

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

April 22, 2015

9:00 A.M.

ADDENDUM ATTACHED



PLANNING COMMISSION

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

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

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
Logan Hamilton, Office Assistant/Recording Secretary

WELCOME: @ 9:08 AM

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA: Ted Strong, Richmond Times-Dispatch (arrived @ 9:12 AM)

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Lee Pambid

FOR INFORMATIONAL PURPOSES ONLY

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2011-00024 (SUB-004-11) Broadus Glen (April 2011 Plan)	34	34	3	Fairfield	4/22/2016
SUB2013-00040 Short Pump Manor at Bacova (April 2013 Plan)	89	11	1	Three Chopt	4/22/2016

TRANSFER OF APPROVAL

POD-42-06 (pt.)
POD2014-00437, POD2014-00440, POD2014-00441, POD2014-00442, POD2014-00443, POD2014-00444, POD2014-00445, POD2014-00447
West Broad Village Phases 1 and 2: Phase 1 (Block A5 - Whole Foods); Phase 1 (Wells Fargo); Phase 2 (Blocks A1, A2, A3, A4, A7, A8, A12, and A13); Phase 2 (Block A6 - South University); Phase 2 (Deck P1); Phase 2 (Deck P2); Phase 2 (Deck P4); and, Phase 1 and 2 (Common Area) - W. Broad Street (U.S. Route 250)

Nathan Hilbig for Excel Trust, LP dba Excel WBV III, LLC and Excel WBV V, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from West Broad Village, LLC, West Broad Village II, LLC, Unicorp National Developments, Inc., West Broad Village III, LLC, and West Broad Village V, LLC to Excel Trust, LP dba Excel WBV III, LLC and Excel WBV V, LLC. The 28.268-acre site is located on the south line of West Broad Street (U.S. Route 250) at its intersection with Brownstone Boulevard (private), Whittall Way (private), and Gathering Place (private), on parcels 743-760-5663, 743-760-8386, 742-760-4589, 743-760-5039, 742-760-4596, 743-760-0981, 742-760-3161, and 743-760-2155. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

APPROVED

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: Nathan Hilbig)
(Applicable Rezoning Cases and PUPS: C-12C-06)

APPROVED: _____	APPROVED ON EXPEDITED AGENDA: _____
DEFERRED BY APPLICANT TO: _____	DEFERRED BY PC TO: _____
DENIED: _____	WITHDRAWN: _____ SEE ADDENDUM PAGE: _____
MOTIONED BY: _____	SECONDED BY: _____ ABSTAINED: _____
REMARKS:	

TRANSFER OF APPROVAL

POD-22-08
POD2014-00450
Kona Grill at West Broad
Village - 11221 W. Broad
Street (U.S. Route 250)

APPROVED

Nathan Hilbig for Excel Trust, LP dba Excel WBV V, LLC and Centre Builders: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from West Broad Village, LLC, West Broad Village II, LLC, and West Broad Village V, LLC to Excel Trust, LP dba Excel WBV V, LLC. The 0.259-acre site is located on the south line of W. Broad Street (U.S. Route 250) and the north line of Back Street (private) at the intersection of Gathering Place (private), on parcel 743-760-3695. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. Deficiencies identified by staff included missing landscaping and equipment screening. 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: Nathan Hilbig)
(Applicable Rezoning Cases and PUPS: C-12C-06)

APPROVED: _____	APPROVED ON EXPEDITED AGENDA: _____	
DEFERRED BY APPLICANT TO: _____	DEFERRED BY PC TO: _____	
DENIED: _____	WITHDRAWN: _____	SEE ADDENDUM PAGE: _____
MOTIONED BY: _____	SECONDED BY: _____	ABSTAINED: _____
REMARKS:		

TRANSFER OF APPROVAL

POD-50-78 (pt.)
POD2010-00117
Wythe Building at Forest
Office Park (Formerly Koger
Executive Center) - 1604
Santa Rosa Road

CB Richard Ellis for NNN Forest Office Park, LLC, et al.:
Request for transfer of approval as required by Chapter 24,
Section 24-106 of the Henrico County Code from Koger
Properties, Inc. to NNN Forest Office Park, LLC, et al.. The 3.97-
acre site is located on the west side of Santa Rosa Road,
approximately 1,300 feet north of Three Chopt Road, on parcel
758-744-4968. The zoning is O-2, Office District. County water
and sewer. **(Three Chopt)**

