

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

December 16, 2015

9:00 A.M.

SEE ADDENDUM



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
Kate B. Teator, Senior Planning Technician/Recording
Secretary

WELCOME: @ 9:02 AM

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA: None

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
SUB2012-00155 Ridings at Warner Farm (December 2012 Plan) APPROVED	314	247	2	Varina	12/14/2016

TRANSFER OF APPROVAL (Deferred from the November 18, 2015 Meeting)

POD-08-79
POD2015-00181
Catapult Management Inc.
(Formerly Thomas Hamilton
& Associates) – 6200
Lakeside Avenue

Jeff Camden for Carson Properties, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Thomas Hamilton & Associates to Carson Properties, LLC. The 0.41-acre site is located on the northwest corner of the intersection of Lakeside Avenue and Maplewood Road, on parcel 781-748-2302. The zoning is B-1, Business District. County water and sewer. **(Fairfield)**

APPROVED/EXPEDITED

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. Deficiencies, as identified in the staff report dated June 2, 2015, included unmaintained landscaping and missing stop bars and striping. All deficiencies have been addressed.

Staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)
(Applicant’s Representative: Jeff Camden)

TRANSFER OF APPROVAL

POD-33-03
POD2013-00416
Victory Nissan (Formerly
Sheehy Short Pump, LLC) –
11401 W. Broad Street (U.S.
Route 250)

Hirschler Fleischer for Patrick Dibre and Nissan of Chesapeake: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Victory Automotive Group and Sheehy Short Pump Property, LLC to 11401 WBroad St Realty, LLC. The 5.05-acre site is located at the southwest corner of the intersection of W. Broad Street (U.S. Route 250) and John Rolfe Parkway, on parcel 740-761-8451. The zoning is B-3C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

DEFERRED TO
JANUARY 27, 2016
MEETING BY
APPLICANT

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The deficiencies, as identified in the staff report dated December 19, 2013, including missing landscaping have been addressed.

The staff recommends approval of this transfer request.

(Staff Report by Greg Garrison)
(Applicant’s Representative: Penny Giles)
(Applicable Rezoning Cases and PUPS: C-26C-04)

TRANSFER OF APPROVAL

POD-92-73
POD2013-00213
2120 Staples Mill (Formerly
Don Mann Office Building) -
2120 Staples Mill Road (U.S.
Route 33)

APPROVED

Duke Dodson for 2120 Staples Mill, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Donald L. Mann to 2120 Staples Mill, LLC. The 0.73-acre site is located on the southwest corner of the intersection of Staples Mill Road (U.S. Route 33) and Park Lane, on parcel 774-739-8906. The zoning is O-2, Office District and O-2C, Office District (Conditional). County water and sewer. **(Brookland)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. Deficiencies identified by staff in the inspection report dated June 25, 2013 included missing landscaping, repaving the parking lot, and repainting the pavement markings. All deficiencies have been corrected.

The staff recommends approval of this transfer request.

(Staff Report by Christina Goggin)
(Applicant's Representative: Duke Dodson)
(Applicable Rezoning Cases and PUPS: C-17C-01)

TRANSFER OF APPROVAL

POD-41-05
POD2015-00470
Brook Run Shopping Center,
Phase 6 – 6020 Brook Road
(U.S. Route 1)

APPROVED

Michael Fisher for Brook Run 6A Associates, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Tetra Associates, LLC, The Tetra Group Three, LLC, and Unicorn Holdings, LLC to Brook Run 6A Associates, LLC. The 1.79-acre site is located in an existing shopping center, on the west line of Brook Road (U.S. Route 1), approximately 950 feet south of its intersection with Hilliard Road, on parcel 784-748-8296. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of original approval. The deficiencies identified in the staff report dated November 16, 2015 include cracked pavement, missing or non-functioning building mounted site lighting, a dumpster enclosure in disrepair, a damaged fire lane sign, and dead or missing landscaping.

At the time of the preparation of the agenda, the new owner has indicated he is pursuing an Enterprise Zone matching grant from the Department of Community Revitalization to fund the required pavement repairs. Staff notes the new owner is in the process of repairing the non-functioning light fixtures, and indicates he has ordered replacements for the missing fixtures. He has also repaired the dumpster enclosure and has begun replacing the missing landscaping. The new owner has agreed to have all deficiencies either addressed, under contract in accordance with the requirements for Enterprise Zone funding, or to post a cash bond or letter of credit for any

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remaining deficiencies prior to the Planning Commission's December 16, 2015 meeting. The new owner indicates his loan financing the purchase of the property requires that he receive approval of the transfer of approval prior to the date of the Planning Commission's next scheduled meeting.

