

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

October 22, 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**

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
Kate B. Teator, Senior Planning Technician/Recording
Secretary
Eric Dykstra, Office Assistant

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA: Ted Strong, Richmond Times-Dispatch

ROLL CALL: Ms. Jones absent

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Lee Pambid

FOR INFORMATIONAL PURPOSES ONLY

There are no conditional extensions for consideration.

TRANSFER OF APPROVAL

POD-65-89
POD2014-00196 and
POD2014-00197
Innsbrook Technology Park
Phase 1 (Buildings A & B) –
4901 and 4953 Cox Road

APPROVED/EXPEDITED

Troutman Sanders, LLP for Lingerfelt Development, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Innsbrook North Associates and Highwoods Realty, LP to Lingerfelt Development, LLC. The 4.97-acre site is located 50 feet north of the terminus of Cox Road on the east line of a private road, on parcels 752-769-9034 and 753-769-1014. The zoning is M-1C (Conditional), Light Industrial District. 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 approval. Deficiencies identified by staff included missing landscaping, landscaping maintenance, and paving maintenance.

All deficiencies have been corrected as of the preparation date of this agenda.

The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)
(Applicant's Representative: Michael Warwick)
(Applicable Rezoning Cases and PUPS: C-26C-85)

TRANSFER OF APPROVAL

POD-41-95
POD2014-00099 and
POD2014-00100
Interport Business Center
Buildings A and B - 4700
and 4800 Eubank Road

APPROVED/EXPEDITED

John Graham for Interport Holdings, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Interport A, LP and Interport B, LP to Interport Holdings, LLC. The 30.2-acre site is located at the northeast corner of the intersection of Glen Alden Drive and Eubank Road, on parcels 815-712-2943 and 8947. The zoning is M-1, Light Industrial 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 original approval.

All site deficiencies as identified in the staff report dated August 4, 2014 have been addressed. Deficiencies included repairing a pothole, a fence, and a section of curb; repainting stop bars; and planting one deciduous tree.

The staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)
(Applicant's Representative: John Graham)

TRANSFER OF APPROVAL

POD-01-84
POD2013-00239
Quality Inn (Formerly Texas
Development Hotel) - 8008
W. Broad Street (U.S. Route
250)

APPROVED/EXPEDITED

Mayush Mehta for Diamond Hotel, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from East Coast Oil Company, Texas Development Company, Rena Lee Lonas, and Rebecca L. Allen to Diamond Hotel, LLC. The 2.98-acre site is located on the south line of Shrader Road, approximately 1,100 feet west of Hungary Spring Road, on parcel 764-752-2895. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval.

All site deficiencies as identified in the staff report dated August 14, 2013 have been addressed. Deficiencies included faded stop bars, stop signs, loading zones, and directional arrows; faded handicap spaces and missing vertical signs; unkempt dumpster areas; and several missing trees and shrubs.

The staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)
(Applicant's Representative: Mayush Mehta)
(Applicable Rezoning Cases and PUPS: C-70C-83)

TRANSFER OF APPROVAL

POD-62-79
POD2014-00003
Dabney I (Formerly Dabney
Warehouse) - 2256 Dabney
Road

APPROVED/EXPEDITED

Tammy Bowles for Brandywine Realty Trust: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from RF&P Railroad Company to Brandywine Grande C, LP. The 1.87-acre site is located at the northwest corner of the intersection of Dabney Road and Tomlynn Street, on parcel 777-737-7858. The zoning is M-2, General Industrial District. County water and sewer. **(Brookland)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval.

Deficiencies as identified in the staff report dated March 28, 2014 have been addressed. Deficiencies included trash to the rear of the property, potholes, and a missing stop sign and stop bar.

The staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)
(Applicant's Representative: Tammy Bowles)

TRANSFER OF APPROVAL

POD-32-82
POD2013-00325
Dabney II (Formerly R.F. &
P.R.R. Office Warehouse) -
2251 Dabney Road

APPROVED/EXPEDITED
SEE ADDENDUM PG. 1

Tammy Bowles for Brandywine Realty Trust: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from R. F. & P. Railroad Company to Brandywine Grande C, LP. The 5.35-acre site is located at the southeast corner of the intersection of Dabney Road and Tomlynn Street, on parcel 778-737-2224. The zoning is M-2, General Industrial District. County water and sewer. **(Brookland)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval.

Deficiencies as identified in the staff report dated November 26, 2013 that have been addressed include 6 missing deciduous trees and a missing vertical handicap sign. A dumpster enclosure is being repaired with an anticipated completion date of October 16.

The staff recommendation will be made at the meeting.

