

**HENRICO COUNTY**  
**PLANNING COMMISSION AGENDA**  
**FOR**  
**SUBDIVISIONS AND PLANS OF DEVELOPMENT**

**June 24, 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: @ 9:06 AM**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA: Ted Strong from Richmond Times Dispatch arrived @ 9:09 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**

<b>Subdivision</b>	<b>Original No. of Lots</b>	<b>Remaining Lots</b>	<b>Previous Extensions</b>	<b>Magisterial District</b>	<b>Recommended Extension</b>
<b>SUB2011-00042 (SUB-005-11) Townes at Oakley's Bluff (June 2011 Plan) <b>APPROVED</b></b>	<b>131</b>	<b>86</b>	<b>3</b>	<b>Varina</b>	<b>6/24/2016</b>

**TRANSFER OF APPROVAL**

POD-120-89  
POD2014-00211  
KFC (Formerly Kentucky  
Fried Chicken) – 4821  
Williamsburg Road (U.S.  
Route 60)

**APPROVED**

**Will Mims for National Retail Properties, LP:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Williamsburg Road Limited to National Retail Properties, LP. The 0.923-acre site is located at the southwest corner of the intersection of Williamsburg Road (U.S. Route 60) and Robins Road and on the east line of S. Laburnum Avenue, on parcel 816-713-7373. The zoning is B-3 Business District and ASO Airport Safety Overlay District. County water and sewer. **(Varina)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. Deficiencies identified by staff included missing landscaping, repairing the dumpster screen and repainting the traffic directional markings. 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: Will Mims)**

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WITHDRAWN: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

**TRANSFER OF APPROVAL**

POD-66-00  
POD2015-00017  
Jiffy Lube Store #2906  
(Formerly Jiffy Lube) - 5710  
W. Broad Street (U.S. Route  
250)

**W. Richard Hairfield for Howard J. Varinsky and Leslie W. Gould, Trustees:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from JTAC 244, LLC to Howard J. Varinsky and Leslie W. Gould Trust. The 0.59-acre site is located at the northeast corner of the intersection of Libbie Avenue and W. Broad Street (U.S. Route 250), on parcel 771-739-7295. The zoning is B-3, Business District. County water and sewer. **(Brookland)**

**APPROVED**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. The deficiencies identified by staff at time of inspection included missing landscaping and repainting of stop bars at points of egress to the public right of way. The applicant has addressed all deficiencies.

The staff recommends approval of this transfer request.

**(Staff Report by Aimee Crady)**  
**(Applicant’s Representative: W. Richard Hairfield)**

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<b>REMARKS:</b>	

**TRANSFER OF APPROVAL**

POD-72-83  
POD2013-00112, POD2013-00118, and POD2013-00119  
Burger King – 1013 N. Parham Road  
(POD-117-77 and 03-83 Rev.)  
**APPROVED**

**Daniel A. Gonzalez for Burger King Corporation:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Atlantic Richfield, Marriott Corporation, and Richmond King, Inc. to Burger King Corporation. The 0.8-acre site is located at the southeast corner of the intersection of N. Parham Road and Patterson Avenue (State Route 6), on parcel 753-741-5226. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. Deficiencies identified by staff in the inspection report date June 6, 2013 included missing landscaping, lighting, stop signs, directional signs, and pavement cracking throughout the parking lot. All deficiencies have been corrected as of the preparation date of this agenda.

The staff recommends approval of this transfer request.

**(Staff Report by Matt Ward)**  
**(Applicant’s Representative: Daniel Gonzalez)**

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**TRANSFER OF APPROVAL**

POD-98-73 (pt.)  
POD2015-00079  
Blair Building at Forest  
Office Park (Formerly Koger  
Executive Center) - 8007  
Discovery Drive

**APPROVED**

**William Homiller for Blair Building, LLC:** Request for transfer of approval of a portion of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code from Kroger Properties, Inc., The Koger Partnership, Ltd., Koala Richmond Realty Holding Co., Inc., and Forest Park Associates, LLC, to Blair Building, LLC. The 2.48-acre site is located along the southern line of Discovery Drive, approximately 360 feet west of Forest Avenue, on parcel 759-744-0883. The zoning is O-2, Office District. County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. Deficiencies identified by staff in the inspection report dated March 11, 2015 included missing landscaping, handicap signage, faded stop bar, and damaged curb near Santa Rosa Drive. All deficiencies have been corrected as of the preparation date of this agenda.

