style and residential in character. The plan satisfies both proffer and code requirements. Landscaping along the three street frontages satisfies or exceeds the landscaping requirements for the 25-foot transitional buffer. An evergreen screen, consisting of a variety of evergreen trees and shrubs, is provided between the Sutton subdivision to the south and the nearest proposed townhouses units.

The lighting plan proposes carriage style lighting fixtures on 12-foot high poles along the interior drives and decorative bollard style lights in the common courtyards, as well as carriage style fixtures adjacent to the front door and above the rear garage door of each townhouse unit. The proffered fence is 4.5 feet in height and the proffered brick columns are approximately 5.5 feet in height. Brick screen walls approximately 6 feet in height screen the two alleys that directly face John Rolfe Parkway. The plan also provides for transformer screening, an entrance feature on Glen Eagles Drive and a decorative ground mounted sign facing John Rolfe Parkway.

The staff recommends approval, subject to the annotations on the plans and the standard conditions for landscape and lighting plans.

(Staff Report by Mike Kennedy)
(Applicant’s Representative: Andy Walls)
(Applicable Rezoning Cases and PUPS: C-27C-06)

PLAN OF DEVELOPMENT

POD2013-00428
Family Dollar at 60 E.
Williamsburg Road - 60 E.
Williamsburg Road (U.S.
Route 60)

**DEFERRED BY
APPLICANT TO 3/26/14**

Balzer and Associates, Inc. for Brick House Manner, LLC and Twin Rivers Capital, 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, 8,320 square-foot retail store. The 1.09-acre site is located at the northwest corner of the intersection of E. Williamsburg Road (U.S. Route 60) and Garland Avenue, on parcels 827-716-7805, 827-716-7107, and 827-716-8603. The zoning is B-1, Business District, and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

There are several outstanding issues with the site and architectural plans for this project. A revised site plan was received on the preparation date of the agenda, and has been included in the packet; staff has not had sufficient time to complete its review.

The Department of Public Works cannot recommend approval until right-of-way dedication and VDOT access management issues are addressed, and road improvements along E. Williamsburg Road (U.S. Route 60) are shown; or exceptions are approved by both Director of Public Works and VDOT. The applicant has requested an exception to both Virginia Department of Transportation and Public Works standards. At this time the exception requests are under review by those agencies.

Staff recommended additional site, building and streetscape enhancements to complement the small town and residential Sandston character. Furthermore, the Department of Planning and Police requested additional building information. Revised architectural plans were requested to ensure the proposal incorporates elements adopted in the Sandston Commercial Area and the Streetscape Design Studies. The applicant has indicated that they are preparing revised building elevations and schematic landscape plan to be submitted prior to preparation of the agenda addendum.

The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the annotations on the plans and the standard conditions for developments of this type, the following additional conditions are recommended:

29. The right-of-way for widening of Williamsburg Road (U.S. Route 60) and Garland Avenue, 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 Williamsburg Road (U.S. Route 60) shall be approved by the Virginia Department of Transportation and the County.
31. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
32. A concrete sidewalk meeting VDOT standards shall be provided along the north side of Williamsburg Road (U.S. Route 60).
33. Outside storage shall not be permitted.

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. 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.
36. 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.
37. 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 Matt Ward)

(Applicant's Representative: Christopher Shust)

PLAN OF DEVELOPMENT

POD2014-00017

Aldi Grocery Store - 1776 N.
Parham Road

**APPROVED, SEE
ADDENDUM PG. 4**

Kimley-Horn and Associates, Inc. for Spirit Master Funding III, LLC and Aldi, Inc.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish an existing restaurant and construct a one-story, 16,391 square-foot grocery store. The 1.407-acre site is located at the northwest corner of the intersection of N. Parham Road and Starling Drive, on parcel 753-746-8492. The zoning is B-1, Business District. County water and sewer. **(Tuckahoe)**

The applicant proposes to demolish an existing vacant Topeka's Steakhouse and Saloon building to construct a retail grocery store on the subject parcel. This proposed ALDI would be the first store of its brand located in Henrico County as the national grocer expands into the Richmond area market.

