

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

September 24, 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**

Jean M. Moore, 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:

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Lee Pambid

FOR INFORMATIONAL PURPOSES ONLY **SEE ADDENDUM PG. 1**

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2013-00137 Wistar Place (September 2013 Plan)	6	6	0	Brookland	09/23/2015

TRANSFER OF APPROVAL

POD-43-92 and
POD-08-97 (Part)
POD2014-00131 and
POD2014-00132
Perimeter Center (Formerly
Circuit City Headquarters –
Phase B and Additional
Parking) – 9960 Mayland
Drive

Reit Management for GPT Properties Trust: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Perimeter Center, LLC and Richmond Equities REIT to GPT Properties Trust. The 13.33-acre site is located at the western terminus of Deep Rock Road, on parcel 749-758-1204. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Three Chopt)**

APPROVED/EXPEDITED

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The site deficiencies, as identified in the inspection report dated April 10, 2014 have been corrected. The site deficiencies included missing and dead landscaping. The staff recommends approval of this request.

(Staff Report by Greg Garrison)
(Applicant's Representative: Dan Melia)
(Applicable Rezoning Cases and PUPS: C-38C-87)

TRANSFER OF APPROVAL

POD-82-07
POD2013-00047
T.G.I. Friday's at The Shops
at White Oak Village – 4459
S. Laburnum Avenue

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 1.30-acre site is located in an existing shopping center on the east side of S. Laburnum Avenue, approximately 1,300 feet north of Audubon Drive, on parcel 815-717-0238. The zoning is B-3C, Business District (Conditional), and ASO, Airport Safety Overlay District. 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 June 21, 2013 have been addressed. The work included replacing exterior security cameras that had been removed, repainting the parking spaces and replacing a bent stop sign pole. The staff recommends approval of this request.

(Staff Report by Christina Goggin)
(Applicant's Representative: Rachael Fives)
(Applicable Rezoning Cases and PUPS: C-29C-06; P-10-09)

TRANSFER OF APPROVAL

POD-56-76
POD2014-00061
Commonwealth Catholic
Charities at Forest Office
Park (Formerly Surry
Building at Forest Office
Park) – 1601 Rolling Hills
Drive

Joanne Natrass for Commonwealth Catholic Charities:
Request for transfer of approval as required by Chapter 24,
Section 24-106 of the Henrico County Code from Surry Building
Associates, L.C. to Commonwealth Catholic Charities. The
2.37-acre site is located at the southeast corner of the
intersection of Rolling Hills Drive and Discovery Drive, on
parcel 759-744-4356. The zoning is O-2, Office District. County
water and sewer. **(Three Chopt)**

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 7, 2014 have been addressed. The work included grinding a stump and replacing accessible parking space identification signs. The staff recommends approval of this request.

(Staff Report by Christina Goggin)
(Applicant's Representative: Joanne Natrass)

PLAN OF DEVELOPMENT (Deferred from the July 23, 2014 Meeting)

POD2014-00175
Family Dollar at 1276 New
Market Road - New Market
Road (State Route 5)

**DEFERRED BY
APPLICANT TO
10/22/2014**

**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 October 22, 2014 meeting.

The developer, Twin Rivers Capital, has requested deferral to the October 22, 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.
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 July 23, 2014 Meeting)

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

**DEFERRED BY
APPLICANT TO
10/22/2014**

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 October 22, 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 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 AND LIGHTING PLAN

POD2014-00323
Wegmans at West Broad
Marketplace, Phase 3 –
12300 W. Broad Street (U.S.
Route 250)

APPROVED
SEE ADDENDUM PG. 1

Vanasse Hangen Brustlin for Ellis Henley Company, LC, Susan Ellis Dickerson Grizzell, Gladys H. King, Consolidated Industrial, Inc., Jeffery C. Ellis and Susan Ellis Grizzell, Co-Trustees for K. Ellis Trust, and NV Retail: 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, 130,000 square-foot retail grocery store with a 10,000 square-foot mezzanine in a regional shopping center. The 18.05-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 parcels 732-766-9300 and 733-766-1630, and part of parcels 732-766-4043, 732-765-6671, 733-766-6208, 731-765-8473, and 732-766-7723. The zoning is B-3C, Business District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

This plan of development proposes a 140,000 square-foot retail building for a Wegmans grocery store as part of a shopping center. On August 14, 2014, the Planning Commission approved an infrastructure and grading plan, which when completed, will have prepared the site for this and three other plans of development for a regional shopping center. The proffers of REZ2014-00028 apply.