The staff recommends approval of this transfer request.

**(Staff Report by Matt Ward)**  
**(Applicant’s Representative: Will Homiller)**

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<b>REMARKS:</b>	

**PLAN OF DEVELOPMENT AND LIGHTING PLAN  
(Deferred from the May 27, 2015 Meeting)**

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

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

**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 has requested a deferral to the July 22, 2015 meeting.**

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 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.

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 applicant has requested a deferral until the Planning Commission's meeting on July 22, 2015.

**Continue**

**continued**

Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
- 29. A concrete sidewalk meeting County 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)**

<b>APPROVED:</b> _____	<b>APPROVED ON EXPEDITED AGENDA:</b> _____	
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<b>REMARKS:</b>		



**PLAN OF DEVELOPMENT AND LIGHTING PLAN  
(Deferred from the May 27, 2015 Meeting)**

POD2015-00133  
MGP Retail Grocery Store –  
5110 S. Laburnum Avenue

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

**Timmons Group for Talley Family LTD Partnership and MGP Retail Consulting, 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 car dealership building and construct a one-story, 36,170 square foot retail grocery store. The 4.63-acre site is located on the west line of S. Laburnum Avenue, approximately 250 feet south of Williamsburg Road (U.S. Route 60), on part of parcel 816-713-3624. The zoning is M-1 Light Industrial District, and ASO Airport Safety Overlay District. County water and sewer.  
**(Varina)**

The applicant proposes to demolish a former car dealership and construct a 36,170 square foot grocery store. The user has not been named. The redevelopment will coordinate with the site plan for the Bill Talley Ford addition to the south, which was approved by the Planning Commission at the March 25, 2015 meeting. Road widening and sidewalk will be provided for the entire frontage along S. Laburnum Avenue. Pedestrian connections throughout the parking lot and into the site are shown on the plan.

The proposed building is primarily brick with an arched standing seam metal roof. Clerestory windows with glazed finish are proposed on sides facing S. Laburnum Avenue and northward toward the adjacent pharmacy. Architectural plans have been received showing a masonry screen wall adjacent to the loading dock and the masonry cart corral screen beside the main entrance. Brick pilasters have been added to the south elevation to add articulation to that building wall.

A lighting plan is included in the POD request for approval. Adequate lighting from concealed source LED fixtures is proposed at a mounting height of 25 feet.

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. The right-of-way for widening of S. Laburnum 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 west side of S. Laburnum Avenue.
31. There shall be no outdoor storage or outdoor storage in moveable storage containers, including but not limited to, cargo containers and portable on demand storage containers.

**Continue**

**continued**

- 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. 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.
- 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 Aimee Crady)  
(Applicant's Representative: Ryan Ritterskamp)**

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<b>REMARKS:</b>		

**PLAN OF DEVELOPMENT  
(Deferred from the May 27, 2015 Meeting)**

POD2015-00111  
Our Store Furniture Store –  
837 Azalea Avenue

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

**Advanced Engineering, LLC for S & L Creative Visions, 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 1,238 square foot furniture showroom building. The 0.303 acre site is located along the southern line of Azalea Avenue at its intersection with Crenshaw Avenue, at the City-County Boundary line on parcels 788-744-0451 and 788-744-1549. The zoning is B-2 Business District. County water and sewer. **(Fairfield)**

**The applicant has requested a deferral to the July 22, 2015 meeting.**

The proposed plan contains many outstanding issues to address.

As of the preparation date of this agenda, the staff has requested but has not received a revised plan. In addition to other plan deficiencies, the Traffic Engineer has requested a revised parking layout that would eliminate vehicles backing out onto Azalea Avenue. The Fire Marshall has requested the addition of a fire hydrant to address hose lay concerns. The Public Works Design Review Engineer has requested a storm water management plan including storm water quality calculations. And, Planning staff has requested the plan include; parking area landscaping in accordance with the zoning code, the location and screening details for dumpsters and HVAC equipment, as well as the elimination of any cargo storage containers. Due to the large number of plan deficiencies, the staff does not believe that there will be sufficient time to review a revised plan, before the Planning Commission's meeting.