(Staff Report by Lee Pambid)
(Applicant's Representative: Tammy Bowles)

TRANSFER OF APPROVAL

POD-112-83
POD2014-00009
Dabney III (Formerly RF&P
Warehouse #3) - 2124
Tomlynn Street

APPROVED/EXPEDITED

Tammy Bowles for Brandywine Realty Trust: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Richmond Land Corporation to Brandywine Grande C, LP. The 1.86-acre site is located on the west line of Tomlynn Street at its intersection with Westwood Trail (private), approximately 600 feet north of Jacque Street, on parcel 778-736-4253. The zoning is M-1, General Industrial District and M-2, General Industrial District. County water and sewer. **(Brookland)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval.

Deficiencies as identified in the staff report dated March 28, 2014 have been addressed. Deficiencies included a sign obscured by landscaping and four missing deciduous trees.

The staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)
(Applicant's Representative: Tammy Bowles)

TRANSFER OF APPROVAL

POD-109-84
POD2014-00008
Dabney V (Formerly R.F. &
P. Office/Warehouse No. 5) -
2222 Tomlynn Street

APPROVED/EXPEDITED

Tammy Bowles for Brandywine Realty Trust: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from RF&P Railroad to Brandywine Grande C, LP. The 4.83-acre site is located on the west line of Tomlynn Street, approximately 1,250 feet north of Jacque Street, on parcel 778-737-4906. The zoning is M-2, General Industrial District. County water and sewer. **(Brookland)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval.

Deficiencies as identified in the staff report dated March 28, 2014 have been addressed and include a pothole, stray pallets, and other trash, and several missing deciduous trees.

The staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)
(Applicant's Representative: Tammy Bowles)

TRANSFER OF APPROVAL

POD-20-85
POD2014-00001
Dabney VI (Formerly RF&P
Warehouse #6) – 2277
Dabney Road

APPROVED/EXPEDITED
SEE ADDENDUM PG. 1

Tammy Bowles for Brandywine Realty Trust: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from RF&P Railroad to Brandywine Grande C, LP. The 2.65-acre site is located on the east line of Dabney Road, approximately 600 feet north of Par Street, on parcel 777-738-5562. The zoning is M-2, General Industrial District. County water and sewer. **(Brookland)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval.

Deficiencies as identified in the staff report dated March 28, 2014 that have been addressed include a pothole, broken and sunken curb, missing stop bars and stop signs, and several missing deciduous trees. A dumpster enclosure is being repaired with an anticipated completion date of October 16.

The staff recommendation will be made at the meeting.

(Staff Report by Lee Pambid)
(Applicant's Representative: Tammy Bowles)

TRANSFER OF APPROVAL

POD-89-85 (Part)
POD2014-00004

Dabney VII (Formerly R.F.
& P. Warehouse #7) - 2246
Dabney Road

APPROVED/EXPEDITED
SEE ADDENDUM PG. 2

Tammy Bowles for Brandywine Realty Trust: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from RF&P Railroad to Brandywine Grande C, LP. The 2.81-acre site is located on the west line of Dabney Road, approximately 400 feet west of the intersection of Dabney Road and Tomlynn Street, on parcel 777-737-4710. The zoning is M-2, General Industrial District. County water and sewer. **(Brookland)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval.

Deficiencies as identified in the staff report dated March 28, 2014 that have been addressed include potholes and several missing deciduous trees. A dumpster enclosure is being repaired with an anticipated completion date of October 16.

The staff recommendation will be made at the meeting.

(Staff Report by Lee Pambid)
(Applicant's Representative: Tammy Bowles)

TRANSFER OF APPROVAL

POD-05-86
POD2014-00007

Dabney VIII (Formerly
Warehouse No. 8 for RF&P
Railroad) - 2130 Tomlynn
Street

APPROVED/EXPEDITED

Tammy Bowles for Brandywine Realty Trust: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from RF&P Railroad to Brandywine Grande C, LP. The 4.83-acre site is located on the west line of Tomlynn Street, approximately 1,000 feet north of Jacque Street, on parcel 778-737-4906. The zoning is M-2, General Industrial District. County water and sewer. **(Brookland)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval.

Deficiencies as identified in the staff report dated March 28, 2014 that have been addressed include faded stop bars, broken curb, faded handicap parking logos, and several missing deciduous trees.

The staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)
(Applicant's Representative: Tammy Bowles)

TRANSFER OF APPROVAL

POD-89-85 (Part)
POD2014-00005

Dabney IX (Formerly R.F. &
P. Warehouse #7) - 2248
Dabney Road

APPROVED/EXPEDITED
SEE ADDENDUM PG. 2

Tammy Bowles for Brandywine Realty Trust: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from RF&P Railroad to Brandywine Grande C, LP. The 3.59-acre site is located on the west line of Dabney Road, at its intersection with Tomlynn Street, on parcel 777-737-8522. The zoning is M-2, General Industrial District. County water and sewer. **(Brookland)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval.