The site features pedestrian connections through the parking lot as well as stamped asphalt crosswalks.

A 6-foot high masonry wall is proposed along a portion of the rear of the property next to Interstate 64 and will provide additional screening of the service areas.

The elevations are in general conformance with the proffered elevations. Staff has requested more vertical articulation along the rear of the building, as well as a cornice for the rear sign fascia.

Staff has also requested a floor plan showing outer wall dimensions and a building that matches what is shown on the plan of development. A floor plan has been received depicting a potential layout of the Short Pump Wegmans grocery store.

A revised lighting plan has also been requested that moves light poles out of the landscape islands and into the pavement. The lighting plan features LED light fixtures mounted on poles 30 feet in height.

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. Only retail business establishments permitted in a B-3 zone may be located in this center.
30. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
31. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
32. The right-of-way for widening of W. Broad Street (U.S. Route 250) as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
33. The entrances and drainage facilities on W. Broad Street (U.S. Route 250) shall be approved by the Virginia Department of Transportation and the County.
34. 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.
35. Outside storage shall not be permitted.
36. In order to maintain the effectiveness of the County's public safety radio communications system within buildings, the owner will install radio equipment that will allow for adequate radio coverage within the building, unless waived by the Director of Planning. Compliance with the County's emergency communication system shall be certified to the County by a communications consultant within ninety (90) days of obtaining a certificate of occupancy. The County will be permitted to perform communications testing in the building at anytime.
37. The proffers approved as a part of zoning case REZ2014-00028 shall be incorporated in this approval.
38. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
39. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.

40. 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.
41. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
42. The applicant shall provide evidence of successful suit to quiet title of the right-of-way for Old Three Chopt Road prior to construction plan approval.

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

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2014-00332
 Retail East at West Broad
 Marketplace, Phase 4 –
 12300 W. Broad Street (U.S.
 Route 250)

APPROVED
SEE ADDENDUM PG. 2
ARCHITECTURALS
DEFERRED TO
10/22/2014

Vanasse Hangen Brustlin for Ellis Henley Company, LC, Consolidated Industrial, Inc., and NV Retail: 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 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 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)**

This plan of development proposes a 99,000 square-foot phase of the West Broad Marketplace shopping center. On August 14, 2014, the Planning Commission approved an infrastructure and grading plan, which when completed, will have prepared the site for this and three other plans of development for a regional shopping center. The proffers of REZ2014-00028 apply.

This phase of the development consists of one inline building with multiple tenants and two freestanding buildings. The inline building consists of a one story “junior tenant” retail anchor space and a three-story portion consisting of 18,000 square-feet of retail space on the first floor and a total of 36,000 square-feet of office space on the two upper floors.

The two freestanding buildings consist of a one story building intended for retail or restaurant use, and the other building is a proposed one story bank with drive through. These freestanding buildings will need future planning commission approval.

Additional architectural interest and features such as pilasters, columns, variations in the parapet heights, or other potential measures have been requested for the junior tenant anchor building (Building 4A) along the east elevation facing a potential spine road extension and the north elevation facing the spine road, and for the bank building (Building 4C) along the south elevation facing West Broad Street. The applicant must demonstrate compliance with the proffer requiring 40% brick or stone on certain elevations, and staff has requested these calculations.

A revised lighting plan has also been requested that moves light poles out of the landscape islands and into the pavement. The lighting plan features LED light fixtures mounted on poles 30' in height.

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. Only retail business establishments permitted in a B-3 zone may be located in this center.
30. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
31. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
32. The right-of-way for widening of W. Broad Street (U.S. Route 250) as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
33. The entrances and drainage facilities on W. Broad Street (U.S. Route 250) shall be approved by the Virginia Department of Transportation and the County.
34. 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.
35. Outside storage shall not be permitted.
36. In order to maintain the effectiveness of the County's public safety radio communications system within buildings, the owner will install radio equipment that will allow for adequate radio coverage within the building, unless waived by the Director of Planning. Compliance with the County's emergency communication system shall be certified to the County by a communications consultant within ninety (90) days of obtaining a certificate of occupancy. The County will be permitted to perform communications testing in the building at anytime.
37. The proffers approved as a part of zoning case REZ2014-00028 shall be incorporated in this approval.
38. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
39. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up teller facilities, the owner/occupant shall close the drive-up teller facilities until a solution can be designed to prevent traffic backup.
40. 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.