Staff has recommended that the applicant consider requesting a deferral until the Planning Commission's meeting on July 22, 2015, in order to provide sufficient time for submission and review of a revised plan.

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:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
29. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
30. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

**Continue**

**continued**

- 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.
- 32. 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 Mike Kennedy)  
(Applicant's Representative: Jeff Keith)**

<b>APPROVED:</b> _____	<b>APPROVED ON EXPEDITED AGENDA:</b> _____	
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<b>REMARKS:</b>		

**SUBDIVISION**

SUB2015-00061  
Carriage Homes at Parham  
Place (June 2015 Plan) –  
7814 E. Parham Road – 187  
Lots

**APPROVED**  
**SEE ADDENDUM PAGE 1**

**Townes Site Engineering for Garnet Hollybrook Avenue Real Estate, LLC and Carriage Homes at Parham, LLC:** The 31.66-acre site proposed for 187 residential townhouses for sale is located along the north line of E. Parham Road and the east line of Hollybrook Avenue, approximately 950 feet east of the intersection of W. Broad Street (U.S. Route 250) and E. Parham Road, on parcels 762-755-3882, 763-755-1261, and 763-756-4328. The zoning is RTHC Residential Townhouse District (Conditional). County water and sewer. **(Brookland) 187 Lots**

As of the preparation date of the agenda, staff has not received revised plans as requested. The revisions are necessary to clarify the proposed lot layout and to address dedication of additional public right-of-way along E. Parham Road. In addition, the Department of Fire has concerns about emergency access. Potential locations for access are still being assessed on this site. The Department of Public Works has asked for additional information related to water quality requirements, as well.

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

- 15. Prior to requesting construction plan approval the developer must furnish a letter from Dominion Virginia Power, stating that this proposed development does not conflict with its facilities.
- 16. The proffers approved as part of zoning case REZ2015-00004 shall be incorporated in this approval.

**(Staff Report by Kevin Wilhite)**  
**(Applicant’s Representative: Brian Mitchell)**  
**(Applicable Rezoning Cases and PUPS: REZ2015-00004)**

<b>APPROVED:</b> _____	<b>APPROVED ON EXPEDITED AGENDA:</b> _____
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<b>ABSTAINED:</b> _____	
<b>REMARKS:</b>	

## PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2015-00184  
John Rolfe Square – 11840  
Church Road

**APPROVED**  
**SEE ADDENDUM PAGE 1**

**Bowman Consulting Group, LTD for ME JRS, 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 40 two-story and three-story detached residential condominium units for sale. The 10.8-acre site is located on the southeast corner of the intersection of John Rolfe Parkway and Church Road, on parcels 739-755-9019 and 740-755-3511. The zoning is RTHC Residential Townhouse District (Conditional). County water and sewer. (**Tuckahoe**)

This proposal is for 40 single family dwelling style condominium units at the intersection of John Rolfe Parkway and Pump Road.

The proffers for this case provide for 30 foot setbacks from the Lake Loreine and Laura Lea subdivisions supplemented with landscaping between the residential developments. The applicant proffered the equivalent planting of a 25 foot transitional buffer with a 4 foot wrought iron style fence with masonry columns at the end, and a low masonry wall at the entrance of the development and intersection of John Rolfe Parkway and Church Road, as shown on the layout plan. The applicant has submitted a schematic landscape plan, which is included in the packet, to show the applicant's intent on meeting that proffer.

The applicant is also requesting approval of a lighting plan. The plan submitted provides lighting for the guest parallel parking spaces along the loop road and site entrance. It specifies concealed source lights on 16 foot tall poles in compliance with the proffers. The photometrics do not reflect porch or driveway lights installed on individual condo units.

The elevations submitted with the POD are of craftsman/arts and crafts style, with covered porches and stoops, and 2 car garages, and are in compliance with the adopted proffers. The grading on site allows some of the units to have the option of walk out basements.