Deficiencies as identified in the staff report dated March 28, 2014 that have been addressed include potholes and several missing deciduous trees. A dumpster enclosure is being repaired with an anticipated completion date of October 16.

The staff recommendation will be made at the meeting.

(Staff Report by Lee Pambid)

(Applicant's Representative: Tammy Bowles)

TRANSFER OF APPROVAL

POD-46-89
POD2014-00006

Dabney X (Formerly
Warehouse #10 for R.F. &
P.R.R.) - 2201 Tomlynn
Street

APPROVED/EXPEDITED

Tammy Bowles for Brandywine Realty Trust: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from E.J. Beamon & Associates to Brandywine Grande C, LP. The 6.64-acre site is located on the east line of Tomlynn Street at its intersection with Westwood Trail (private), approximately 1,000 feet north of Jacque Street, on parcel 778-737-8502. The zoning is M-1, General Industrial District and M-2, General Industrial District. County water and sewer. **(Brookland)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval.

Deficiencies as identified in the staff report dated March 28, 2014 that have been addressed include several missing deciduous trees and shrubs.

The staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)

(Applicant's Representative: Tammy Bowles)

TRANSFER OF APPROVAL

POD-18-90
POD2013-00327
Dabney XI (Formerly
Warehouse No. 11 R.F. &
P.R.R.) - 2221 Dabney Road

APPROVED/EXPEDITED

Tammy Bowles for Brandywine Realty Trust: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Beamon and Associates, P.C. to Brandywine Grande C, LP. The 5.35-acre site is located on the east line of Dabney Road, approximately 200 feet south of Tomlynn Street, on parcel 778-737-2224. The zoning is M-2, General Industrial District. County water and sewer. **(Brookland)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval.

Deficiencies as identified in the staff report dated November 26, 2013 that have been addressed include several missing deciduous trees and shrubs and dumpsters within public view.

The staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)

(Applicant's Representative: Tammy Bowles)

TRANSFER OF APPROVAL

POD-47-83
POD2014-00036
Dabney A-1 (Formerly R.F.
& P. Office Building) - 2240
Dabney Road

APPROVED/EXPEDITED

Tammy Bowles for Brandywine Realty Trust: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from RF&P Railroad to Brandywine Grande C, LP. The 1.26-acre site is located on the west line of Dabney Road, approximately 700 feet south of Tomlynn Street, on parcel 777-736-8890. The zoning is M-2, General Industrial District. County water and sewer. **(Brookland)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval.

Deficiencies as identified in the staff report dated March 24, 2014 that have been addressed include several missing deciduous trees and shrubs.

The staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)

(Applicant's Representative: Tammy Bowles)

TRANSFER OF APPROVAL

POD-27-92
POD2014-00035
Dabney A-2 (Formerly
RF&P Properties Dabney A-
2 Office Warehouse) - 2244
Dabney Road

Tammy Bowles for Brandywine Realty Trust: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from RF&P Railroad to Brandywine Grande C, LP. The 2.92-acre site is located west of Dabney Road, approximately 400 feet north of Jacque Street, on parcel 777-736-8890. The zoning is M-2, General Industrial District. County water and sewer. **(Brookland)**

APPROVED/EXPEDITED

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval.

Deficiencies as identified in the staff report dated March 24, 2014 that have been addressed include several missing evergreen trees and cracked pavement.

The staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)
(Applicant's Representative: Tammy Bowles)

TRANSFER OF APPROVAL

POD-123-97 (part)
POD2014-00309
Airport Distribution Center
(Formerly Highwoods
Distribution Center) – 2500
Distribution Drive

Harrington & Tock, LLC for Virginia Becknell Investors, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Ila M. Adams and Highwoods-Forsyth Limited Partnership to Virginia Becknell Investors, LLC. The 47.92-acre site is at the southeast quadrant of the intersection of South Laburnum Avenue and Darbytown Road, on parcel 814-699-7796. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Varina)**

APPROVED/EXPEDITED

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval.

All site deficiencies as identified in the staff report dated September 10, 2014 have been addressed. Deficiencies included the replacement of sod and of two evergreen trees.

The staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)
(Applicant's Representative: Tammy Vallee)
(Applicable Rezoning Cases and PUPS: C-47C-97, C-7C-06, C-8C-06, and REZ2014-00039 (pending))

TRANSFER OF APPROVAL

POD-56-80
POD2014-00015
Sun Trust Bank (Formerly
United Virginia Bank) at
Tuckernuck Shopping Center
- 9072 W. Broad Street (U.S.
Route 250)

Ronnie McNamara for Sun Trust: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Tuckernuck Developers to National Retail Properties, LP. The 0.712-acre site is located in an existing shopping center, along the north line of W. Broad Street (U.S. Route 250), approximately 500 feet west of West End Drive, on parcel 758-756-5857. The zoning is B-2, Business District. County water and sewer. **(Brookland)**

APPROVED/EXPEDITED

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval.