41. 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.
42. All subsequent detailed plans of development needed to implement this conceptual plan shall be submitted for staff review and Planning Commission approval, and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/ approval.
43. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
44. The applicant shall provide evidence of successful suit to quiet title of the right-of-way for Old Three Chopt Road prior to construction plan approval.

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

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2014-00333
Retail West at West Broad
Marketplace, Phase 5 –
12300 W. Broad Street (U.S.
Route 250)

**APPROVED
SEE ADDENDUM PG. 3
ARCHITECTURALS
DEFERRED TO
10/22/2014**

Vanasse Hangen Brustlin for Ellis Henley Company, LC, Consolidated Industrial, Inc., and NV Retail: 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 single 135,200 square-foot phase of a regional shopping center. This phase contains a one-story, 60,000 square-foot retail building, two 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)**

This plan of development proposes a 135,200 square foot phase of the West Broad Marketplace shopping center. On August 14, 2014, the Planning Commission approved an infrastructure and grading plan, which when completed, will have prepared the site for this and three other plans of development for a regional shopping center. The proffers of REZ2014-00028 apply.

This phase of the development consists of two inline buildings with multiple tenants and two freestanding buildings, which are labeled as restaurants. All buildings are one story in height. These freestanding buildings will need future planning commission approval.

Staff has requested an additional pedestrian connection between the freestanding buildings and the southern inline building.

Additional architectural interest and features such as pilasters, columns, variations in the parapet heights, or other potential measures have been requested for the north elevations of buildings 3D, 3E, and 3G, and along the west elevation of Building 3G. The applicant must demonstrate compliance with the proffer requiring 40% brick or stone on certain elevations, and staff has requested these calculations.

A revised lighting plan has also been requested that moves light poles out of the landscape islands and into the pavement. The lighting plan features LED light fixtures mounted on poles 30 feet in height.

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. Only retail business establishments permitted in a B-3 zone may be located in this center.
30. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
31. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
32. The right-of-way for widening of W. Broad Street (U.S. Route 250) as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
33. The entrances and drainage facilities on W. Broad Street (U.S. Route 250) shall be approved by the Virginia Department of Transportation and the County.
34. 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.
35. Outside storage shall not be permitted.
36. In order to maintain the effectiveness of the County's public safety radio communications system within buildings, the owner will install radio equipment that will allow for adequate radio coverage within the building, unless waived by the Director of Planning. Compliance with the County's emergency communication system shall be certified to the County by a communications consultant within ninety (90) days of obtaining a certificate of occupancy. The County will be permitted to perform communications testing in the building at anytime.
37. The proffers approved as a part of zoning case REZ2014-00028 shall be incorporated in this approval.
38. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
39. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.

40. 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.
41. All subsequent detailed plans of development needed to implement this conceptual plan shall be submitted for staff review and Planning Commission approval, and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/ approval.
42. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
43. The applicant shall provide evidence of successful suit to quiet title of the right-of-way for Old Three Chopt Road prior to construction plan approval.

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

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2014-00327
 Cabela’s at West Broad
 Marketplace, Phase 2 –
 12300 W. Broad Street (U.S.
 Route 250)

APPROVED
SEE ADDEDNUM PG. 3

Kimley-Horn and Associates, Inc. for Jeffrey C. & S. Ellis, Co-Trustees, Susan E. Dickerson, Gladys H. King, Consolidated Industrial, Inc. et al., Ellis Henley Company, LC, and Cabela’s, 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, 76,265 square-foot retail store with a 6,071 square-foot mezzanine in a regional shopping center. The 13.4-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, 732-766-7723, 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)**

This plan of development proposes an 82,000 square foot retail building for a Cabela’s sporting goods store. On August 14, 2014, the Planning Commission approved an infrastructure and grading plan, which when completed, will have prepared the site for this and three other plans of development for a regional shopping center. The proffers of REZ2014-00028 apply.

The site includes spaces for RV parking, a boat storage area, and plazas for display and pedestrian use.

Staff has requested an additional pedestrian connection through the west half of the parking lot to provide more convenient access to the store’s front entrance for the residents of the adjacent Broad Hill Centre development. Also, a revised crosswalk detail complying with proffer 20D of REZ2014-00028 has been requested.