The staff recommendation will be made at the meeting.

(Staff Report by Mike Kennedy)
(Applicant's Representative: Michael Fisher)
(Applicable Rezoning Cases and PUPS: C-30C-88)

TRANSFER OF APPROVAL

POD2013-00109 (pt)
POD2015-00454
The Pemberton at University Park (Formerly University Park, Phase 2 – Building 1A – Independent Living) and Master Plan – 9701 Harmony Woods Way

APPROVED/EXPEDITED

Penny Giles for KAREP IV SL REIT, LLC and Richmond Senior Housing Land Parcel, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from University Park RE Inv, LLC, University Park IL Investors, LLC, and Smith-Packett, LLC to KAREP IV SL REIT, LLC and Richmond Senior Housing Land Parcel, LLC. The 22.604-acre site is located at 9801 Harmony Woods Way on part of the 34.41-acre University Park property located on the east line of Pemberton Road (State Route 157), south of Interstate 64, on parcels 752-753-6354, 752-754-1627, 752-754-4258, 752-754-6407, 753-753-7574, and part of parcel 752-754-7933. The zoning is R-6C, General Residential District (Conditional). County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of original approval. A Certificate of Occupancy for the new independent living building was issued on November 6, 2015. The remaining deficiencies, as identified in the staff report dated November 2, 2015, regarding erosion and sediment control around the pond and related landscaping have been bonded, pending either continued development or final stabilization of the balance of the overall site.

The staff recommends approval of this transfer request.

(Staff Report by Mike Kennedy)
(Applicant's Representative: Penny Giles)
(Applicable Rezoning Cases and PUPS: C-42C-06, C-17C-11, and P-15-06)

TRANSFER OF APPROVAL

POD-47-08 (pt)
POD2015-00455
The Crossings at University
Park (Formerly University
Park Phase 1 – Assisted
Living) – 2422 University
Park Boulevard

APPROVED/EXPEDITED

Penny Giles for KAREP IV SL REIT, LLC and Richmond Senior Housing AL PROPCO, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from University Park RE, LLC, University Park AL Investors, LLC, and Smith-Packett, LLC to KAREP IV SL REIT, LLC and Richmond Senior Housing AL PROPCO, LLC. The 11.547-acre site is located at 2422 University Park Boulevard on part of the 34.41-acre University Park property located on the east line of Pemberton Road (State Route 157), south of Interstate 64), on parcels 752-753-8777 and 752-753-6354. The zoning is R-6C, General Residential District (Conditional). County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of original approval. The sole deficiency identified in the staff report dated November 2, 2015 regarding missing fire lane signage has now been addressed.

The staff recommends approval of this transfer request.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Penny Giles)

(Applicable Rezoning Cases and PUPS: C-42C-06, C-17C-11, and P-15-06)

TRANSFER OF APPROVAL

POD2014-00526
POD2015-00456
University Park – Phase 2 –
Building 2 – Memory Care –
9600 Marlborough Terrace

APPROVED/EXPEDITED

Penny Giles for KAREP IV SL REIT, LLC and Richmond Senior Housing Land Parcel, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from University Park RE INV, LLC and Smith-Packett, LLC to KAREP IV SL REIT, LLC and Richmond Senior Housing Land Parcel, LLC. The 3.67-acre site is located at 9600 Marlborough Terrace on part of the 34.41-acre University Park property located on the east line of Pemberton Road (State Route 157), south of Interstate 64, on parcel 753-754-1408 and part of parcel 752-754-7933. The zoning is R-6C, General Residential District (Conditional). County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of original approval. No deficiencies were identified in the staff report dated November 2, 2015. POD construction plans for the proposed memory care building are currently under review. The site was cleared and graded in conjunction with the development of the Pemberton at University Park and ongoing erosion and sediment control on the site is bonded with that project.

The staff recommends approval of this transfer request.

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(Staff Report by Mike Kennedy)

(Applicant's Representative: Penny Giles)

(Applicable Rezoning Cases and PUPS: C-42C-06, C-17C-11, and P-15-06)

PLAN OF DEVELOPMENT AND LIGHTING PLAN (Deferred from the November 18, 2015 Meeting)

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

**APPROVED
TIME LIMITS WAIVED**

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 12,848 square foot building containing 3,485 square feet of medical office, 2,550 square feet of retail, and 6,733 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 12,848 square foot 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 current proposal represents a decrease in overall square footage proposed from the previous staff plans. Minor revisions to the parking layout were submitted to staff on December 7, 2015, and are under review as of the preparation date of this agenda.