APPROVED

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 and paving maintenance, and relocation of an equipment storage shed. 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: Chris Hirth)

APPROVED: _____	APPROVED ON EXPEDITED AGENDA: _____	
DEFERRED BY APPLICANT TO: _____	DEFERRED BY PC TO: _____	
DENIED: _____	WITHDRAWN: _____	SEE ADDENDUM PAGE: _____
MOTIONED BY: _____	SECONDED BY: _____	ABSTAINED: _____
REMARKS:		

PLAN OF DEVELOPMENT (Deferred from the March 25, 2015 Meeting)

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

**DEFERRED BY
APPLICANT TO 7/22/2015**

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 July 22, 2015 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 scale 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.

Continue

continued

- 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)

APPROVED: _____	APPROVED ON EXPEDITED AGENDA: _____	
DEFERRED BY APPLICANT TO: _____	DEFERRED BY PC TO: _____	
DENIED: _____	WITHDRAWN: _____	SEE ADDENDUM PAGE: _____
MOTIONED BY: _____	SECONDED BY: _____	ABSTAINED: _____
REMARKS:		

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2015-00058
Henrico Doctors' Hospital –
Women's Center Expansion
& Renovation – 1602
Skipwith Road (POD-09-73,
POD-01-76, and POD-13-87
Revised)

APPROVED

Gresham Smith & Partners for HCA Health Services of Virginia, 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 2-story 17,732 square foot addition and façade renovation to an existing hospital building to convert semi-private rooms to private rooms. The 1.5 acre portion of the 30.45-acre overall site is located on the southwest corner of the intersection of Forest Avenue and Skipwith Road, on parts of parcels 760-745-7807 and 761-745-3004. The zoning is O-3, Office District and O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

This proposal is to construct a two-story addition to an existing hospital building Women's Pavilion as well as a façade renovation to the North side of the building Forest Avenue. Currently most women's services are scattered throughout the hospital. This upgrade will consolidate them all into one tower. The hospital's 20 neonatal intensive care units beds and 20 progressive care nursery beds are now in a ward-style setup and the renovations will give each bed a private room, with specific spaces for twins, triplets and quadruplets. In addition to the functional upgrades, the aesthetical upgrades include providing a separate entrance into the hospital specifically for the women's center, building a new lobby and remodeling the post-labor and delivery area with higher-end finishes. This addition will enable the hospital to convert semi-private rooms to private rooms with no net increase in beds.

The façade renovation will utilize brick that matches the existing building with sandstone accents, aluminum curtain walls to allow natural lighting to access the public spaces within the building and an exposed steel and glass canopy similar to the emergency room canopy addition from 2008.

In addition to the building expansion and building renovation, the hospital proposes, closing two and relocating one of the existing entrances on Forest Avenue. The reconfiguration of the existing parking lot provides a canopied drop-off for the women's center. A traffic circle to the east allows the option of turning around and using the parking deck near the women's facility without having to drive completely around the hospital.

The applicant has submitted a lighting plan with their plan of development for Planning Commission review and approval. The applicant proposes LED lights on 20' tall poles with 2' bases. The lighting engineer has verified that the LED fixtures are being provided with a color temperature of 4000K which is consistent to the color of the existing metal halide fixtures currently utilized on campus.

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

Continue

continued

- 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. The right-of-way for widening of Forest 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. A concrete sidewalk meeting County standards shall be provided along the south side of Forest Avenue.
- 31. 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.
- 32. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
- 33. 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.
- 34. 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: Matt Lakey)
(Applicable Rezoning Cases and PUPS: C-59C-03, C-31C-07, and C-23C-08)

APPROVED: _____	APPROVED ON EXPEDITED AGENDA: _____	
DEFERRED BY APPLICANT TO: _____	DEFERRED BY PC TO: _____	
DENIED: _____	WITHDRAWN: _____	SEE ADDENDUM PAGE: _____
MOTIONED BY: _____	SECONDED BY: _____	ABSTAINED: _____
REMARKS:		

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2015-00066
Sadler Crossing – 4506
Sadler Road

APPROVED
SEE ADDENDUM PAGE 1

Bay Companies, Inc. for ME Sadler LLC and Eagle Construction of VA, 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 44 three-story residential townhouse units for sale and 16 two-story detached residential condominium units for sale. The 12.99-acre site is located on the west line of Sadler Grove Road at its intersection with Sadler Road and the north line of Dublin Road approximately 100 feet west of Glasgow Road, on parcels 746-764-5580, 746-764-0658, 746-765-4631, and 746-765-4206. The zoning is RTHC Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)**

Since the staff-developer meeting on April 9, 2015, the engineer has submitted a revised layout plan and schematic landscape plan to address several issues revised by staff in review of the project. The new layout plan provided in this agenda revises the orientation of common area parking to address staff's concerns regarding maneuverability. The new layout plan also identifies the location of the proffered fence and the sight distance limits along the south side of "New" Sadler Road and the schematic landscape plan shows how proffered buffer planting will be accommodated in the vicinity of the sight distance easement.