The elevations feature a combination of painted split face CMU, stained wood siding, and manufactured stone. The A-frame portions of the roof are green standing seam metal. The floor plan includes three small mezzanines.

The lighting plan features LED light fixtures mounted on poles 30 feet in height.

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

- 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. Only retail business establishments permitted in a B-3 zone may be located in this center.
30. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
31. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
32. The right-of-way for widening of W. Broad Street (U.S. Route 250) as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
33. The entrances and drainage facilities on W. Broad Street (U.S. Route 250) shall be approved by the Virginia Department of Transportation and the County.
34. 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.
35. All repair work shall be conducted entirely within the enclosed building.
36. Outside storage shall not be permitted.
37. In order to maintain the effectiveness of the County's public safety radio communications system within buildings, the owner will install radio equipment that will allow for adequate radio coverage within the building, unless waived by the Director of Planning. Compliance with the County's emergency communication system shall be certified to the County by a communications consultant within ninety (90) days of obtaining a certificate of occupancy. The County will be permitted to perform communications testing in the building at anytime.
38. The proffers approved as a part of zoning case REZ2014-00028 shall be incorporated in this approval.
39. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
40. 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.
41. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

42. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
43. The applicant shall provide evidence of successful suit to quiet title of the right-of-way for Old Three Chopt Road prior to construction plan approval.

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

SITE LIGHTING PLAN

POD2014-00325
Lumber Liquidators East
Coast Distribution Center –
5900 Elko Road (State Route
156)

APPROVED
SEE ADDENDUM PG. 4

Johnson Development for Lumber Liquidators: Request for approval of a lighting 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 lighting plan for the recently approved Lumber Liquidators East Coast Distribution Center in the White Oak Technology Park. The plan includes streetscape lighting and site lighting. The streetscape lights will be 30-foot tall metal halide lights matching the existing streetlights throughout White Oak Technology Park. Site lighting includes 30-foot pole lights, 30-foot wall-mounted lighting, and 12-foot decorative pedestrian lights as well as 36-inch bollards along the building entrance areas. The applicant has also provided house side shields on the parking lot light fixtures closest to Elko Road to mitigate any glare produced from the light fixtures.

Revised plans were received on 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. Landscape plans are not part of this approval, and will be brought before the Commission at a later date.

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

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

SUBDIVISION

SUB2014-00132
Coventry (September 2014
Plan) – 12020 - 12022
Church Road

APPROVED/EXPEDITED

Youngblood, Tyler & Associates for Albert G. Barker and Welford Properties, Inc.: The 2.20-acre site proposed for five single-family dwellings is located on the north line of Church Road at its intersection with Retrievers Ridge Road and at the terminus of Brandyview Lane and Marnelan Drive, on parcels 737-755-4807 and 737-755-5505. The zoning is R-3C, One-Family Residential District. County water and sewer. **(Three Chopt) 5 Lots**

The applicant is requesting conditional approval to construct 5 single family dwellings. The layout is in accordance with the proffers for REZ2014-00024 as approved by the Board of Supervisors at their July 15, 2014 public hearing. The plan does not connect the existing public roads on either side of the property. Four lots will be accessed by a traditional cul-de-sac from Brandyview Lane and one lot will utilize a modified cul-de-sac on Marnelan Drive. The plan provides for a 25-foot no ingress/egress landscape strip along Church Road per adopted proffers.

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

13. The details for the landscaping to be provided within the 25-foot wide planting strip easement along Church Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
14. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
15. The proffers approved as part of zoning case REZ2014-00024 shall be incorporated in this approval.
16. 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.
17. 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: Andrew Browning)

(Applicable Rezoning Cases and PUPS: REZ2014-00024)

LANDSCAPE PLAN

POD2014-00225

Short Pump Manor at Bacova
Section 1 – 4660 Pouncey
Tract Road (State Route 271)

**APPROVED/EXPEDITED
SEE ADDENDUM PG. 4**

Youngblood, Tyler and Associates, P.C. for Bacova Development Company, LLC, Bacova Texas, LLC, and Bacova, LLC: Request for approval of a landscape plan, as required by Chapter 24, Section 24-106 of the Henrico County Code. The 10.31-acre site is located at the northwest corner of the intersection of Pouncey Tract Road (State Route 271) and Bacova Drive, on parcels 739-766-3768, 739-765-0785, 739-765-2992, and 738-766-8618, and part of parcel 738-766-9367. The zoning is R-5AC, Multi-Family Residential District (Conditional), and O-2C, Office District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The Section 1 landscape plan for Short Pump Manor at Bacova includes perimeter buffer plantings, street tree plantings along the front and sides of each lot along the private rights of way, tree plantings within the common areas, and supplemental landscape information providing guidelines for foundation plantings.