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 received approval from Department of Public Works granting a waiver to allow 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. The sidewalk will be privately maintained by the property owner.

The site is governed by a private Declaration of Protective Covenants, which is not enforced by the County. Staff recommends that the developer continue to coordinate approvals of applicable plan details throughout the redevelopment.

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As of the preparation date of the agenda, staff has not received revised architectural plans, as requested, demonstrating the new building footprint, with a confirmed endorsement from the Innsbrook Architectural Review Board. The 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:

- 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 and VDOT standards shall be provided along the east side of Dominion Blvd. and the north side of W. Broad Street (U.S. Route 250).
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning case C-59C-79 shall be incorporated in this approval.
32. 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.
33. 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.
34. 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.
35. 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.
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 Aimee Crady)
(Applicant's Representative: Ryan Ritterskamp)
(Applicable Rezoning Cases and PUPS: C-59C-79)

PLAN OF DEVELOPMENT (Deferred from the November 18, 2015 Meeting)

POD2015-00322
Corner Bakery at Car Care
Shopping Center – 11000
West Broad Street (U.S.
Route 250)

**DEFERRED TO
FEBRUARY 24, 2016
MEETING BY
APPLICANT**

Parker Design Group for Global General Properties, LLC:
Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish an existing vacant car service station and construct a one-story, 4,052 square foot restaurant with drive-through facilities in an existing shopping center. The 1.06-acre site is located on the northwest corner of the intersection of W. Broad Street (U.S. Route 250) and Dominion Boulevard, on parcel 747-760-3077 and part of parcel 747-760-1291. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Three Chopt)**

This case was deferred from the October 28, 2015 Planning Commission hearing at the request of the applicant to allow time for communication among the applicant and the adjacent property owner concerning parking within the shopping center. Another deferral was requested by the applicant at the November 18, 2015 hearing, to allow time to obtain authorization and appropriate owners signatures from the adjacent Westhampton Properties parcel.

The plan presented at the October meeting met the required parking ratio for development within the shopping center. The plan provided 32 parking spaces on the Corner Bakery parcel, with only 17 required by code attributed to the Corner Bakery use. The overall shopping center parking provided exceeds the required amount as well.

A revised plan was received by email on November 6, 2015. VDOT, Department of Public Works Traffic, and Planning have comments outstanding as of the preparation date of this agenda, which must be addressed prior to a staff recommendation of approval to the revised plan. Issues include, but are not limited to, the provision of adequate right of way, drive aisle width, dumpster, and parking configuration adjustments.

As of the preparation date of the agenda, staff has not received revised plans to address the above issues, as requested. The appropriate property owner's signature to authorize approval of work on the Westhampton Properties parcel has not been provided on the POD application. Should the Commission act on this request, in addition to the annotations on the plan and the standard conditions for developments of this type, the following additional conditions are recommended:

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. Outside storage shall not be permitted.
33. The proffers approved as a part of zoning case C-12C-88 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

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- 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.
 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: Clay Grogan)
(Applicable Rezoning Cases and PUPS: C-12C-88)

PLAN OF DEVELOPMENT (Deferred from the November 18, 2015 Meeting)

POD2015-00434
Short Pump Manor at Bacova
Section 4 – 4660 Pouncey
Tract Road (State Route 271)

**DEFERRED TO
JANUARY 27, 2016
MEETING BY
APPLICANT**

Youngblood, Tyler & Associates, P.C. for Bacova Development Company, LLC, and Bacova, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 7 detached dwellings for sale with zero-lot-lines. The 3.295-acre site is located approximately 1,000 feet west of Pouncey Tract Road (State Route 271) and approximately 600 feet south of Kain Road, on part of parcels 736-766-7163 and 738-766-9367. The zoning is R-3C, One-Family Residential District (Conditional), R-5AC, General Residential District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer.
(Three Chopt)

This case was deferred from the November 18, 2015 hearing at the applicant's request. No changes to the plans have been made as of the preparation date of the agenda.

The applicant proposes a fourth section, to include 7 additional lots on property previously held in reserve and residual property after road construction, adjacent to the Short Pump Manor zero lot-line development. The development plan for the first three sections was granted Conditional Subdivision approval in April 2013, and subsequent POD approval in October 2013, to allow 89 lots. This additional property is subject to the proffers of zoning case C-19C-12 and C-9C-11. Sections 1 and 2 of Short Pump Manor are currently under construction, with many completed units.