All site deficiencies as identified in the staff report dated March 10, 2014 have been addressed. Deficiencies included the needed replacement of groundcover and various planting beds, and the striping of faded parking lot markings.

The staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)
(Applicant's Representative: Robert Pardon)

TRANSFER OF APPROVAL

POD-139-86
POD2014-00384
The Shops at 7601 West
Broad - 7601 W. Broad
Street (U.S. Route 250)

Williams Mullens for C. Richmond Properties, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Russell Malone and Associates and HM Real Estate Holding, LLC to C. Richmond Properties, LLC. The 0.73-acre site is located on the northwest corner of the intersection of W. Broad Street (U.S. Route 250) and Skeet Street, on parcel 765-750-5521. The zoning is B-3, Business District, and R-3, One-Family Residential District. County water and sewer. **(Tuckahoe)**

APPROVED/EXPEDITED **SEE ADDENDUM PG. 2**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. Deficiencies identified by staff included missing landscaping, landscaping maintenance and dumpster enclosure repair, dumpster removal, fence repair, paving repair, and general site maintenance.

All deficiencies have been corrected as of the preparation date of this agenda.

The staff recommends approval of this transfer request.

(Staff Report by Christina Goggin)
(Applicant's Representative: Mary Katherine McGetrick)

TRANSFER OF APPROVAL

POD-51-86
POD2014-00168
Granville Square Phase I –
11051 Three Chopt Road

APPROVED
SEE ADDENDUM PG. 3

Pam Gavin for PCG1, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Philip J. Kennedy Estate/Wachovia Bank Trustee to PCG1, LLC. The 0.959-acre site is located at the southeast corner of the intersection of Three Chopt Road and Church Road, on parcel 747-757-0157. The zoning is B-1, Business District, and B-1C, Business 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 plan of development approval.

The deficiencies, as identified in the inspection report dated May 27, 2014, include repairing and restriping areas throughout the parking lot. As of the preparation date of the agenda, the applicant was in the process of completing the repairs and is expected to be finished prior to the meeting.

The staff recommendation will be made at the meeting.

(Staff Report by Matt Ward)

(Applicant's Representative: Pam Gavin)

(Applicable Rezoning Cases and PUPS: C-68C-86; C-59-90; REZ2014-00032)

TRANSFER OF APPROVAL

POD-55-97 and POD-33-98
POD2014-00170 and
POD2014-00173
Sandston 7-Eleven Airport
(Formerly Rennie's Airport
at Audubon Drive and
Rennie's Car Wash Addition)
– 501 S. Airport Drive

APPROVED/EXPEDITED

Andre LeBlanc and Shawn Rossoulsh for Manoj Bhasin and R K Group LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Hotel Holdings, Rennie Petroleum, and TLC Company, L.C. to R K Group, LLC. The 1.987-acre site is located at the northeast corner of the intersection of Audubon Drive and South Airport Drive, on parcel 822-716-9360. 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 approvals.

The site deficiencies, as identified in the inspection report dated May 9, 2014 have been corrected. The site deficiencies included a missing tree and re-striping of the parking lot.

The staff recommends approval of this transfer request.

(Staff Report by Tony Greulich)

(Applicant's Representative: Shawn Rossoulsh and Andre LeBlanc)

PLAN OF DEVELOPMENT (Deferred from the September 24, 2014 Meeting)

POD2014-00175

Family Dollar at 1276 New Market Road - New Market Road (State Route 5)

**DEFERRED BY
APPLICANT TO
12/17/2014**

Balzer and Associates, Inc. for Felts & Kilpatrick Construction Company, Inc. 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 2.50-acre site is located at the southeast corner of the intersection of New Market Road (State Route 5) and North James Estates Drive, on parcels 802-702-9916, 802-702-8535, 802-702-8929, and 803-702-1005. The zoning is B-1C, Business District (Conditional). County water and sewer. (**Varina**)

The applicant has requested a deferral to the December 17, 2014 meeting.

The developer, Twin Rivers Capital, has requested deferral to the December 17, 2014 Planning Commission hearing to allow time to hold a community meeting and provide revised plans as to address outstanding issues related to the site and architectural plans.

Currently Public Works Traffic Division cannot recommend approval of the plan as submitted because right-of-way dedication to 52 feet from centerline is required for property frontage along New Market Road (State Route 5) and is not currently provided.

VDOT has granted a spacing waiver for the proposed entrance on New Market Road (State Route 5).

The developer has revised the architectural elevations to include additional windows along the front and sides of the building and lintels above the windows. Planning has requested additional revisions to the elevations that incorporate a mansard roof, double doors instead of sliding glass doors and additional cornice detail on the façade's pediment to reflect the proffered building design.