The proffered 35-foot buffer along Pouncey Tract Road is shown with this plan, extending the entire frontage of the overall subdivision property and also includes the plantings and fence for the adjacent future office parcel at the corner of Pouncey Tract Road and future Liesfeld Farm Drive. The office parcel may need to return for additional approvals and revisions to the landscape plan at time of plan of development for that property, but the approval of the streetscape buffer at this time will ensure installation of a continuous and harmonious buffer. The plantings meet and exceed the transitional buffer 35 requirement and also include a black aluminum ornamental fence in compliance with applicable proffers.

The portion of the perimeter buffer along future Liesfeld Farm Drive is 25 feet in width and will be planted to the level of transitional buffer 25 requirements, as shown on the staff plan. The ornamental fence in the streetscape buffer along the future office parcel continues along that frontage to the point of the anticipated future point of ingress/egress for that site. Along the rear lot line of Block A, Lots 9-14, the fence is proposed to be 6-foot wooden fence with cap rail and arch pediments, as dictated by the proffers.

A typical foundation planting plan is included in the plan and exceeds the specifications of the lot landscaping proffers. Each lot will contain a minimum of one tree planted at 2.5 inch caliper in the front yard, and two such trees in the side yards of corner lots. The front and side yard of each lot will include sod and irrigation. All buffers will be irrigated and those buffers adjacent to the residential development include berms in compliance with the proffered conditions. All above ground irrigation equipment will be screened.

Each lot will contain matching ornamental pedestrian light fixtures that are compatible with residential design and pedestrian scale, to be installed prior to the certificate of occupancy for each lot.

Details for the Bacova Development entrance feature at the corner of Future Liesfeld Farm Drive and Pouncey Tract Road, as well as the neighborhood identification signage are included in the staff plan. The individual neighborhood identification sign does not appear to be in compliance with the proffered exhibits, and is to be constructed of brick or stone for the height of the

column, which would also match the identification signage for the previously approved Liesfeld Farm at Bacova subdivision. Staff has requested additional information concerning this detail. All signage requires additional sign permit review and approvals.

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

(Staff Report by Aimee Crady)

(Applicant's Representative: Anne Tignor)

(Applicable Rezoning Cases and PUPS: C-19C-12; C-09C-11)

SUBDIVISION

SUB2014-00133
Townes of Wistar Woods
(September 2014 Plan) –
4511 Wistar Road

APPROVED

Resource International, Ltd. for Wistar Creek, LLC, John M. Dunnivant, Jr. Real Estate Trust, John M. Dunnivant, Jr. Trustee, and Meridian Land Company: The 24.22-acre site proposed for 107 townhomes for sale is located on the south line of Wistar Road, approximately 160 feet west of its intersection with Walkenhut Drive, on parcels 768-751-4119, 768-751-2435, 768-751-0638, 768-751-1362, 767-750-8298, 767-751-8651, and 768-750-0490. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Brookland) 107 Lots**

This proposed 107-unit, one car garage townhome subdivision for sale is in substantial conformance with the recent zoning case REZ2014-00006, which granted approval to rezone 24 acres from R-3 to RTHC. Proffers of the rezoning case limit site density to a total of 109 units with an average of 1,800 square-feet of finished floor area.

By proffer, the landscape buffers shall at a minimum meet the following standard either through preservation of existing vegetation and/or supplemental planting:

1. A minimum 20-foot wide buffer shall be provided along the eastern property line abutting the Walkenhut Estates Subdivision.
2. A minimum 25-foot wide buffer shall be provided along Wistar Road.

A six-foot white vinyl fence along the 20-foot buffer to the east and a six-foot white vinyl fence along the ten-foot buffer to the west shall be installed. Also, a decorative wrought iron fence no taller than three feet and six inches with brick or stone columns 50-feet on center shall be installed along Wistar Road.