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The architectural design will continue with the same craftsman units as previously approved and constructed in Short Pump Manor. The renderings, elevations, and floor plans are in conformance with the proffered conditions and applicable code. The proposed units range in base square footage between 1800 and 2592 square feet, with multiple optional features that may add up to 1100 square feet to each individual unit. This exceeds the minimum proffered square footage of 1700 SF.

Front elevations are proffered to meet or exceed 20% brick or stone on one-half of the units, and to meet or exceed 60% brick or stone on the remaining units. The architectural plans demonstrate that these ratios will be met, with the option for purchasers to have 100% brick or stone facades as desired. The proffers include the provision that identical units may not be located adjacent to one another, and varying materials and colors will add to the aesthetic of the community. Other options include attached or detached garage options, as all units must include at least a one-car garage having a minimum clear area exceeding the proffered minimum of 18 feet by 10 feet. Staff has included the renderings of elevations previously approved in October 2013 in the staff plan for informational purposes.

The conceptual design of the landscape buffer located in the common area along future Liesfeld Farm Drive is consistent with the landscape design already installed for the completed portion of the road.

The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for zero lot line developments, the following additional conditions are recommended:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
29. Roof edge ornamental features that extend over the zero lot line, and which are permitted by Section 24-95(i)(1), must be authorized in the covenants.
30. Eight-foot easements for construction, drainage, and maintenance access for abutting lots shall be provided and shown on the POD plans.
31. Building permit request for individual dwellings shall each include two (2) copies of a layout plan sheet as approved with the plan of development. The developer may utilize alternate building types providing that each may be located within the building footprint shown on the approved plan. Any deviation in building footprint or infrastructure shall require submission and approval of an administrative site plan.
32. Windows on the zero lot line side of the dwelling can only be approved with an exception granted by the Building Official and the Director of Planning during the building permit application process.
33. The mechanical equipment for each building shall be located on its respective lot. Except for wall-mounted electric meters, in no case shall the eight-foot easement for construction, drainage, and maintenance access on the abutting lot be used to locate other mechanical equipment (such as HVAC equipment, generators, and the like) for the subject lot.
34. The subdivision plat for Short Pump Manor at Bacova Section 4 shall be recorded before any building permits are issued.

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35. The proffers approved as a part of zoning cases C-9C-11 and C-19C-12 shall be incorporated in this approval.
36. Prior to issuance of a building permit, the developer must furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.
37. 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.

(Staff Report by Aimee Crady)

(Applicant's Representative: Anne Tignor)

(Applicable Rezoning Cases and PUPS: C-9C-11 and C-19C-12)

PLAN OF DEVELOPMENT

POD2015-00476
Holloway Townes at
Wyndham Forest Section 1 –
11120 Nuckols Road

APPROVED/EXPEDITED

Youngblood, Tyler & Associates, P.C. for HHHunt Holloway, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 50 two and three-story townhouses for sale. The 7.528-acre site is located approximately 850 feet east of the intersection of Nuckols Road and Opaca Lane, and approximately 1,000 feet west of the western terminus of Holman Ridge Road, on part of parcel 749-772-8402. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer.
(Three Chopt)

This POD proposes the construction of 52 townhouse dwellings. The site was recently rezoned on July 21, 2015, and the layout is consistent with the proffered plan. The Planning Commission granted conditional subdivision approval on September 23, 2015. This is the companion case to conditional subdivision case SUB2015-00117 for 97 zero-lot-line single family dwellings to the east, and the extension of Holman Ridge Road and Hickory Park Drive to Nuckols Road, to the west.

The architectural elevations submitted by the applicant are in compliance with the proffers, with brick or cultured stone foundations, and the minimum square footage and lot width. The units also offer a one car garage and do not exceed 6 units in a row.

The plan provides landscape buffers along both Holman Ridge Road to the north and Hickory Park Drive to the west. A schematic buffer landscape plan has been included in the agenda for preliminary review. A sight distance easement at the entrance of the townhouse community will
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limit the height and location of plants proposed within it and will require coordination with the Traffic Engineer prior to approval. Final landscaping for the site is required to be reviewed and approved by the Planning Commission, and lighting for the site is proposed to be reviewed and approved by staff.