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.
11. **AMENDED** - Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
29. The right-of-way for widening of New Market Road (State Route 5) 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 New Market Road (State Route 5) shall be approved by the Virginia Department of Transportation and the County.

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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 east side of New Market Road (State Route 5).
33. The proffers approved as a part of zoning case C-22C-10 shall be incorporated in this approval.
34. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
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.

(Staff Report by Christina Goggin)

(Applicant's Representative: Christopher Shust)

PLAN OF DEVELOPMENT (Deferred from the September 24, 2014 Meeting)

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

**DEFERRED BY
APPLICANT TO
12/17/2014**

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)

The applicant has requested a deferral to the December 17, 2014 meeting.

As of the preparation date of this agenda, a revised site plan and architectural plans were received. However, since the submittal of the revised plans staff has provided comments and suggestions which the applicant has taken into consideration but not addressed.

The revised site plan cannot be approved by the Henrico County Traffic Engineer until the right-of-way dedication of 44 feet from the centerline of Williamsburg Road to the property has been shown. Also, the applicant must continue to prove that the County and VDOT access management

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needs have been met. Additionally, the Planning Department has requested that the sidewalk which connected the site to the public sidewalk, and the pedestrian scaled decorative lights and amenities be provided as previously shown.

Furthermore, staff suggested additional building enhancements to complement the small town and residential Sandston character in accordance with the 2002 Sandston Commercial Area Study.

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 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 – ARCHITECTURAL PLANS (Deferred from September 24, 2014)

POD2014-00385
Retail East at West Broad
Marketplace, Phase 4 –
12300 West Broad Street
(U.S. Route 250)

APPROVED

Vanasse Hangen Brustlin for Ellis Henley Company, LC, Consolidated Industrial, Inc., and NV Retail: Request for approval of architectural plans for a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a single 99,000 square-foot phase of a regional shopping center. This phase contains a one-story, 32,000 square-foot retail building, a one-story, 5,000 square-foot retail building, a future one-story, 8,000 square-foot bank with drive-through facilities, and a three-story building containing 18,000 square-feet of retail space and 36,000 square feet of office space. The 12.13-acre site is located on the north line of W. Broad Street (U.S. Route 250), approximately 2,000 feet west of its intersection with N. Gayton Road, on part of parcels 732-765-3978, 732-765-6671, and 731-765-8473. The zoning is B-3C, Business District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

Staff has received new elevations that increase the level of architectural interest on various facades of the inline shopping center buildings of the proposed West Broad Marketplace. This report addresses the Retail East portion of the development. Staff requested architectural changes to the elevations that were plain in appearance yet visible to traffic along the main entrance road and the spine road.

Of particular interest is the north elevation of Building 4A that adds tan and brown brick pilasters, horizontal banding, and a green screen, all providing elements to the façade which visually break up the building’s mass.

The facades of retail Building 4D now feature red brick instead of the originally proposed tan brick. The revised elevations also indicate a multi-tenant building.

No major footprint changes or increases in floor area resulted from these architectural changes.

Staff recommends approval of these architectural subject to the conditions previously approved on September 24, 2014 for POD2014 -00332.

(Staff Report by Lee Pambid and Aimee Crady)
(Applicant’s Representative: Teresa Lower)
(Applicable Rezoning Cases and PUPS: REZ2014-00028)

PLAN OF DEVELOPMENT – ARCHITECTURAL PLANS (Deferred from September 24, 2014)

POD2014-00386
Retail West at West Broad
Marketplace, Phase 5 –
12300 West Broad Street
(U.S. Route 250)

APPROVED

Vanasse Hangen Brustlin for Ellis Henley Company, LC, Consolidated Industrial, Inc., and NV Retail: Request for approval of architectural plans for a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a single 135,200 square-foot phase of a regional shopping center. This phase contains a one-story, 60,000 square-foot retail building, two future one-story restaurant buildings containing 4,000 square-feet and 7,200 square-feet, and a one-story, 64,000 square-foot retail building. The 12.89-acre site is located on the north line of W. Broad Street (U.S. Route 250), approximately 2,000 feet west of its intersection with N. Gayton Road, on part of parcels 732-766-4043, 732-765-3978, and 731-765-8473. The zoning is B-3C, Business District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

Staff has received new elevations that increase the level of architectural interest on various facades of the inline shopping center buildings of the proposed West Broad Marketplace. This report addresses the Retail West portion of the development. Staff requested architectural changes to the elevations that were plain in appearance yet visible to traffic and pedestrians.

Of particular interest is the north elevation of inline Building 3D, which is situated along a key connection between this development and the immediately adjacent Bon Secours site. This elevation now includes horizontal bands with variations in color and smooth and split face CMU, green screens, and brick panels, providing elements to the façade that visually break up the building's mass. The elevation changes, in conjunction with other requested landscape features, are intended to strengthen this connection and visually treat it as an entrance.