In addition, the developer has agreed to several annotations on the layout plan to address staff's remaining concerns. The annotations indicate that proffered features will be provided on the rear of the townhouse units facing "New" Sadler Road in Block J. The annotations also indicate the engineer will include a preliminary profile per DPW for "New" Sadler Road in the construction plans, as well as, provide sufficient clearing and grading for future road improvements to accommodate proffered landscaping outside the grading limits for the future right of way improvements. The annotations also indicate the developer will resolve the relocation and/or abandonment of Wonder Road, prior to approval of construction plans for the detached condominiums located north of "New" Sadler Drive. And finally, the annotations indicate the engineer will revise storm sewer layout within the private drive from Dublin Road, to accommodate the proffered landscaping along the northern property line.

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

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.
- 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. The subdivision plat for Sadler Crossing shall be recorded before any building permits are issued.

Continue

continued

30. Prior to issuance of a certificate of occupancy for any building in this development, the engineer of record shall certify that the site has been graded in accordance with the approved grading plans.
31. A concrete sidewalk meeting County standards shall be provided along the west side of Dublin Road.
32. The proffers approved as a part of zoning case REZ2015-00003 shall be incorporated in this approval.
33. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by the engineer. An engineer's report certifying the suitability of the fill materials and its compaction shall be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.
34. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The defect bond shall remain in effect for a period of three years from the date of the issuance of the final occupancy permit. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.
35. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
36. 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.
37. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public works, which addresses the possible future extension of any stub street.

Continue

continued

(Staff Report by Christina Goggin and Mike Kennedy)

(Applicant's Representative: Dan Caskie)

(Applicable Rezoning Cases and PUPS: C-8C-05 and REZ2015-00003)

APPROVED: _____ **APPROVED ON EXPEDITED AGENDA:** _____

DEFERRED BY APPLICANT TO: _____ **DEFERRED BY PC TO:** _____

DENIED: _____ **WITHDRAWN:** _____ **SEE ADDENDUM PAGE:** _____

MOTIONED BY: _____ **SECONDED BY:** _____ **ABSTAINED:** _____

REMARKS:

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2015-00091

Ample Self-Storage at Brook Run – 5500 Brook Road

APPROVED

SEE ADDENDUM PAGE 2

Bay Companies, Inc. for Ample Storage Lake Worth, 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 2, two-story self-service storage buildings totaling 118,378 square feet. The 3.79-acre site is located along the west line of Brook Road (U.S. Route 1), on the southwest corner of the intersection of Brook Run Drive (private) and Brook Road, on parcel 784-746-8660. The zoning is B-3C, Business District. County water and sewer. **(Fairfield)**

Revised plans have been requested to address several outstanding issues. Planning staff has requested a revised site layout plan providing the location and screening of proposed HVAC units, details and location of the security gate and gate controller securing the service courtyard, details for securing the fire lane located to the west of the building, as well as vehicular protection of access and emergency doors within the service courtyard.

The Traffic Engineer has requested right of way dedication at the intersection of Wilmer Avenue and Brook Road (U.S. Route 1), as well as the extension of curb and gutter and sidewalk along the entire Brook Road frontage in accordance with the proffers.

Additionally, the Fire Marshall has requested two additional fire hydrants. One fire hydrant would be located within the front parking area to serve as a dedicated fire hydrant for the building wide fire sprinkler system, and a second fire hydrant would be located within the service courtyard to satisfy hose lay requirements. The Fire Marshall has also requested two access doors in the rear screen wall of the service courtyard, to provide emergency access to the back of the property. Also, the Fire Marshall has requested additional information verifying the site layout satisfies hose lay requirements for fire sprinklered buildings.

Finally, the developer must submit a revision to the Brook Run Shopping Center Master Plan, removing the subject property from the Shopping Center, but maintaining common access from Brook Run Drive (private) and maintaining common storm water management facilities.