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.
29. The unit house numbers shall be visible from the parking areas and drives.
30. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be installed prior to any occupancy permit approval.
31. The subdivision plat for Holloway Townes at Wyndham Forest Section 1 shall be recorded before any building permits are issued.
32. 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.
33. A 15-foot planting strip to preclude ingress or egress along the south side of Holman Ridge Road and a 25-foot planting strip to preclude ingress or egress along the east side of future Hickory Park Drive extended shall be shown on the approved plans. The details shall be included with the required landscape plans for review and approval.
34. The proffers approved as a part of zoning case REZ2015-00014 shall be incorporated in this approval.
35. Prior to issuance of a building permit, the developer must furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.
36. 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.
37. 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.
38. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

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**(Staff Report by Christina Goggin)
(Applicant's Representative: Anne Tignor)
(Applicable Rezoning Cases and PUPS: REZ2015-00014)**

PLAN OF DEVELOPMENT AND LIGHTING PLAN (Deferred from the November 18, 2015 Meeting)

POD2015-00391
Ample Storage – Three
Chopt Road – 10210 Three
Chopt Road

**DEFERRED TO
JANUARY 27, 2016
MEETING BY
APPLICANT**

Bay Companies, Inc. for Ample Storage Three Chopt, LLC and Richmond Retirement RES II, 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 single family home and construct two, two-story self-service storage facilities, totaling 120,190 square feet. The 3.78-acre site is located on the east line of Three Chopt Road, approximately 420 feet north of its intersection with Gaskins Road, on parcel 750-755-0814 and part of parcel 749-755-4576. The zoning is B-2C, Business District (Conditional) and R-6C, General Residence District (Conditional). County water and sewer. **(Tuckahoe)**

The applicant has requested a deferral to the January 27, 2016 meeting.

The applicant requests approval to demolish an existing single family home and construct two self-storage buildings. Building A is a two-story, 49,288 square foot building and Building B is a two-story, 70,902 square foot building with basement. The existing ingress and egress entrance along the northeast line of Three Chopt Road is located on the adjacent property, and will be utilized as the shared access which is described by proffer in zoning case C-16C-04.

This facility will conduct business between the hours of 6:00 a.m. and 10:00 p.m. based on the zoning case REZ2014-00049. Also, the provisional use permit PUP2014-00018 limits trash pickup between 8:00 a.m. to 5:00 p.m. Monday through Friday and no trash pickup on Saturday and Sunday.

Right-of-way shall be dedicated along Three Chopt Road to accommodate widening to the ultimate right-of-way width, and for sidewalks. A standard Henrico County sidewalk with two-foot utility strip will be provided along the north east side of Three Chopt Road and the applicant will provide an additional pedestrian connection to the public sidewalk, as requested.

As outlined in zoning case REZ2014-00049 the following buffers will be planted:

1. A twenty-five (25) feet wide landscape buffer will be established with existing vegetation and additional landscaping to meet the County of Henrico Twenty-Five (25) transitional buffer requirements along both sides and rear of the property.
2. A fifty (50) feet wide landscape buffer will be established to meet the County of Henrico Fifty (50) transitional buffer requirements along Three Chopt Road.

Continue

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The proposed architectural renderings are consistent with the approved zoning case REZ2014-00049. The architectural renderings show all building elevations constructed with standard red brick, accented with light tan brick soldier courses around the building foundation and along the second floor. Additional building materials include glass storefront windows on each floor and brown cornices are featured along the top of the north, west and south building elevations. To complete the office building appearance an accent tower is shown at the southwest corner of both buildings and constructed with a dark metal roof, light tan dryvit upper wall bands, metal awnings, red brick walls accented with oversized vertical windows and a light tan brick foundation wall band.

Additionally, a lighting plan is included with this plan of development proposal. The lighting plan includes two decorative parking lot poles with LED concealed source fixtures limited to 20 feet in height as measured from the grade at the base of the light pole. Additional lighting includes nine LED concealed source wall mounted fixtures. The applicant has provided additional wall packs along the side of Building B to illuminate the fire lane, as requested.

As of the preparation date of the agenda, staff has not received the appropriate property owner's signature to authorize work on the adjacent property for the shared access drive. The staff recommendation will be made at the meeting. Should the Commission act on the plan, the annotations on the plans, 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.
29. The right-of-way for widening of Three Chopt 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 northeast side of Three Chopt Road.
31. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
32. Outside storage shall not be permitted.
33. The proffers approved as a part of zoning case REZ2014-00049 shall be incorporated in this approval.
34. The conditions approved as part of provisional use permit PUP2014-00018 shall be incorporated in this approval.
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.