Other changes include red brick pilasters added to the west and north elevations of inline Buildings 3E and 3F, which face Bon Secours, and red brick pilasters and horizontal banding added to the west elevation of Building 3G, also facing Bon Secours.

Buildings 3A and 3H, currently designated as restaurants, are not included herein, and full plans of development will be submitted at a future time.

No major footprint changes or increases in floor area resulted from these architectural changes.

In addition to the elevations, the applicant submitted a revised pedestrian plan with various changes intended to increase the quality of pedestrian connectivity and convenience throughout the shopping center. Pursuant to Proffer #20 of the zoning case REZ2014-00028, this pedestrian plan is required to be submitted to the Planning Commission for review and approval. The Planning Commission has required condition 9 Amended for all four plans of development for this site, to ensure the proffered intent to break up large areas of surface parking is addressed. The Commission will review full landscape plans at a later date. However, the applicant has submitted a pedestrian plan showing walkway locations, as well as landscape island locations and tree planting areas within which trees will be located, so that the hardscape features may be included with the

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respective construction plans. Staff recommends that the Planning Commission include approval of the overall pedestrian plan covering Cabela's, Wegmans, Retail East, and Retail West with this case under consideration.

The Retail West site now includes additional landscaping along the east- west access drive leading to Bon Secours; a new sidewalk with a landscape strip between the freestanding buildings and southern inline building; and tree wells in lieu of the previously approved tree planters proposed closer to the drive aisle along the front of the buildings. Additional landscaping has also been added along both sides of the access drive near its intersection with the main entrance road.

The Retail East site now has additional landscaping along the east- west access drive leading to the front of the inline building; a sidewalk connection to the future bank building; and tree wells in lieu of the previously approved tree planters proposed closer to the drive aisle along the front of the buildings.

The Wegmans grocery site now includes additional full-sized, 9-foot wide landscape islands within the parking lot that flank the previously proposed sidewalks.

The Cabela's retail site now includes six additional full-sized, 9-foot wide landscape islands, and a new sidewalk with a landscape strip within the parking lot leading from the spine road and the adjacent residential area of Broad Hill Centre.

Staff recommends approval of these architecturals and the overall pedestrian plan, subject to the conditions previously approved on September 24, 2014 for POD2014-00333.

**(Staff Report by Lee Pambid and Aimee Crady)
(Applicant's Representative: Teresa Lower)
(Applicable Rezoning Cases and PUPS: REZ2014-00028)**

ALTERNATIVE FENCE HEIGHT PLAN - RESIDENCE

SUB2014-00144
Cockerill Residence – 11351
Church Road

APPROVED

John J. Hanky, III for Mary Chase Eck Layman, Virginia K. Eck DiLoreto, and James and Dorritee Cockerill: Request for approval of an alternative fence height plan, as required by Chapter 24, Sections 24-95 (1)(7)(b), 24-106, and 24-106.2 of the Henrico County Code, to allow a fence exceeding a height of 42 inches in a front yard. The 1.3-acre site is located at the southeast intersection of Church Road and Bell Tower Lane, on parcel 743-756-3353 and part of parcel 743-756-1837. The zoning is A-1, Agricultural District and R-3C, One-Family Residential District (Conditional). County water and sewer. **(Three Chopt)**

The applicant lives on a lot adjacent to Bell Tower Subdivision and is requesting approval of an alternative fence height in the front yard. Mr. and Mrs. Cockerill would like to relocate an existing high quality custom built 4-foot 9-inch tall wrought iron picket fence from the rear of their property

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to the front and side yard. The new brick columns will be 5-foot 3-inches in height and 20 inches in width.

This proposed fence will encroach 25 feet into front yard from the Church Road edge of right-of-way and will be 20 to 40 feet from the Bell Tower Lane edge of right-of-way. The required minimum front yard setback is 50 feet, and the house is set back approximately 87 feet from the Church Road right-of-way. The required minimum side yard setback is 12 feet, and the house is approximately 78 feet from the Bell Tower Lane right-of-way. A mature stand of deciduous and evergreen trees will remain in front of the proposed fence.

County Code limits the maximum fence height in a residentially-zoned front yard to three feet, six inches, unless an alternative fence height is approved by the Planning Commission. Per the Code, the Planning Commission, pursuant to the review and approval of a landscape plan, shall permit an alternative height not exceeding seven feet in the front yard or along the front lot line provided the design does not adversely affect:

1. The health, safety and/or welfare of persons residing on or working on the premises;
2. The visibility or value of abutting and/or adjacent properties;
3. The adequate supply of light and air to adjoining property;
4. Traffic or pedestrian safety; and
5. Adequate sight distance

As of the preparation date of the agenda staff has not received any calls or correspondence in opposition to this request.