Currently the property is encumbered with slope, drainage and sight distance easements associated with the construction of John Rolfe Parkway that limit the location for the proffered fencing and landscaping. The applicant proposes re-grading the site to alleviate the need for a majority of the easements that currently exist. The applicant is coordinating with the Departments of Real Property and Public Works to refine the revised easement locations on the parcel. This will need to be accomplished prior to issuance of any building permits for the development.

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.

**Continue**

**continued**

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. 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. The proffers approved as a part of zoning case REZ2015-00005 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. 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.
36. Prior to approval of construction plans, a draft of the covenants and deed restrictions for the maintenance of the common area shall be submitted to the Department of Planning for review. Such covenants and restrictions shall be in form and substance, satisfactory to the County Attorney and shall be recorded in accordance with the requirements of zoning case REZ2015-00005.
37. The vacation or quitclaim of existing slope, drainage and sight distance easements and recordation of new easements as approved by the County on the construction plan shall be recorded prior to issuance of building permits for dwelling units on the property

**Continue**

continued

**(Staff Report by Christina Goggin)**  
**(Applicant's Representative: Jonathan Jackson)**  
**(Applicable Rezoning Cases and PUPS: REZ2015-00005)**

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<b>REMARKS:</b>		



## PLAN OF DEVELOPMENT

POD2015-00173  
Shire Walk – 11901 Church  
Road

**APPROVED**  
**SEE ADDENDUM PAGE 2**

**Kimley-Horn & Associates, Inc. for Rebkee Replmnt, LLC**  
**ETALS:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 33 residential townhouses for sale and related public and private street improvements. The 4.708-acre site is located on the north line of John Rolfe Parkway and the south line of Church Road, approximately 775 feet west of the intersection of Pump Road and John Rolfe Parkway, on part of parcels 739-754-7156 and 738-753-9783. The zoning is RTHC Residential Townhouse District (Conditional) and C-1C Conservation District (Conditional). County water and sewer. **(Tuckahoe)**

This plan would permit the construction of 33 residential townhouses consistent with the conceptual plan proffered with Rezoning Case Number REZ2014-00037 and would permit construction of a private access drive between Church Road and John Rolfe Parkway that would serve both the proposed townhouses and the proposed Shire shopping center located on the balance of the developers property to the east. The plan would also modify an existing County owned storm water management facility located along the north side of John Rolfe Parkway and west of the proposed townhouse development to accommodate storm water management for both the proposed townhouse development as well as the future shopping center. Details regarding the construction and maintenance of the proposed storm water management facility and necessary traffic management facilities related to the proposed access drive are still being worked out.

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the POD plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the annotations on the plan and the standard conditions for developments of this type, and the following additional conditions are recommended:

29. The subdivision plat for Shire Walk shall be recorded before any building permits are issued.
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. The proffers approved as a part of zoning cases REZ2014-00037 and C-027C-06 shall be incorporated in this approval.
32. 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.

**Continue**

**continued**

- 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. 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.
- 35. 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.
- 36. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
- 37. The applicant shall incorporate into the construction plans for signature any comments generated by the County's Traffic Engineer from his review of the Traffic Impact Study for this development.

**(Staff Report by Mike Kennedy)**  
**(Applicant's Representative: David Ellington)**  
**(Applicable Rezoning Cases and PUPS: REZ2014-00037 and C-027C-06)**

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

**SUBDIVISION**

SUB2015-00059  
Libbie Mill Townhomes  
(June 2015 Plan) – Staples  
Mill Road (U.S. Route 33) –  
40 Lots

**E.D. Lewis & Associates, PC for Midtown Land Partners, LLC:** The 3.02-acre portion of the 85-acre Libbie Mill urban mixed use site proposed for a subdivision of 40 townhomes for sale is located on the southwest corner of the intersection of Libbie Mill West Boulevard (private) and Libbie Lake West Street (private), on parts of parcels 773-739-8155 and 773-740-5043. The zoning is UMUC Urban Mixed Use District (Conditional). County water and sewer. **(Brookland) 40 Lots**

**APPROVED**  
**SEE ADDENDUM PAGE 4**

The applicant requests conditional subdivision approval for 40 residential townhouse lots for sale located along the western border of the Libbie Mill UMU district. Portions of office, retail, and institutional uses are currently under construction. Adjacent infrastructure plans to serve this development were approved by the Planning Commission on February 27, 2013 as part of Libbie Mill Phase 1A. Architectural design details, lighting plans, and a conceptual landscape plan are included in the companion plan of development case on this agenda for POD2015-00175. The proposed subdivision is in compliance with the applicable proffers and provisional use permits for the subject property, as well as the UMU section of the ordinance and the corresponding pattern book for the Libbie Mill UMU.