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. 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 developments of this type, and 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.
- 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.

Continue

continued

29. The right-of-way for widening of Brook Road (U.S. Route 1) and Wilmer 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 Brook Road (U.S. Route 1) shall be approved by the Virginia Department of Transportation and the County.
31. A concrete sidewalk meeting VDOT standards shall be provided along the west side of Brook Road (U.S. Route 1).
32. Details for the gate and locking device at the emergency access 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.
33. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
34. Outside storage shall not be permitted.
35. 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.
36. The conditions approved as a part of zoning case C-30C-88 shall be incorporated in this approval.
37. The proffers approved as a part of zoning case PUP2014-00020 shall be incorporated in this approval.
38. 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.
39. 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.

Continue

continued

(Staff Report by Mike Kennedy)

(Applicant's Representative: Dan Caskie)

(Applicable Rezoning Cases and PUPS: C-30C-88 and PUP2014-00020)

APPROVED: _____ **APPROVED ON EXPEDITED AGENDA:** _____

DEFERRED BY APPLICANT TO: _____ **DEFERRED BY PC TO:** _____

DENIED: _____ **WITHDRAWN:** _____ **SEE ADDENDUM PAGE:** _____

MOTIONED BY: _____ **SECONDED BY:** _____ **ABSTAINED:** _____

REMARKS:

PLAN OF DEVELOPMENT

POD2015-00088
Pleasants Hardware at 4400
W. Broad– 4400 W. Broad
Street

APPROVED
SEE ADDENDUM PAGE 2

E.D. Lewis and Associates P.C. for Mark T. Motley and Sauer Properties Inc.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish a 4,700 square foot building, and to renovate an existing 28,302 square foot building and construct a 24,220 square foot addition for a total 52,522 square foot, one-story hardware store, **including a 7,045 square foot second story office.** The 3.98-acre site is located east of West Broad Street, approximately 1,300 feet west of Westwood Avenue, on parcel 776-735-8125. An additional 0.76 acre portion of the site used primarily for parking is located in the City of Richmond, along West Broad Street. The zoning is M-1, Light Industrial District. City of Richmond water and sewer. **(Brookland)**

The applicant is requesting approval to renovate the existing Motley’s Auction building located at 4400 West Broad Street. The existing 28,302 square foot building will remain and a small 4700 square foot building will be replaced with a 24,220 square addition for a total 52,522 square foot hardware store. The parking lot will also be replaced and brought up to current standards, and the site will have a 31% reduction in impervious cover.

The building is primary in Henrico County, with only a small front canopy projection that crosses the City line. The front portion of the parking lot is located in the City, and is subject to review and approval by the City of Richmond.

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

1. **MODIFIED** – The owner shall enter into any necessary contracts with the City of Richmond Department of Public Utilities for connections to public water and sewer.
2. **MODIFIED** – The City of Richmond Department of Public Utilities shall approve the plans for construction of public water and sewer, prior to beginning any construction of these utilities. Evidence of approval of utilities should be provided prior to issuance of a building permit
29. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
30. 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.
31. Evidence that the City of Richmond has reviewed and approved construction plans for the portion of this site located within the City limits shall be provided prior to final approval of construction plans by Henrico County.

Continue

continued

(Staff Report by Greg Garrison)
(Applicant's Representative: Monte Lewis)

APPROVED: _____	APPROVED ON EXPEDITED AGENDA: _____	
DEFERRED BY APPLICANT TO: _____	DEFERRED BY PC TO: _____	
DENIED: _____	WITHDRAWN: _____	SEE ADDENDUM PAGE: _____
MOTIONED BY: _____	SECONDED BY: _____	ABSTAINED: _____
REMARKS:		

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2015-00094
Innsbrook Commercial at
4101 Dominion Blvd – 4101
Dominion Blvd

**DEFERRED BY
APPLICANT TO 5/27/2015**

Timmons Group for Doswell Properties, Inc. and Dominion GA, 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 demolish an existing one-story retail building, and construct a one-story 14,610 square foot building containing 4,200 square feet of medical office, 3,400 square feet of retail, and 7,010 square feet of restaurant with one drive-through facility. The 2.37-acre site is located at the northeast corner of the intersection of W. Broad Street and Dominion Blvd., on parcel 747-760-6472. The zoning is B-2C, Business District. County water and sewer. **(Three Chopt)**

The applicant requests approval to construct a new one-story building with a mix of retail, restaurant, and medical office space. The proposed total 14,610 square foot total building will replace the existing 9,050 square foot multi-tenant building which was constructed with POD-119-98 to include a bank with drive-through facilities, and a retail convenience store and fueling center.