Customarily, staff makes no recommendation for approval or denial before the Planning Commission regarding a request for an alternative fence height approval. Staff has no objection to this request. Should the Commission act on this request, staff recommends the standard conditions for landscape and fence plans.

(Staff Report by Matt Ward)

(Applicant's Representative: John J. Hanky, III)

(Applicable Rezoning Cases and PUPS: C-18C-00)

LANDSCAPE PLAN

POD2014-00324
Lumber Liquidators East
Coast Distribution Center –
5900 Elko Road (State Route
156)

**DEFERRED BY PC TO
11/13/2014**

Johnson Development for Lumber Liquidators: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 100.20-acre site is located at the terminus of White Oak Creek Drive and on the south line of Elko Road (State Route 156), approximately 2,850 feet east of the intersection of Elko Road (State Route 156) and Elko Tract Road, on parcel 851-705-5088. The zoning is M-2, General Industrial District. County water and sewer. **(Varina)**

The applicant is requesting approval of a landscape plan for the recently approved Lumber Liquidators East Coast Distribution Center in the White Oak Technology Park. The plan provides street trees along White Oak Creek Drive, and Engineers Way; evergreen plant material between the loading areas and Elko Road and Engineers Way; building foundation and parking lot planting; and supplemental planting between the office parking and White Oak Creek Drive.

Revised plans were received just prior to the preparation date of the agenda to address staff technical comments, and are currently under review by the White Oak Technology Park Design Review Board.

The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for landscape plans are recommended.

**(Staff Report by Greg Garrison)
(Applicant's Representative: Andrew Burton)**

LANDSCAPE PLAN

POD2014-00279
Grocery Store at 5221 Brook
Road – Brook Road (U.S.
Route 1)

APPROVED/EXPEDITED

Balzer and Associates, Inc. for MVG Development, LLC and Azalea Investments, LLC: Request for approval of a landscape plan, as required by Chapter 24, Section 24-106 and 24-106.2 of the Henrico County Code. The 5.617-acre site is located on the east line of Brook Road (U.S. Route 1), the south line of Wilmer Avenue, and the west line of W. Seminary Avenue, on part of parcel 785-745-9803. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

The applicant seeks approval of the landscape plan for the retail grocery store to be located at 5221 Brook Road. Lighting plans were reviewed and approved with the original plan of development on June 25, 2014.

Landscaping meets and exceeds the minimum requirements, providing adequate screening and a continuous hedgerow along rows of parking. No transitional buffers or proffers are applicable to this site. The perimeter and interior landscaping proposed includes a variety of suitable plant

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species reasonably dispersed throughout the site and along the perimeter to enhance the streetscape and the interior of the site.

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

**(Staff Report by Aimee Crady)
(Applicant's Representative: David Lisowski)**

LANDSCAPE PLAN

POD2014-00255

Townes at Woodman
Section 1 – 10500 Woodman
Road

APPROVED

H&G Landscape Architects for HHHunt Communities:
Request for approval of a landscape plan, as required by Chapter 24, Section 24-106 and 24-106.2 of the Henrico County Code. The 4.25-acre site is located along the west line of Woodman Road approximately 300 feet south of its intersection with Mountain Road, on parcel 775-766-8124. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Fairfield)**

The applicant is requesting approval of a landscape plan for section one of the Townes at Woodman Glen. As of the preparation date of the agenda, the staff has not received a revised plan providing supplemental plant material north of the entrance along Woodman Road to adequately buffer the townhouses from Woodman Road. Per proffered conditions C-8C-12, a 25-foot buffer is required to meet the transitional buffer 25 standards. Staff is also recommending additional plant material along the north property line to meet the intent of the multifamily design guidelines, as well as additional plant material around the BMP to meet the intent of condition #4 from C-8C-12, which states any BMP shall be landscaped as an amenity and maintained by the homeowners association of the RTHC zoned property. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for landscape plans, the annotations on the plans are recommended.

**(Staff Report by Greg Garrison)
(Applicant's Representative: Sara Shirley)
(Applicable Rezoning Cases and PUPS: C-8C-12)**

APPROVAL OF MINUTES: September 24, 2014 Minutes **APPROVED**

ADJOURN @ 10:32 A.M.

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
October 22, 2014**

ADDENDUM

PAGE 7 – REVISED RECOMMENDATION

TRANSFER OF APPROVAL

POD-32-82
POD2013-00325

Dabney II (Formerly R.F. &
P.R.R. Office Warehouse) -
2251 Dabney Road

APPROVED/EXPEDITED

Tammy Bowles for Brandywine Realty Trust: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from R. F. & P. Railroad Company to Brandywine Grande C, LP. The 5.35-acre site is located at the southeast corner of the intersection of Dabney Road and Tomlynn Street, on parcel 778-737-2224. The zoning is M-2, General Industrial District. County water and sewer. **(Brookland)**

All items have been addressed.