Staff recommends conditional approval subject to the annotations on the plans, the standard conditions for residential townhouses, and the following additional conditions:

- 15. The approval includes only that area outlined in red on the Planning Staff plan dated **June 24, 2015**.
- 16. The proffers approved as part of zoning case C-5C-07 shall be incorporated in this approval.
- 18. The conditions approved as part of provisional use permit case PUP2014-00014 shall be incorporated in this approval.

**(Staff Report by Aimee Crady)**

**(Applicant’s Representative: Monte Lewis)**

**(Applicable Rezoning Cases and PUPS: C-5C-07, PUP2014-00014, REZ2015-00018 (pending), and PUP2015-00006 (pending))**

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

## PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2015-00175  
Libbie Mill Townhomes  
Section 1 and Condo  
Building 1 – Staples Mill  
Road (U.S. Route 33)

**APPROVED**

**E.D. Lewis & Associates, PC for Midtown Land Partners, 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 40 3-story single family residential townhomes for sale and a 4-story 10 unit residential condominium building. The 3.455-acre site is located on the southwest corner of the intersection of Libbie Mill West Boulevard (private) and Libbie Lake West Street (private), on parts of parcels 773-739-8155 and 773-740-5043. The zoning is UMUC Urban Mixed Use District (Conditional). County water and sewer. **(Brookland)**

The applicant requests approval of 40 three-story residential townhouses for sale and one 10-unit, four-story residential condominium building located along the western border of the Libbie Mill UMU district. Adjacent infrastructure plans to serve this development were approved by the Planning Commission on February 27, 2013 as part of Libbie Mill Phase 1A. Adjacent streetscape design including light poles and street trees were also part of that phase, which also provides parallel parking in addition to the parking provided in the unit garages and in the parking lots proposed. Parking provided with the phase exceeds minimum requirements.

Architectural design is in compliance with all applicable proffers, use permits, and standards of the pattern book for the Libbie Mill UMU. The townhomes and condominium building will be constructed of a combination of primarily brick and fiber cement siding with a variety of complementary finishes. All units contain finished square footage, exclusive of garages, exceeding the minimum requirements outlined in the pattern book. The condominium units will contain elevators to serve the upper units of the building.

The conceptual landscape plan provides a continuation of the residential streetscape design in compliance with the UMU code and the pattern book. Interior landscaping is also shown for typical foundation plantings. Final details for the interior landscaping, including exact location and species selection, will be determined during the construction plan phase.

A lighting plan with decorative streetscape pole mounted and residential building mounted fixtures is included, demonstrating that the illumination levels in parking areas and throughout the site meet the UMU lighting standards.

Staff recommends approval subject to the annotations on the plans, the standard conditions for residential townhouses, 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 unit house numbers shall be visible from the parking areas and drives.

**Continue**

**continued**

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 Libbie Mill Townhomes Section 1 shall be recorded before any building permits are issued for townhouse units.
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. Outside storage shall not be permitted.
34. The proffers approved as a part of zoning case C-5C-07 shall be incorporated in this approval.
35. The conditions approved as a part of provisional use permit case PUP2014-00014 shall be incorporated in this approval.
36. 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.
37. 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.
38. 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.
39. The existing storm sewer easement in conflict with the building footprints A, B, and D shall be vacated prior to approval of the building permit for the said building.
40. 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 Aimee Crady)

(Applicant's Representative: Monte Lewis)

(Applicable Rezoning Cases and PUPS: C-5C-07, PUP2014-00014, REZ2015-00018 (pending), and PUP2015-00006 (pending))

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 TRANSITIONAL BUFFER DEVIATION

POD2015-00180

Happy Boxes at 8701 Staples  
Mill Road – 8701 Staples  
Mill Road (U.S. Route 33)