The proposed building is primarily brick with a split-face block base. Since the original submittal, Planning requested, and the applicant provided additional clerestory windows along the N. Parham Road and Starling Drive elevations. In addition, the applicant has added a 6-foot brick screen wall adjacent to the loading dock, as well as a masonry screen to match the building materials around the cart corrals adjacent to the customer entrance.

As of the preparation date of the agenda, staff has not received a revised plan showing an approved dumpster location, as 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 right-of-way for widening of N. Parham Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way

dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

30. A concrete sidewalk meeting County standards shall be provided along the west side of N. Parham Road
31. Outside storage shall not be permitted.
32. 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.
33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Aimee Crady)

(Applicant's Representative: David Ellington)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2014-00019
Raceway - 2401
Mechanicsville Turnpike
(U.S. Route 360)

**APPROVED, SEE
ADDENDUM PG. 5**

Townes Site Engineering, P.C. for JED LTD, LLC and Racetrac Petroleum, Inc.: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 2,822 square-foot convenience store with fuel pumps. The 1.46-acre site is located at the northeast corner of the intersection of Mechanicsville Turnpike (U.S. Route 360) and Bloom Lane, on parcel 799-728-5584 and part of parcel 799-729-9210. The zoning is B-3, Business District, and M-1C, Light Industrial District. County water and sewer. **(Fairfield)**

This proposal includes a brick building with parapet walls and decorative cornices. The proposed fuel canopy posts will be brick wrapped to match the building. The screen wall in the rear of the building as well as the dumpster enclosure shall be brick to match the building as well. The plan also includes a lighting plan meeting minimum security standards and complying with lighting policies to eliminate light trespass and glare to adjacent properties and rights of way. The proposed fixtures are LED and concealed source.

Staff continues to meet with the applicant to address security concerns raised by the Division of Police. Concerns include high criminal activity in the immediate vicinity and provisions for security to protect the patrons and employees of the proposed business.

As of the preparation of the agenda, staff has not received adequate documentation to address concerns from Department of Public Works Traffic Division that would allow granting of an access management waiver. The waiver is required to permit the entrance to the site from Bloom Lane with a centerline less than 150 feet from the edge of pavement of Mechanicsville Turnpike. Currently the site is served by two entrances from Bloom lane, neither of which is in compliance with current access management standards. The centerline of the closest existing entrance is roughly 60 feet from the edge of pavement. The proposed plan would consolidate the two entrances to one entrance with roughly 110 feet of separation. While this new entrance would

not meet current standards, a waiver may be available at the discretion of Department of Public Works Traffic Division.

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:

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. Bulk storage of fuel shall be underground.
30. The entrances and drainage facilities on Mechanicsville Turnpike (U.S. Route 360) shall be approved by the Virginia Department of Transportation and the County.
31. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
32. A concrete sidewalk meeting County standards shall be provided along the northwest side of Bloom Lane.
33. A concrete sidewalk meeting VDOT standards shall be provided along the east side of Mechanicsville Turnpike (U.S. Route 360).
34. Outside storage shall not be permitted.
35. The proffers approved as a part of zoning case C-115C-86 shall be incorporated in this approval.
36. 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.
37. 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.
38. 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.
39. 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.
40. 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 Aimee Crady)
(Applicant's Representative: Jason Wilkins)
(Applicable Rezoning Cases and PUPS: C-115C-86)

APPROVAL OF MINUTES: January 22, 2014 Minutes/APPROVED AS CORRECTED

DISCUSSION ITEM: Schedule a Work Session to discuss potential amendments to the Planning Commission's Rules and Regulations/SCHEDULED FOR 5:00 P.M. ON 3/13/14

ADJOURN @ 9:51 A.M.

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
February 26, 2014**

ADDENDUM

PAGE 5 - REVISED CAPTION AND REVISED CONDITION

SUBDIVISION

SUB2013-00214 White Oak Technology Park - Portion of Engineers Engineer's Way (January 2014 Plan) - Road Street Dedication	Timmons Group for Lumber Liquidators Services, LLC and Johnson Development: The 2.63-acre site proposed for a public road dedication within White Oak Technology Park is located at the existing terminus of White Oak Creek Drive, approximately 2,600 feet northeast of its intersection with Technology Boulevard, on part of parcel 851-705-5088. The zoning is M-2, General Industrial District. County water and sewer. (Varina) 0 Lots
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12. **REVISED** - The location of the proposed communication easement must be agreed to by **the Director of Planning Henrico County** and the Economic Development Authority prior to the recordation of the plat. Off site easements shall be recorded by separate plat.