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36. The owners shall not begin clearing of the site until the following conditions have been met:
 - (a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.
 - (b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.
 - (c) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Department of Planning and the Department of Public Works.
 - (d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for approval.
37. 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.
38. 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 Matt Ward)

(Applicant's Representative: Dan Caskie)

(Applicable Rezoning Cases and PUPS: C-16C-04, REZ2014-00018, and PUP2014-00018)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2015-00480
R & W Building – 2100
Libbie Avenue

APPROVED

Bay Companies, Inc. for Libbie Development III, LLC and R & W Properties, 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 a one-story 4,946 square foot office building with a basement. The 0.53-acre site is located on the west line of Libbie Avenue, approximately 295 feet north of its intersection with West Broad Street (U.S. Route 250), on parcel 771-740-6734. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Brookland)**

The applicant proposes construction of a one-story 4,946 square foot office building with a basement, for use as an attorney's office. This site has double frontage along Libbie Avenue and Henderson Road.

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A standard Henrico County sidewalk with two-foot utility strip will be provided along the northwest side of Libbie Avenue. Also, along the southern building side an interior pedestrian connection will be in place to link the front and rear of the site.

The proposed architectural renderings show a standard red brick building on all four building sides accented with dentils across the top wall band. To further distinguish the building appearance decorative balustrades are shown on the roof top and around the lower portion of the red metal roof.

Additionally, a lighting plan is included with this plan of development proposal. The lighting plan includes four decorative parking lot poles and two building mounted fixtures. Staff has suggested additional building mounted lights or light pole fixtures to be added along the southern building elevation to illuminate the future pedestrian path.

As shown on the schematic landscape plan, the applicant will provide a 15 foot wide proffered buffer planted to meet transitional buffer ten requirements, as well as a five-foot tall wall or fence abutting the residential area to the north. Additional required landscaping includes a 15 foot wide landscape strip planted to meet transitional buffer ten requirements along both street right-of-ways, and a six-foot wide peripheral parking lot landscape area along the southern 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:

- 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 northwest side of Libbie Avenue.
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning case C-48C-83 shall be incorporated in this approval.
32. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, 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 Matt Ward)

(Applicant's Representative: Dan Caskie)

(Applicable Rezoning Cases and PUPS: C-48C-83)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2015-00479

AAA Car Care Center – 7009
West Broad Street (U.S.
Route 250)

Timmons Group for FDA Properties, Inc. and AAA Mid-Atlantic, 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 8,670 square foot automotive maintenance facility, including retail and office space. The 1.06-acre site is located on the west line of West Broad Street (U.S. Route 250), approximately 375 feet north of its intersection with Glenside Drive, on parcel 766-746-9974. The zoning is M-1, Light Industrial District. County water and sewer. **(Tuckahoe)**

APPROVED/EXPEDITED

The applicant proposes construction of a one story, 8,670 square foot automotive maintenance facility, which includes retail and office space, on an existing, developed site that is currently occupied by a vacant Famous Dave's restaurant. To make way for the proposed building, the existing structure will be demolished. Only basic vehicle maintenance is proposed in the service area, and no mechanical repairs or body work will be done.

The structure's elevations feature primarily earth tone colors and a significant amount of brick with an entrance tower composed of white metal panels. Some EIFS accents are also provided. A total of 8 service bays are proposed.

A lighting plan is included, and 25-foot tall pole lights as well as concealed source fixtures mounted at 15 feet on the building are also proposed. The lighting plan conforms to the County's lighting policy.

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. A concrete sidewalk meeting VDOT standards shall be provided along the west side of West Broad Street (U.S. Route 250).
30. All repair work shall be conducted entirely within the enclosed building.
31. Outside storage shall not be permitted.
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, 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 Lee Pambid)

(Applicant's Representative: Lee Ann Gudorp)

PLAN OF DEVELOPMENT AND MASTER PLAN

POD2015-00481
Project Hamburger – 6201
Engineered Wood Way

APPROVED

Draper Aden Associates for Industrial Development Authority of the County of Henrico and ANC-Lavalin Project Services: 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 construct a Phase I, two-story 45,647 square foot manufacturing facility with future additions totaling 19,746 square feet, a one-story 6,838 square foot utility building, and associated support facilities; and a future Phase II manufacturing facility expansion totaling 68,523 square feet. The 22.32-acre site is located at the terminus of Engineered Wood Way, approximately 2,100 feet east of the intersection of White Oak Creek Drive and Engineered Wood Way, and on the south line of Elko Road, approximately 5,000 feet east of its intersection with Elko Tract Road, on part of parcel 849-704-6939. The zoning is M-2, General Industrial District. County water and sewer. **(Varina)**

This Plan of Development is for the construction of a manufacturing facility in two phases. Phase I proposes a two story, 45,647 square foot building with future additions totaling 19,746 square feet, a 6,838 square foot utility building, and associated support facilities. Phase II proposes up to 68,523 square feet for a maximum build out of approximately 140,000 square feet. The company is in the personal care and healthcare field, and the facility will manufacture intermediate ingredients for the cosmetics industry, which are not a final product for sale to the public.