**APPROVED**

**Balzer and Associates, Inc. for Richmond Venture I, LLC and Happy Boxes Staples Mill, LLC:** Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code, to demolish a vacant convenience store with two fuel facility canopies and construct a three-story 89,907 square foot self-storage warehouse. The transitional buffer deviation would reduce the width of the transitional buffer along the northern property line. The 1.30-acre site is located at the northeast corner of the intersection of Staples Mill Road (U.S. Route 33) and Janway Road, on parcel 770-754-6374. The zoning is M-1 Light Industrial District. County water and sewer. **(Brookland)**

The applicant requests demolition of an existing convenience store with two gas canopies to construct a three-story 90,228 square foot fully enclosed self-storage building and a transitional buffer deviation along a portion of the northern property line.

The applicant requests to reduce the 25 foot transitional buffer width down to 10.8 feet for a total reduction of 14.2 feet along a portion of the northern property line in order to fit the building on site. As shown on the schematic landscape the applicant will plant the required quantity required for a 25 foot transitional buffer between the light industrial and office district.

A standard VDOT five-foot sidewalk will be provided along the eastern side of Staples Mill Road (U.S. Route 33) with an additional pedestrian connection to the public sidewalk.

The proposed architectural renderings show an open glass store front accented with green aluminum panels along the northwest elevation, west and south street side elevations. Brick is shown on front and side portions of the entire first floor and the EIFS walls will be accented with varying shades of grays and whites utilized on each building elevation.

Should the Commission approve the transitional buffer deviation, 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 entrances and drainage facilities on Staples Mill Road (U.S. Route 33) shall be approved by the Virginia Department of Transportation and the County.
30. 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.
31. A concrete sidewalk meeting VDOT standards shall be provided along the east side of Staples Mill Road (U.S. Route 33).
32. There shall be no outdoor storage, or outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.

**Continue**

**continued**

33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Matt Ward)**

**(Applicant's Representative: Aaron Breed)**

**(Applicable Rezoning Cases and PUPS: C-5-79)**

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



## PLAN OF DEVELOPMENT

POD2015-00183  
Waffle House at Parham  
Road – E. Parham Road

**APPROVED**

**Silvercore for JEFAN, 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 1,875 square foot restaurant within an existing parking lot. The 0.34-acre site is located along the north side of E. Parham Road, approximately 195 feet east of Staples Mill Road (U.S. Route 33), on part of parcel 770-755-3468. The zoning is M-1 Light Industrial District. County water and sewer. (**Brookland**)

This proposal is to construct a 1,875 square foot, one-story restaurant. The future parcel is located within an existing parking area that faces E. Parham Road.

This site plan provides adequate parking and required building setbacks as required per the zoning ordinance. To meet the Traffic Engineering requirements, road widening to align with the existing right turn lane onto Staples Mill Road (U.S. Route 33), and a four-foot sidewalk with two-foot utility strip have been provided along the north side of E. Parham Road.

As shown, the architectural elevations provide a building primarily constructed of earth tone masonry material, gray split-face block accent bands that wrap around the building, and red standing seam metal awnings over the store front.

Also, prior to certificate of occupancy landscaping will be required to meet the 10 foot transitional buffer between this site and the eastern property line and additional landscape strips around the parking lot shall be provided.

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

29. A concrete sidewalk meeting County standards shall be provided along the north side of E. Parham road.
30. Outside storage shall not be permitted.
31. 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.
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. 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.

**Continue**

**continued**

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 Matt Ward)**

**(Applicant's Representative: Steve King)**

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

## PLAN OF DEVELOPMENT

POD2015-00185  
Lindsay's Auto Repair  
Addition – 8701 Oakview  
Avenue  
POD-42-85 Revised

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

**Silvercore for Oakview Properties, LLC and Haley Builders:**  
Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 2,890 square foot addition to an existing 4,106 square foot auto repair building. The 0.50-acre site is located on the east line of Oakview Avenue, approximately 600 feet south of its intersection with Oakdale Avenue, on parcel 771-755-8541. The zoning is M-1 Light Industrial District. County water and sewer. **(Brookland)**

The applicant proposes a one story, 2,890 square foot addition to an existing one story, 4,106 square foot building that was originally approved as POD 42-85, the Lance Building. The building is currently used for auto repair, and the proposed addition is shown as storage on the layout plan. Six (6) 15' x 30' auto service bays are proposed.