The proposed building incorporates features to provide articulation on all sides, including decorative pilasters, stucco cornice, awnings, and decorative sconces. A drive-through restaurant is proposed at one end of the center, and outdoor convenience seating may be provided for two additional restaurant tenants. Any future outdoor dining with table service will require a provisional use permit application for review and approval. The anchor user will be a medical office, with a central location in the building layout.

A lighting plan has been provided for approval with the POD, and demonstrates adequate lighting levels provided by concealed source LED fixtures.

The applicant has requested a waiver to allow the provision of portions of the proposed sidewalk along Dominion Boulevard and W. Broad Street to be located within a pedestrian access easement in lieu of dedicating right of way to accommodate the sidewalk width. Due to private covenants which require additional parking setbacks, right of way dedication would reduce the amount of parking provided with the current layout. At this time, the waiver request is still under review.

At the time of preparation of this agenda, staff has not received confirmation that the Innsbrook Owners Association has approved the proposal. The site is governed by a private Declaration of Protective Covenants, which is not enforced by the County. Staff strongly recommends that the developer obtain approval of the plans prior to Planning Commission for any items that may substantially affect the site layout or architectural design. The developer is pursuing this approval.

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

Continue

continued

- 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. A concrete sidewalk meeting County standards shall be provided along the east side of Dominion Blvd.
- 30. A concrete sidewalk meeting VDOT standards shall be provided along the north side of W. Broad Street (U.S. Route 250).
- 31. Outside storage shall not be permitted.
- 32. The proffers approved as a part of zoning case C-59C-79 shall be incorporated in this approval.
- 33. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.
- 34. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
- 35. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up facilities, the owner/occupant shall close the drive-up facilities until a solution can be designed to prevent traffic backup.
- 36. 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.
- 37. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Aimee Crady)
(Applicant's Representative: Ryan Ritterskamp)
(Applicable Rezoning Cases and PUPS: C-59C-79)

APPROVED: _____	APPROVED ON EXPEDITED AGENDA: _____	
DEFERRED BY APPLICANT TO: _____	DEFERRED BY PC TO: _____	
DENIED: _____	WITHDRAWN: _____	SEE ADDENDUM PAGE: _____
MOTIONED BY: _____	SECONDED BY: _____	ABSTAINED: _____
REMARKS:		

PLAN OF DEVELOPMENT

POD2015-00087
2909 Hungary Spring Road
Parking Lot Addition – 2909
Hungary Spring Road

APPROVED
SEE ADDENDUM PAGE 3

Willmark Engineering, PLC for Tempco Properties, LLC and Earl Templeton: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a parking lot for an existing one-story 845 square foot office building. The 0.38-acre site is located at the southeast corner of the intersection of Hungary Spring Road and Shrader Road, on parcel 765-752-4811. The zoning is O-1, Office District. County water and sewer. **(Brookland)**

The applicant requests approval to construct a five space paved parking lot to accommodate the conversion of an existing residential structure for office use. The parcel is currently zoned for office use. An existing paved driveway will continue to provide access from Hungary Spring Road to both the subject parcel and the adjacent existing business located at 2907 Hungary Spring Road. The owner does not propose any changes to the building exterior or footprint.

As of the preparation date of the agenda, staff has requested, but has not received a revised plan showing the residual gravel area and secondary driveway access to Shrader Road to be removed or paved to meet parking lot standards. The parking lot is located within 200 feet of a residential district, and is required to be paved. The revised plan must also provide County standard sidewalk along Shrader Road.

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. A concrete sidewalk meeting County standards shall be provided along the south side of Shrader Road.
30. Outside storage shall not be permitted.
31. 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.
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.