The exterior of the principal buildings will be a mix of concrete, precast panels with either a stucco or ribbed finish, and architectural metal panels with a precast concrete finish. The color palette will range from light brown to dark brown. These buildings will be accented with glass windows and dark brown, standing seam metal roofing. Some of the smaller, support facilities will be white, CMU block structures with a flat roof.

A vegetative buffer will be maintained around the entire site, with allowances for an access road from Engineered Wood Way, and for utility and drainage connections. The Phase I plans provide a 500 foot natural buffer to Elko Road. With Phase II, the buffer will be a minimum of 125 feet. A 50 foot paving setback with a minimum 30 feet of existing vegetation is provided along all other property lines. All buffers, as necessary, will be supplemented with additional vegetation. Construction and tractor trailer traffic will be prohibited from Elko Road, Elko Tract Road and Portugee Road, east of Technology Boulevard. The Phase I facility is expected to employ approximately 50 people, and truck traffic for operations is expected to be approximately 2 to 4 trucks per day.

The proposed development is within the White Oak Technology Park and, therefore, is subject to review and approval by the White Oak Technology Park Development Review Board (DRB). The DRB has granted Preliminary Approval of the proposal and will review the final construction plans, including landscaping and lighting plans, at a later date.

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

29. The right-of-way for widening of Elko Road (State Route 156) 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. All temporary easements, easements for drainage and utilities, and other easements necessary for road construction and access, shall be recorded by separate plats, prior to construction plan approval.
31. 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.
32. Details for the gate and locking device at the entrance driveway 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. Outside storage shall not be permitted except as shown on the approved plan.
34. 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.
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 owners shall not begin clearing of the site until the following conditions have been met:
 - (a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.
 - (b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.
 - (c) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Department of Planning and the Department of Public Works.
 - (d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the

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buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for approval.

37. 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.
38. 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.
39. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
40. 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 approval of any final construction plans.
41. No construction traffic shall use Elko Road (State Route 156), Portugee Road east of Technology Boulevard, or Elko Tract Road (State Route 380).
42. No tractor trailers shall use Elko Road (State Route 156), Portugee Road east of Technology Boulevard, or Elko Tract Road (State Route 380).
43. The developer shall provide a telephone number for citizen concerns during any construction activity on site in order to respond to citizen concerns and complaints as expeditiously as possible.
44. The development and operations conducted on the property shall comply with the restrictive covenants applicable to White Oak Technology Park.
45. The proposed development is subject to Final Development Review Board (DRB) approval. Any required changes by the DRB must be reflected in the POD and any subsequent plans.
46. The proposed architectural elevations are subject to final approval by the Development Review Board (DRB) and the Director of Planning. Any required changes by the DRB must be reflected in the architectural elevations and any subsequent drawings.

(Staff Report by Tony Greulich)
(Applicant's Representative: Glenn Custis)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2015-00482
Graham Meadows Medical
Office Building - 12129
Graham Meadows Drive

APPROVED

Willmark Engineering for Graham Meadows Investors, 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 a 2-story, 35,100 square foot medical office building. The 2.71-acre site is located on the north line of Graham Meadows Drive, approximately 380 feet west of its intersection with N. Gayton Road, on parcels 732-763-5470 and 732-763-8362. The zoning is O-2C, Office District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The elevations and site plan submitted for the proposed medical office building match the proffered exhibits submitted with REZ2015-00017.

A waiver request for the location of the westernmost access point into the site has been reviewed and approved. Parking lot regulations in the Zoning Ordinance do not allow vehicular entrances or exits within 200 feet, along the same side of the street and in the same block, of the premises of any school, unless a waiver is granted in accordance with Section 24-98(g) of the Zoning Ordinance. The waiver was granted in order to maintain sufficient spacing between this access point and the public street into the GreenGate development to the north.