A permitted setback substitution provided for in Section 24-94(s) is being employed in order to build in a normally required rear yard setback. The adjacent property is zoned M-1C and serves as a staging and storage yard for Glen Allen Towing. The equivalent of a required 30' rear yard setback is being provided along the southern side yard where none is normally required.

Staff has requested that the pavement surface be brought up to a serviceable condition.

The proposed building features blue metal siding and a white metal roof to match the existing building.

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 Oakview 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. All repair work shall be conducted entirely within the enclosed building.
31. 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 Lee Pambid)

(Applicant's Representative: Andrew Bowman)

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

## PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2015-00170  
O'Reilly Auto Parts – 2906  
Williamsburg Road

**APPROVED**

**Bohler Engineering for O'Reilly Automotive Stores, Inc., Harsol Realty, Inc., and Casco Diversified:** 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 remove 3 existing one-story metal buildings and construct a one-story 7,453 square foot automotive retail store. The 1.4-acre site is located on the north line of Williamsburg Road, approximately 650 feet east of its intersection with Charles City Road, on parcel 809-714-1540. The zoning is B-3 Business District. County water and sewer. (**Varina**)

The applicant is requesting approval to replace 3 existing one story metal buildings and construct a 1 story 7453 square foot automotive retail store. The applicant is been working with staff to provide enhanced elevations and parking island modifications. The plan in your agenda reflects these changes.

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 Williamsburg 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. The entrances and drainage facilities on Williamsburg Road (State 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.
33. Outside storage shall not be permitted.
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.
35. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

**Continue**

continued

(Staff Report by Greg Garrison)  
(Applicant's Representative: Darrin R. Smith)

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

## PLAN OF DEVELOPMENT AND REVISED MASTER PLAN

POD2015-00182  
Airport Distribution Center –  
Building E – 2700  
Distribution Drive  
Revised Master Plan

**APPROVED**  
**SEE ADDENDUM PAGE 5**

**Engineering Design Associates for Virginia Becknell Investors, LLC and Becknell Services, LLC:** Request for approval of a plan of development and revised master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 216,000 square foot office warehouse. The 17.166-acre site is located on the southeast corner of the intersection of Darbytown Road and S. Laburnum Avenue, on part of parcel 814-699-7796. The zoning is M-1C Light Industrial District (Conditional) and ASO Airport Safety Overlay District. County water and sewer. (**Varina**)

The applicant proposes construction of a 216,000 square foot office warehouse and a master plan amendment. The master plan amendment is to add approximately 6 acres of land.

The building will be constructed of tilt up concrete panels, which is in keeping with other buildings in the development.

Staff has requested that the owner extend the proffered planted 10' berm to screen the proposed parking lot. The proffers of the applicable zoning case require that the berm extend to the end of the buildings. The parking lot is approximately 3 feet below street level with four residences across the street on Miller Road open to the parking lot.

Zoning cases C-47C-97, C-8C-06, and REZ2014-00039 shall apply.

Staff has not yet received color information regarding the building materials and a conceptual landscape plan indicating how required buffers would be planted.

The staff recommendation will be made at the meeting. 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. The right-of-way for widening of Miller 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. 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.
31. The proffers approved as a part of zoning case C-47C-97, C-8C-06, and REZ2014-00039 shall be incorporated in this approval.

**Continue**

**continued**

- 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 Lee Pambid)**

**(Applicant's Representative: Randy Hooker)**

**(Applicable Rezoning Cases and PUPS: C-8C-06, C-47C-97 and REZ2014-00039)**

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



**LANDSCAPE PLAN**

POD2015-00177  
Enviroscape, Inc. Office and  
Service Building – Techpark  
Place

**Draper Aden Associates for DGAS Properties, 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 3.59-acre site is located along the west line of Techpark Place, approximately 1,650 feet south of Technology Boulevard, on parcel 844-704-1308. The zoning is M-1C Light Industrial District (Conditional). County water and sewer. **(Varina)**

**APPROVED**

The applicant is requesting approval of a landscape plan at Enviroscape. The quantity of the plant material on the berm meets the Transitional Buffer 35 as required by proffered condition of zoning case REZ2013-00005. Additionally, the applicant has provided sufficient plant material to meet peripheral parking requirements between Tech Park Place and the parking lot.