Additional features on the site include: a centrally located gazebo, walking trails and wet BMP pond with fountain which will be accessible through use of the required interior sidewalks throughout the site.

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

- 15. A County standard sidewalk shall be constructed along the south side of Wistar Road.
- 16. The proffers approved as part of zoning case REZ2014-00006 shall be incorporated in this approval.

(Staff Report by Matt Ward)
(Applicant’s Representative: Scott Courtney)
(Applicable Rezoning Cases and PUPS: REZ2014-00006)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2014-00320
 Pouncey Tract Mini Storage
 at Downtown Short Pump –
 4396 Pouncey Tract Road
 (State Route 271)

Silvercore for Short Pump Mini Storage Associates, LLC and Michael D. Sifen, 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 four-story, 152,800 square-foot self storage facility in an existing shopping center. The 3.04-acre site is located west of Pouncey Tract Road (State Route 271), approximately 1,500 feet north of its intersection with W. Broad Street (U.S. Route 250), on parcel 739-763-7259. The zoning is M-1C, Light Industrial District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

APPROVED

The applicant is requesting approval of a four-story, 152,800 square-foot self storage warehouse and lighting plan in an existing shopping center. The lighting plan proposes 26 LED wall units mounted at 20 feet and 11 LED pole lights mounted at heights which vary between 14 and 20 feet. The lighting plan meets the technical requirements for staff to recommend approval. The elevations submitted do not meet the proffered elevations approved with zoning case C-03C-98. However, the Planning Commission can approve revised elevations at the time of POD review. The new elevations submitted are more consistent with architecture for the rest of the shopping center. However, staff has requested that brick be used in lieu of EFIS on the columns and that the proposed painted CMU be color integral split face CMU. The applicant has agreed to raise the brick on the columns however, the applicant has reservations on using color integral CMU citing waterproofing issues and efflorescence, or crystallization on the CMU surface from salt.

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. Details for the gate and locking device at the entrance road shall be submitted for review by the Traffic Engineer, Police and approved by the County Fire Marshall. The owner or owner’s contractor shall contact the County Fire Marshall prior to completion of the fence installation to test and inspect the operations of the gates. Evidence of the Fire Marshall’s approval shall be provided to the Department of Planning by the owner prior to issuance of occupancy permits.

30. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
31. The proffers approved as a part of zoning case C-03C-98 shall be incorporated in this approval.
32. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
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.
34. Only retail business establishments permitted in a M-1 zone may be located in this center.
35. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
36. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

**(Staff Report by Greg Garrison)
 (Applicant's Representative: Andrew Bowman)
 (Applicable Rezoning Cases and PUPS: C-03C-98)**

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2014-00326
 Strasser Carwash Expansion
 – 2806 Old Pump Road
 (POD-01-03 Rev.)

APPROVED

Silvercore for Trafco, LLC: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct additional parking, vacuums, and lighting associated with an existing two-bay carwash. The 0.93-acre site is located on the west line of Old Pump Road, approximately 170 feet north of its intersection with Church Road, on parcel 739-755-3445. The current zoning is B-3, Business District. County water and sewer. **(Three Chopt)**

This plan will add nine additional parking spaces, eight vacuum stations, four parking lot light poles and interior modifications to the existing 1,800 square-foot, one-story, two-lane automatic car wash.

The new development proposal will remove the existing pavement in the parking spaces and conveyor area and replace it with new pavement and concrete.

There are no exterior alterations proposed for the existing red brick and green standing seam metal roofed building.

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

- 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. Outside storage shall not be permitted.
 30. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
 31. The owner or manager on duty shall be responsible for temporarily closing the car wash facility when the on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way. The owner shall arrange with the Traffic Engineer to provide standard traffic control signs to notify customers that stopping or standing on the public right-of-way shall not be permitted near the entrances to the car wash facility.
 32. 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.
 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 Matt Ward)

(Applicant's Representative: Steve King)

LANDSCAPE AND LIGHTING PLAN

POD2014-00287 and
POD2014-00288
The Townes at Ridgefield –
11135 Ridgefield Parkway

APPROVED
SEE ADDENDUM PG. 5

Balzer and Associates, Inc. for Townes at Ridgefield, 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 2.22-acre site is located at the southwest corner of the intersection of Ridgefield Parkway and Poplar Forest Drive, on parcel 733-751-1145. The zoning is R-5, General Residential District. County water and sewer.
(Tuckahoe)

The applicant is requesting approval of a landscape and lighting plan for the Townes at Ridgefield, which received Plan of Development approval on January 22, 2014.