The 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. The right-of-way for widening of Graham Meadows Drive 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 proffers approved as a part of zoning case REZ2015-00017 shall be incorporated in this approval.
31. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Greg Garrison)

(Applicant's Representative: Mark Williams)

(Applicable Rezoning Cases and PUPS: REZ2015-00017)

PLAN OF DEVELOPMENT

POD2015-00485
GreenGate Phase IV –
Grocery Store – 12121 West
Broad Street (U.S. Route
250)

**DEFERRED TO
JANUARY 27, 2016
MEETING BY
APPLICANT**

Kimley-Horn and Associates, Inc. for ME Nuckols, LLC and BPTM, 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 36,169 square foot grocery store in an urban-mixed use development. The 1.24-acre site is located along the south line of West Broad Street (U.S. Route 250), approximately 540 feet west of its intersection with North Gayton Road, on part of parcel 731-764-5533. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

This phase of GreenGate involves the construction of a Lidl grocery store. A grocery store up to 40,000 square feet in size was permitted with the approval of the provisional use permit for this development. Most of the site improvements adjacent to this building were part of the Phase 2 plan already approved by the Planning Commission. A row of parking on the west side of the building, along with the hardscape around the perimeter is being constructed with this set of plans.

The main issue revolves around the building's architectural design. Most critically, the proposed building has a blank wall facing West Broad Street which needs to be enhanced. In addition, the loading area is adjacent to West Broad Street. It is recommended that an enclosed design, similar to what was done at Whole Foods at West Broad Village be used at this location. Finally, the architectural plans provided represents Lidl's prototypical design. It was not designed to meet GreenGate's architectural guidelines.

Staff has requested that revised architectural plans be provided. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

29. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning cases REZ2014-00009 and PUP2014-00006 shall be incorporated in this approval.
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. 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.
33. 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.

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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.
35. 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 Kevin Wilhite)

(Applicant's Representative: David Ellington)

(Applicable Rezoning Cases and PUPS: REZ2014-00009 and PUP2014-00006)

APPROVAL OF MINUTES: November 18, 2015 Minutes AS CORRECTED

ADJOURN @ 10:37AM

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
December 16, 2015**

ADDENDUM

PAGE 7 – REVISED CAPTION

TRANSFER OF APPROVAL

POD2013-00109 (pt)
POD2015-00454
The Pemberton at University
Park (Formerly University
Park, Phase 2 – Building 1A
– Independent Living) and
Master Plan – 9701 Harmony
Woods Way

APPROVED/EXPEDITED

Penny Giles for KAREP IV SL REIT, LLC, and Richmond Senior Housing Land Parcel, LLC, and Richmond Senior Housing IL PROPCO, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from University Park RE Inv, LLC, University Park IL Investors, LLC, and Smith-Packett, LLC to KAREP IV SL REIT, LLC, and Richmond Senior Housing Land Parcel, LLC, and **Richmond Senior Housing IL PROPCO, LLC**. The 22.604-acre site is located at 9801 Harmony Woods Way on part of the 34.41-acre University Park property located on the east line of Pemberton Road (State Route 157), south of Interstate 64, on parcels ~~752-753-6354~~, 752-754-1627, 752-754-4258, 752-754-6407, 753-753-7574, and part of parcel 752-754-7933. The zoning is R-6C, General Residential District (Conditional). County water and sewer. (**Three Chopt**)

PAGE 10 – REVISED ARCHITECTURALS

PLAN OF DEVELOPMENT AND LIGHTING PLAN (Deferred from the November 18, 2015 Meeting)

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

APPROVED

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 12,848 square foot building containing 3,485 square feet of medical office, 2,550 square feet of retail, and 6,733 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**)

PAGE 26 – REVISED CAPTION

PLAN OF DEVELOPMENT AND MASTER PLAN

POD2015-00481
Project Hamburger – 6201
Engineered Wood Way

APPROVED

Draper Aden Associates for Industrial Development Authority of the County of Henrico and SNC-Lavalin ANC-Lavalin Project Services: 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 construct a Phase I, two-story 45,647 square foot manufacturing facility with future additions totaling 19,746 square feet, a one-story 6,838 square foot utility building, and associated support facilities; and a future Phase II manufacturing facility expansion totaling 68,523 square feet. The 22.32-acre site is located at the terminus of Engineered Wood Way, approximately 2,100 feet east of the intersection of White Oak Creek Drive and Engineered Wood Way, and on the south line of Elko Road, approximately 5,000 feet east of its intersection with Elko Tract Road, on part of parcel 849-704-6939. The zoning is M-2, General Industrial District. County water and sewer. (**Varina**)