The staff recommends approval of this transfer request.

PAGE 10 – REVISED RECOMMENDATION

TRANSFER OF APPROVAL

POD-20-85
POD2014-00001

Dabney VI (Formerly RF&P
Warehouse #6) – 2277
Dabney Road

APPROVED/EXPEDITED

Tammy Bowles for Brandywine Realty Trust: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from RF&P Railroad to Brandywine Grande C, LP. The 2.65-acre site is located on the east line of Dabney Road, approximately 600 feet north of Par Street, on parcel 777-738-5562. The zoning is M-2, General Industrial District. County water and sewer. **(Brookland)**

All items have been addressed.

The staff recommends approval of this transfer request.

PAGE 11 – REVISED RECOMMENDATION

TRANSFER OF APPROVAL

POD-89-85 (Part)
POD2014-00004
Dabney VII (Formerly R.F.
& P. Warehouse #7) - 2246
Dabney Road

APPROVED/EXPEDITED

Tammy Bowles for Brandywine Realty Trust: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from RF&P Railroad to Brandywine Grande C, LP. The 2.81-acre site is located on the west line of Dabney Road, approximately 400 feet west of the intersection of Dabney Road and Tomlynn Street, on parcel 777-737-4710. The zoning is M-2, General Industrial District. County water and sewer. **(Brookland)**

All items have been addressed.

The staff recommends approval of this transfer request.

PAGE 13 – REVISED RECOMMENDATION

TRANSFER OF APPROVAL

POD-89-85 (Part)
POD2014-00005
Dabney IX (Formerly R.F. &
P. Warehouse #7) - 2248
Dabney Road

APPROVED/EXPEDITED

Tammy Bowles for Brandywine Realty Trust: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from RF&P Railroad to Brandywine Grande C, LP. The 3.59-acre site is located on the west line of Dabney Road, at its intersection with Tomlynn Street, on parcel 777-737-8522. The zoning is M-2, General Industrial District. County water and sewer. **(Brookland)**

All items have been addressed.

The staff recommends approval of this transfer request.

PAGE 20 – REVISED CAPTION

TRANSFER OF APPROVAL

POD-139-86
POD2014-00384
The Shops at 7601 West
Broad Street **(Formerly 7601
W. Broad)** - 7601 W. Broad
Street (U.S. Route 250)

APPROVED/EXPEDITED

Williams Mullens for C. Richmond Properties, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Russell Malone and Associates and HM Real Estate Holding, LLC to C. Richmond Properties, LLC. The 0.73-acre site is located on the northwest corner of the intersection of W. Broad Street (U.S. Route 250) and Skeet Street, on parcel 765-750-5521. The zoning is B-3, Business District, and R-3, One-Family Residential District. County water and sewer. **(Tuckahoe)**

PAGE 21 – REVISED CAPTION, CASE MAP, AND RECOMMENDATION

TRANSFER OF APPROVAL

POD-51-86
POD2014-00168
Granville Square Phase I –
11051 Three Chopt Road

APPROVED

Pam Gavin for PCG1, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Philip J. Kennedy Estate/Wachovia Bank Trustee to PCG1, LLC. The 0.959-acre site is located at the southeast corner of the intersection of Three Chopt Road and Church Road, on parcel 747-757-0157. The zoning is **B-2C, Business District (Conditional) B-1, Business District, and B-1C, Business District (Conditional)**. County water and sewer. **(Three Chopt)**

All items have been addressed.

The staff recommends approval of this transfer request.

PAGE 33 – REVISED PLAN

LANDSCAPE PLAN

POD2014-00324
Lumber Liquidators East
Coast Distribution Center –
5900 Elko Road (State Route
156)

**DEFERRED BY PC TO
11/13/2014**

Johnson Development for Lumber Liquidators: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 100.20-acre site is located at the terminus of White Oak Creek Drive and on the south line of Elko Road (State Route 156), approximately 2,850 feet east of the intersection of Elko Road (State Route 156) and Elko Tract Road, on parcel 851-705-5088. The zoning is M-2, General Industrial District. County water and sewer. **(Varina)**

PAGE 35 – REVISED PLAN

LANDSCAPE PLAN

POD2014-00255
Townes at Woodman
Section 1 – 10500 Woodman
Road

APPROVED

H&G Landscape Architects for HHHunt Communities: Request for approval of a landscape plan, as required by Chapter 24, Section 24-106 and 24-106.2 of the Henrico County Code. The 4.25-acre site is located along the west line of Woodman Road approximately 300 feet south of its intersection with Mountain Road, on parcel 775-766-8124. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Fairfield)**

PAGE 36 – DISCUSSION ITEM: WORK SESSION RECAP