The applicant has provided alternative and additional plant material per staff's request. The lighting plan proposes a seven-foot light pole and wall sconce for each lot, but no lights for the parking areas. The Henrico County Police Division has requested additional lighting in the parking areas; however the applicant would like to keep the light levels as shown so as not to adversely impact the adjacent residential properties, and has declined to provide additional pole lights.

The staff can recommend approval, subject to the standard conditions for landscape and lighting plans.

**(Staff Report by Greg Garrison)
(Applicant's Representative: David Lisowski)
(Applicable Rezoning Cases and PUPS: REZ2014-00028)**

APPROVAL OF MINUTES: July 23, 2014 Minutes **APPROVED**

PUBLIC HEARING ON ZONING ORDINANCE AMENDMENTS:

ORDINANCE – To Amend and Reordain Section 19-90 Titled “Form and contents,” Section 19-98 Titled “Family subdivision plat,” and Section 24-106.3 Titled “Chesapeake Bay preservation” of the Code of the County of Henrico to Conform to State Legislation Providing for the Submission of Documentation Relating to Septic Tank Pump-Out

RECOMMENDED FOR APPROVAL

ORDINANCE – To Amend and Reordain Section 24-3 Titled “Enumerated” of the Code of the County of Henrico to Conform to State Legislation Clarifying the Definition of Group Homes

RECOMMENDED FOR APPROVAL

ORDINANCE – To Amend and Reordain Section 19-60 Titled “Required,” Section 19-89 Titled “Required; construction plans,” Section 19-90 Titled “Form and contents,” Section 19-95 Titled “Recording,” Section 19-97 Titled “Required,” Section 19-137 Titled “Public sites and open spaces,” and Section 19-165 Titled “Sanitary sewers” of the Code of the County of Henrico to Conform to State Legislation Providing for the Optional Submission of Preliminary Subdivision Plats Involving 50 or Fewer Lots

RECOMMENDED FOR APPROVAL

Staff Contact: Ben Blankinship

ADJOURN @ 10:49 A.M.

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
September 24, 2014**

ADDENDUM

PAGE 2 – REVISED CONDITIONAL SUBDIVISION EXTENSION

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2013-00137 Wistar Place (September 2013 Plan)	6	6	0	Brookland	09/23/2015
SUB2013-00134 Estates at Winterberry (September 2013 Plan)	16	9	0	Brookland	09/23/2015

PAGE 10 – REVISED PLAN AND ADDED CONDITION

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2014-00323
Wegmans at West Broad
Marketplace, Phase 3 –
12300 W. Broad Street (U.S.
Route 250)

APPROVED

Vanasse Hangen Brustlin for Ellis Henley Company, LC, Susan Ellis Dickerson Grizzell, Gladys H. King, Consolidated Industrial, Inc., Jeffery C. Ellis and Susan Ellis Grizzell, Co-Trustees for K. Ellis Trust, and NV Retail: 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, 130,000 square-foot retail grocery store with a 10,000 square-foot mezzanine in a regional shopping center. The 18.05-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 parcels 732-766-9300 and 733-766-1630, and part of parcels 732-766-4043, 732-765-6671, 733-766-6208, 731-765-8473, and 732-766-7723. The zoning is B-3C, Business District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

Revised plans have been received which include the following: revised layout plan, revised lighting plan, and conceptual landscape plan for information purposes. The staff recommendation will be made at the meeting.

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.
43. **ADDED** - The applicant shall incorporate into the construction plans for signature any comments generated by the County's Traffic Engineer from his review of the Traffic Impact Study for this development.

PAGE 13 – REVISED PLAN, REVISED CAPTION, AND ADDED CONDITION

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2014-00332
Retail East at West Broad
Marketplace, Phase 4 –
12300 W. Broad Street (U.S.
Route 250)

**APPROVED
ARCHITECTURALS
DEFERRED TO
10/22/2014**

Vanasse Hangen Brustlin for Ellis Henley Company, LC, Consolidated Industrial, Inc., and NV Retail: 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 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)**

Revised plans have been received which include the following: revised layout plan, revised lighting plan, and conceptual landscape plan for information purposes. The staff recommendation will be made at the meeting.