Continue

continued

(Staff Report by Matt Ward)

(Applicant's Representative: Mark Williams)

APPROVED: _____	APPROVED ON EXPEDITED AGENDA: _____	
DEFERRED BY APPLICANT TO: _____	DEFERRED BY PC TO: _____	
DENIED: _____	WITHDRAWN: _____	SEE ADDENDUM PAGE: _____
MOTIONED BY: _____	SECONDED BY: _____	ABSTAINED: _____
REMARKS:		

PLAN OF DEVELOPMENT AND MASTER PLAN

POD2015-00089
Second Baptist Church –
Family Life Center Addition
– 9614 River Road

**DEFERRED BY
APPLICANT TO 5/27/2015**

Draper Aden Associates for Second Baptist Church TRS:
Request for approval of a plan of development and master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to authorize construction of a 28,200 square foot, one and two-story, Family Life Center building addition, and demolition of 2 one-story classroom buildings, as well as revisions and additions to eastern, western and Spencer Hall parking areas. The proposed master plan for a future phase would permit the demolition of 2 additional one-story classroom buildings and the construction of additional parking spaces. The 10.56-acre site is located at the northeast corner of River Road and Gaskins Road, on parcels 743-737-0432 and 743-737-1972. The zoning is R-1, One-Family Residential District. County water and sewer.
(Tuckahoe)

Second Baptist Church is proposing construction of a new 28,200 square foot Family Life Center addition to enlarge the existing children’s Creative Learning Center program. The current facilities the church utilizes for the children’s center were designed for adult education and were not designed for the function they currently serve. In addition to serving children from birth to fifth grade, the addition will also serve for Sunday school, worship services, and Wednesday evening activities.

The Church held a meeting on December 10, 2014 with the adjacent property owners to discuss the proposed addition and to seek input concerning the project. In late March 2015, staff received a call from the adjacent George’s Bluff homeowner’s association with some questions concerning the proposed traffic flow associated with this addition and increase in enrollment, potential noise concerns from HVAC units, light trespass from the church property and adequate buffering between the neighborhood and church parking lot. Church representatives met with the HOA representatives on March 30, 2015 and provided a written reply to the neighborhood representatives intending to honor the neighborhood’s operational requests as much as possible.

The proposed addition is to be constructed of brick to match the existing building with an ‘A’ frame style roof as used on the other existing building throughout the campus.

Planning staff has requested a dimensioned site layout plan identifying setbacks and both existing and proposed right of way, as well as sidewalk and street improvements requested by the Traffic Engineer. In addition, DPW has requested relocation of the proposed underground BMP a minimum of 25 feet from the ultimate right of way for River Road, in accordance with DPW Design Standards.

As of the preparation date of the agenda, staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the annotations on the plans, and the standard conditions for developments of this type, the following additional conditions are recommended:

Continue

continued

- 29. The right-of-way for widening of River Road and Gaskins Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
- 30. A concrete sidewalk meeting County standards shall be provided along the north side of River Road and the east side of Gaskins Road.
- 31. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans.
- 32. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
- 33. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction needed to implement this conceptual plan may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/ approval.
- 34. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Christina Goggin & Mike Kennedy)
(Applicant's Representative: Glenn W. Custis)

APPROVED: _____	APPROVED ON EXPEDITED AGENDA: _____	
DEFERRED BY APPLICANT TO: _____	DEFERRED BY PC TO: _____	
DENIED: _____	WITHDRAWN: _____	SEE ADDENDUM PAGE: _____
MOTIONED BY: _____	SECONDED BY: _____	ABSTAINED: _____
REMARKS:		

PLAN OF DEVELOPMENT

POD2015-00090
Popeye's at Ashley Furniture
Station- 4410 S Laburnum
Ave

APPROVED

Balzer and Associates, Inc. for Laburnum Richmond Center LLC and Richpop 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 3,185 square foot restaurant with drive-through facilities on an outparcel in an existing shopping center. The 0.63-acre site is located on the south line of S. Laburnum Avenue, approximately 250 feet east of the intersection of Gay Avenue and S. Laburnum Avenue, on part of parcel 813-717-9069. The zoning is B-2C, Business District and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

This proposal is to construct a 3,185 square foot, one-story restaurant with drive-through facilities. The proposed outparcel is located within an existing parking area of the Ashley Furniture Station Shopping Center that faces S. Laburnum Avenue and aligns with the main shopping center entrance.

This site plan provides adequate parking and required building setbacks as set aside in the zoning ordinance for shopping center developments. A pedestrian connection is shown from the existing sidewalk along S. Laburnum Avenue to the site.

The building materials meet proffered conditions of zoning case C-51C-06, and are coordinated with other building materials in the shopping center. As shown, the building elevations provide a building constructed of a combination of red EIFS and integrally colored split-face CMU, with a gray stone knee wall around the building foundation. Additional building features include faux shutters, raised parapet walls, window canopies and a balcony.