PAGE 6 – REVISED CONDITION

SUBDIVISION

SUB2013-00215 White Oak Technology Park - Portion of White Oak Creek Drive (January 2014 Plan) - Road Dedication	Timmons Group for Economic Development Authority of Henrico County and Johnson Development: The 2.24-acre site proposed for a public road dedication within White Oak Technology Park is located between the existing terminus of White Oak Creek Drive and Elko Road, beginning approximately 2,600 feet northeast of the intersection of White Oak Creek Drive and Technology Boulevard, on part of parcel 849-704-6939. The zoning is M-2, General Industrial District. County water and sewer. (Varina) 0 Lots
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12. **REVISED** - The location of the proposed communication easement must be agreed to by **the Director of Planning Henrico County** and the Economic Development Authority prior to the recordation of the plat. Off site easements shall be recorded by separate plat.

PAGE 7 – REVISED PLAN AND REVISED RECOMMENDATION

SUBDIVISION

SUB2014-00007
Village of Rocketts Landing
Resubdivision of Block 15
(February 2014 Plan) - 4906
Old Main Street

APPROVED

Shadrach & Associates, LLC for Central Virginia Investments/Rocketts Landing, LLC and WVS/Rocketts Landing: The 0.581-acre site proposed for a subdivision of residential townhouses for sale is located on the west line of Old Main Street, south of its intersection with Rocketts Way (private) on parcels 797-713-4320, 797-713-4223, 797-713-4126, 797-713-4128, 797-713-4031, 797-713-4619, 797-713-4622, 797-713-4524, 797-713-4928, 797-713-4627, and 797-713-4326. The zoning is UMUC, Urban Mixed Use District (Conditional). City of Richmond water and sewer. **(Varina) 12 Lots**

The applicant has submitted a revised plan which addresses staff’s concerns regarding the adequacy of access for fire protection and the adequacy of access to the garages on each town house lot. In addition the applicant has agreed to address the required screening of the proposed alleys on a landscape plan to be submitted for review and approval prior to the approval of the Final Plat.

Staff recommends approval of the revised conditional plat subject to the annotations on the plans, the standard conditions for residential townhouses for sale, and the additional conditions in the agenda.

PAGE 9 – REVISED PLAN AND REVISED RECOMMENDATION

SUBDIVISION

SUB2014-00008
Village of Rocketts Landing
Resubdivision of Block 14
(February 2014 Plan) – 4941
Old Main Street

APPROVED

Shadrach & Associates, LLC for Central Virginia Investments/Rocketts Landing, LLC and WVS/Rocketts Landing: The 0.169-acre site proposed for a subdivision of residential townhouses for sale, is located on the west line of Old Main Street (private), north of its intersection with Rocketts Way (private), on parcels 797-713-6412, 797-713-6409, 797-713-6407, and 797-713-6404. The zoning is UMUC, Urban Mixed Use District (Conditional). City of Richmond water and sewer. **(Varina) 5 Lots**

The applicant has submitted a revised plan which addresses staff’s concerns regarding the adequacy of access for fire protection and the adequacy of access to the garages on each town house lot. In addition the applicant has agreed to address the required screening of the proposed alleys on a landscape plan to be submitted for review and approval prior to the approval of the Final Plat.

Staff recommends approval of the revised conditional plat subject to the annotations on the plans, the standard conditions for residential townhouses for sale, and the additional conditions in the agenda.

PAGE 11 – REVISED PLAN AND REVISED RECOMMENDATION

SUB2014-00009
Village of Rocketts Landing
Resubdivision of Block 13
(February 2014 Plan) - 1
Rocketts Way

APPROVED

Shadrach & Associates, LLC for Central Virginia Investments/Rocketts Landing, LLC and WVS/Rocketts Landing: The 0.517-acre site proposed for a subdivision of 6 residential townhouses for sale, is located on the west line of Old Main Street (private), north of its intersection with Rocketts Way (private), on parcel 797-713-3445. The zoning is UMUC, Urban Mixed Use District (Conditional). City of Richmond water and sewer. **(Varina) 6 Lots**

The applicant has submitted a revised plan which addresses staff's concerns regarding the adequacy of access for fire protection and the adequacy of access to the garages on each town house lot. In addition the applicant has agreed to address the required screening of the proposed alleys on a landscape plan to be submitted for review and approval prior to the approval of the Final Plat.