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.
45. **ADDED** - The applicant shall incorporate into the construction plans for signature any comments generated by the County's Traffic Engineer from his review of the Traffic Impact Study for this development.

PAGE 16 – REVISED PLAN, REVISED CAPTION, AND ADDED CONDITION

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2014-00333
Retail West at West Broad
Marketplace, Phase 5 –
12300 W. Broad Street (U.S.
Route 250)

**APPROVED
ARCHITECTURALS
DEFERRED TO
10/22/2014**

Vanasse Hangen Brustlin for Ellis Henley Company, LC, Consolidated Industrial, Inc., and NV Retail: 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 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)**

Revised plans have been received which include the following: revised layout plan, revised lighting plan, and conceptual landscape plan for information purposes. The staff recommendation will be made at the meeting.

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.
44. **ADDED** - The applicant shall incorporate into the construction plans for signature any comments generated by the County's Traffic Engineer from his review of the Traffic Impact Study for this development.

PAGE 19 – REVISED PLAN AND ADDED CONDITION

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2014-00327
Cabela's at West Broad
Marketplace, Phase 2 –
12300 W. Broad Street (U.S.
Route 250)

APPROVED

Kimley-Horn and Associates, Inc. for Jeffrey C. & S. Ellis, Co-Trustees, Susan E. Dickerson, Gladys H. King, Consolidated Industrial, Inc. et al., Ellis Henley Company, LC, and Cabela's, 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, 76,265 square-foot retail store with a 6,071 square-foot mezzanine in a regional shopping center. The 13.4-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, 732-766-7723, 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)**

Revised plans have been received which include the following: revised layout plan, revised lighting plan, and conceptual landscape plan for information purposes. The staff continues to recommend approval.

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.
44. **ADDED** - The applicant shall incorporate into the construction plans for signature any comments generated by the County's Traffic Engineer from his review of the Traffic Impact Study for this development.

PAGE 22 – REVISED PLAN

SITE LIGHTING PLAN

POD2014-00325
Lumber Liquidators East
Coast Distribution Center –
5900 Elko Road (State Route
156)

APPROVED

Johnson Development for Lumber Liquidators: Request for approval of a lighting 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 25 – REVISED PLAN AND REVISED RECOMMENDATION

LANDSCAPE PLAN

POD2014-00225
Short Pump Manor at Bacova
Section 1 – 4660 Pouncey
Tract Road (State Route 271)

APPROVED/EXPEDITED

Youngblood, Tyler and Associates, P.C. for Bacova Development Company, LLC, Bacova Texas, LLC, and Bacova, LLC: Request for approval of a landscape plan, as required by Chapter 24, Section 24-106 of the Henrico County Code. The 10.31-acre site is located at the northwest corner of the intersection of Pouncey Tract Road (State Route 271) and Bacova Drive, on parcels 739-766-3768, 739-765-0785, 739-765-2992, and 738-766-8618, and part of parcel 738-766-9367. The zoning is R-5AC, Multi-Family Residential District (Conditional), and O-2C, Office District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. (**Three Chopt**)

The applicant has provided a revised sign detail for the neighborhood identification signage designed in compliance with the proffered exhibits, to be constructed of brick or stone for the height of the column, and matching the identification signage approved previously for Liesfeld Farm at Bacova subdivision. The staff recommends approval subject to the annotations on the plan and the standard conditions for landscape plans.

PAGE 33 – ADDED CONDITION

LANDSCAPE AND LIGHTING PLAN

POD2014-00287 and
POD2014-00288
The Townes at Ridgefield –
11135 Ridgefield Parkway

APPROVED

Balzer and Associates, Inc. for Townes at Ridgefield, 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 2.22-acre site is located at the southwest corner of the intersection of Ridgefield Parkway and Poplar Forest Drive, on parcel 733-751-1145. The zoning is R-5, General Residential District. County water and sewer.
(Tuckahoe)

6. **ADDED** - The homeowners association for The Townes at Ridgefield for shall be responsible for the operation and maintenance of the post mounted light fixtures.

PAGE 34 – ADDED DISCUSSION ITEM

DISCUSSION ITEM: The Planning Commission will discuss and schedule a work session for October 9, 2014 regarding typical Proffered, Plan of Development, and Subdivision Conditions.

SCHEDULED FOR OCTOBER 9, 2014 @ 5:30 P.M.