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

29. Only retail business establishments permitted in a B-2 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. Outside storage shall not be permitted.
33. The proffers approved as a part of zoning case C-51C-06 shall be incorporated in this approval.
34. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.
35. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up facilities, the owner/occupant shall close the drive-up facilities until a solution can be designed to prevent traffic backup.

Continue

continued

- 36. 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.
- 37. 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: Aaron Breed)
(Applicable Rezoning Cases and PUPS: C-51C-06)

APPROVED: _____	APPROVED ON EXPEDITED AGENDA: _____	
DEFERRED BY APPLICANT TO: _____	DEFERRED BY PC TO: _____	
DENIED: _____	WITHDRAWN: _____	SEE ADDENDUM PAGE: _____
MOTIONED BY: _____	SECONDED BY: _____	ABSTAINED: _____
REMARKS:		

LANDSCAPE PLAN

POD2015-00095
NuckolsPlace – 5400
Wyndham Forest Drive

APPROVED

Timmons Group for Ukrop's Super Markets, Inc. and Virginia Financial Investors, Inc.: 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 14.82 acre site is part of a 16.73-acre shopping center and is located on the south line of Wyndham Forest Drive, the east line of Nuckols Road, and the north line of Twin Hickory Road on parcel 746-773-8345. The zoning is B-2C, Business District. County water and sewer. **(Three Chopt)**

The plan of development to redevelop a partially constructed shopping center was approved at the November 2014 Planning Commission hearing. The site currently consists of a vacant unfinished parking lot and related infrastructure previously developed under POD-22-06.

The perimeter landscape buffer for the overall shopping center was partially installed in 2009 and 2010, prior to construction of the former shopping center infrastructure, and in compliance with the proffered conditions of C-10C-04. The remaining landscaping along Twin Hickory Road and the parcels to the east, which have since been developed as Preston Square, must be installed prior to the construction of any buildings on site, per the proffered timeline. Many of the deciduous trees have not survived along Twin Hickory Road due to lack of maintenance, but will be replaced and supplemented with this plan.

Greenbelts for landscaping, 30-feet in width along Nuckols Road, and 25-feet in width along Wyndham Forest Drive, are also shown on this plan. Interior landscape island and building area plantings are shown on this plan for conceptual purposes, and will be finalized once construction plans have been approved and tenant configuration confirmed. A continuous hedgerow is shown along all road frontages where parking is adjacent, and supplemental landscaping will be provided by the applicant for seasonal color, which will be in addition to the plantings shown here.

The applicant has responded to staff's request for a concentration of evergreen plantings along Twin Hickory Drive, to mitigate the view of loading areas to the rear of Building 5, the grocery anchor which has not been named to date. The applicant has made a commitment to add landscape features in the interior sidewalk areas where width will accommodate those, such as the area of concrete in front of the grocery anchor.

A community meeting was held on the evening of Monday, March 30, 2015 at the Shady Grove YMCA following notification to all adjacent parcel owners and homeowners associations, including Preston Square and Wyndham Forest. Concerns by those in attendance included distaste for loblolly pines, previously planted on both the NuckolsPlace and Preston Square properties, and a request for the existing berm along the east property line to be extended further to the north. The applicant has proposed Norway Spruce trees to supplement the existing buffer in lieu of any additional loblolly pines, and examined the potential to extend the berm.

Continue

continued

The applicant's engineer determined that extending the retaining wall and berm to screen the Common Area of Preston Square would require additional fill material, additional levels of structural engineering and analysis of the wall, would cause damage and require removal of existing, healthy vegetation, and involve a prolonged period of construction activity in close proximity to the townhomes without the benefit of the existing screening.

While the proffers do not address the specific quantity of plant material to be planted along the berm in the proffered buffer adjacent to Preston Square, the applicant proposes to supplement the specific area at the north end of the berm with 9 additional evergreen trees at a minimum of 8 feet height at time of planting, and 24 additional wax myrtles, which have an ultimate height of 15 feet or greater. This tree quantity exceeds the highest transitional buffer 50 requirement, and is more than double the transitional buffer 25 requirement that would typically be applied between a B-2 and an RTH zone.

A lighting plan demonstrating LED type concealed source fixtures, not to exceed a mounting height of 25 feet, was approved with the current Plan of Development. Pole light locations are marked on this plan for informational purposes only.

The staff recommends approval subject to the standard conditions for landscape plans.