Staff recommends approval of the revised conditional plat subject to the annotations on the plans, the standard conditions for residential townhouses for sale, and the additional conditions in the agenda.

PAGE 15 – REVISED CAPTION, REVISED PLAN, AND REVISED REPORT

SUBDIVISION - CHESAPEAKE BAY RESOURCE PROTECTION AREA EXCEPTION

SUB2013-00222
Lake Loreine Section A
Block B Lot 1 - 2316
Persimmon Trek

**DEFERRED BY P.C. TO
3/26/14**

Page Bourgeois: Request for approval of a Chesapeake Bay Resource Area Exception as required by Chapter 24, Sections 106.3(f) and 106.3(l) of the Henrico County Code. The 1.41-acre site is located on the west line of Persimmon Trek, approximately 300 feet north of Brookmont Drive, on parcel 743-754-0927. The exception would allow for the encroachment of a swimming pool and related improvements to encroach within the 100-foot-wide Chesapeake Bay Preservation area, adjacent to Lake Loreine that drains into Stony Run, which drains to Tuckahoe Creek in the James River watershed. The zoning is R-2A, One-Family Residential District, and C-1, Conservation District. County water and sewer. **Three Chopt (~~Tuckahoe~~)**

The applicant has provided a plan that shows the location of the Resource Protection Area Buffer on the lot and the proposed location of the swimming pool. However, water quality impact assessment information, as required by the Ordinance, still has not been submitted to the Department of Public Works. The applicant's engineer has contacted the Planning Department indicating they will be working on this requirement.

PAGE 20 – REVISED ARCHITECTURALS, REVISED RECOMMENDATION, AND ADDED CONDITION

PLAN OF DEVELOPMENT

POD2014-00017

Aldi Grocery Store - 1776 N. Parham Road

APPROVED

Kimley-Horn and Associates, Inc. for Spirit Master Funding III, LLC and Aldi, Inc.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish an existing restaurant and construct a one-story, 16,391 square-foot grocery store. The 1.407-acre site is located at the northwest corner of the intersection of N. Parham Road and Starling Drive, on parcel 753-746-8492. The zoning is B-1, Business District. County water and sewer. (**Tuckahoe**)

Staff has received a revised rendering that adds articulation to the building facades. Brick diamond accents have been added to the walls of two sides of the building, and diamond accents are repeated along all decorative pilasters on all four building sides. An EIFS band has been added to the top of the elevations.

Staff has also received confirmation that the dumpster location within the truck well, as shown on staff's plan, is a viable option. All details will be finalized during the construction plan review. The dumpster will be entirely enclosed from public view with additional masonry walls to match the brick on the building, and with opaque gates, as applicable.

Staff recommends approval subject to the annotations on the plan, the standard conditions for developments of this type, added condition number 9 amended, and the additional conditions listed in the agenda.

- 9A. 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.

PAGE 22 – REVISED RECOMMENDATION

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2014-00019
Raceway - 2401
Mechanicsville Turnpike
(U.S. Route 360)

APPROVED

Townes Site Engineering, P.C. for JED LTD, LLC and Racetrac Petroleum, Inc.: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 2,822 square-foot convenience store with fuel pumps. The 1.46-acre site is located at the northeast corner of the intersection of Mechanicsville Turnpike (U.S. Route 360) and Bloom Lane, on parcel 799-728-5584 and part of parcel 799-729-9210. The zoning is B-3, Business District, and M-1C, Light Industrial District. County water and sewer. **(Fairfield)**

Staff has received confirmation that a waiver request has been granted by the Director of Public Works to permit the proposed access to Bloom Lane as shown on staff's plan.

The applicant has further expressed willingness to cooperate with Division of Police to install crime prevention measures. Staff will continue to coordinate cooperation among the applicant and Division of Police throughout the development process.

Staff recommends approval subject to the annotations on the plan, the standard conditions for developments of this type, and the additional conditions listed in the agenda.