(Staff Report by Aimee Crady)
(Applicant's Representative: Mitchell Bowser)
(Applicable Rezoning Cases and PUPS: C-10C-04)

APPROVED: _____	APPROVED ON EXPEDITED AGENDA: _____	
DEFERRED BY APPLICANT TO: _____	DEFERRED BY PC TO: _____	
DENIED: _____	WITHDRAWN: _____	SEE ADDENDUM PAGE: _____
MOTIONED BY: _____	SECONDED BY: _____	ABSTAINED: _____
REMARKS:		

APPROVAL OF MINUTES: March 25, 2015 Minutes APPROVED

ADJOURN @ 10:02 AM

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
April 22, 2015**

ADDENDUM

PAGE 2 – ADDED SUBDIVISION WITHDRAWAL REQUEST

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District
SUB2009-00041 (SUB-05-09) Riverview Green Phase I (April 2009 Plan) APPROVED	47	6	4	Brookland

PAGE 10 – ADDED CONDITION

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2015-00066
Sadler Crossing – 4506
Sadler Road

APPROVED

Bay Companies, Inc. for ME Sadler LLC and Eagle Construction of VA, 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 44 three-story residential townhouse units for sale and 16 two-story detached residential condominium units for sale. The 12.99-acre site is located on the west line of Sadler Grove Road at its intersection with Sadler Road and the north line of Dublin Road approximately 100 feet west of Glasgow Road, on parcels 746-764-5580, 746-764-0658, 746-765-4631, and 746-765-4206. The zoning is RTHC Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)**

- 38. ADDED -** Construction plans for the detached condominiums located north of “New” Sadler Drive shall not be approved until the access easement known as Wonder Lane is either terminated or relocated to a location acceptable to the current easement holder or in accordance with a court order.

PAGE 13 – REVISED SITE PLAN

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2015-00091
Ample Self-Storage at Brook Run – 5500 Brook Road

APPROVED

Bay Companies, Inc. for Ample Storage Lake Worth, 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 2, two-story self-service storage buildings totaling 118,378 square feet. The 3.79-acre site is located along the west line of Brook Road (U.S. Route 1), on the southwest corner of the intersection of Brook Run Drive (private) and Brook Road, on parcel 784-746-8660. The zoning is B-3C, Business District. County water and sewer. **(Fairfield)**

PAGE 16 – REVISED CAPTION AND ADDED CONDITION

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2015-00088
Pleasants Hardware at 4400 W. Broad– 4400 W. Broad Street

APPROVED

E.D. Lewis and Associates P.C. for Mark T. Motley and Sauer Properties 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 demolish a 4,700 square foot building, and to renovate an existing 28,302 square foot building and construct a 24,220 square foot addition for a total 52,522 square foot, one-story hardware store, **including a 7,045 square foot second story office.** The 3.98-acre site is located east of West Broad Street, approximately 1,300 feet west of Westwood Avenue, on parcel 776-735-8125. An additional 0.76 acre portion of the site used primarily for parking is located in the City of Richmond, along West Broad Street. The zoning is M-1, Light Industrial District. City of Richmond water and sewer. **(Brookland)**

A lighting plan was added to the application prior to preparation of the agenda, and included with the original staff plans. The caption has now been revised, and condition 11B added.

The staff continues to recommend approval, subject to the annotations on the plan, the conditions in the agenda, and the added condition 11B.

- 11B. ADDED** - 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.

PAGE 20 – REVISED SITE PLAN AND REVISED RECOMMENDATION

PLAN OF DEVELOPMENT

POD2015-00087
2909 Hungary Spring Road
Parking Lot Addition – 2909
Hungary Spring Road

APPROVED

Willmark Engineering, PLC for Tempco Properties, LLC and Earl Templeton: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a parking lot for an existing one-story 845 square foot office building. The 0.38-acre site is located at the southeast corner of the intersection of Hungary Spring Road and Shrader Road, on parcel 765-752-4811. The zoning is O-1, Office District. County water and sewer. **(Brookland)**

A revised site plan was received which shows the remaining gravel areas as being paved and addition of a public sidewalk along the south side of Shrader Road.

Also, the applicant has provided the required transitional buffer ten landscape requirements as well as the tree cover percentage for office development.

Based on the revised plan this proposal now meets County requirements for a public parking lot.

Staff recommends approval of the revised plan subject to the annotations on the plan, the standard conditions for developments of this type, and the added conditions #29 through #33 in the agenda.