However, as of the preparation date of the agenda, the staff has not received a revised plan, as requested showing adequate screening materials for the gate. The applicant is proposing the use of slats and chain-link fence. Staff has requested alternative opaque materials be used.

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

**(Staff Report by Greg Garrison)**  
**(Applicant’s Representative: Glenn W. Custis)**  
**(Applicable Rezoning Cases and PUPS: REZ2013-00005)**

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

**DISCUSSION ITEM: Resolution PCR-3-15 - Henrico County Planning Commission to Initiate Consideration of Amendment to the Zoning Ordinance to Implement Actions of the 2015 General Assembly **APPROVED (SEE ADDENDUM PAGE 5)****

**DISCUSSION ITEM: Schedule Work Session to Discuss Amendment to the Zoning Ordinance to Implement Actions of the 2015 General Assembly – July 9, 2015**

**APPROVAL OF MINUTES: May 27, 2015 Minutes **APPROVED****

**ADJOURN @ 11:59**

**PLANNING COMMISSION  
AGENDA FOR  
SUBDIVISIONS AND PLANS OF DEVELOPMENT  
June 24, 2015**

**ADDENDUM**

**PAGE 13 – REVISED PLAN AND RECOMMENDATION**

**SUBDIVISION**

SUB2015-00061  
Carriage Homes at Parham  
Place (June 2015 Plan) –  
7814 E. Parham Road – 187  
Lots

**APPROVED**

**Townes Site Engineering for Garnet Hollybrook Avenue Real Estate, LLC and Carriage Homes at Parham, LLC:** The 31.66-acre site proposed for 187 residential townhouses for sale is located along the north line of E. Parham Road and the east line of Hollybrook Avenue, approximately 950 feet east of the intersection of W. Broad Street (U.S. Route 250) and E. Parham Road, on parcels 762-755-3882, 763-755-1261, and 763-756-4328. The zoning is RTHC Residential Townhouse District (Conditional). County water and sewer. **(Brookland) 187 Lots**

The revised plans and additional information submitted has addressed the staff’s concerns related to lot layout, dedication of public right-of-way along E. Parham Road, water quality requirements, and emergency access. The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for residential townhouse subdivisions and the additional conditions listed on the agenda.

**PAGE 14 – ADDED CONDITION**

**PLAN OF DEVELOPMENT AND LIGHTING PLAN**

POD2015-00184  
John Rolfe Square – 11840  
Church Road

**APPROVED**

**Bowman Consulting Group, LTD for ME JRS, 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 40 two-story and three-story detached residential condominium units for sale. The 10.8-acre site is located on the southeast corner of the intersection of John Rolfe Parkway and Church Road, on parcels 739-755-9019 and 740-755-3511. The zoning is RTHC Residential Townhouse District (Conditional). County water and sewer. **(Tuckahoe)**

9. **AMENDED – (ADDED)** A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.

**PAGE 17 – REVISED PLAN AND RECOMMENDATION, AND ADDED CONDITIONS**

**PLAN OF DEVELOPMENT**

POD2015-00173  
Shire Walk – 11901 Church Road (POD-68-07 Revised)

**Kimley-Horn & Associates, Inc. for Rebkee Replmnt, LLC**  
**ETALS:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 33 residential townhouses for sale and related public and private street improvements. The 4.708-acre site is located on the north line of John Rolfe Parkway and the south line of Church Road, approximately 775 feet west of the intersection of Pump Road and John Rolfe Parkway, on part of parcels 739-754-7156 and 738-753-9783. The zoning is RTHC Residential Townhouse District (Conditional) and C-1C Conservation District (Conditional). County water and sewer. **(Tuckahoe)**

**APPROVED**

Since the preparation of the agenda, the developer has submitted a revised grading and drainage plan, which provides sufficient capacity to address storm water quality and quantity requirements identified by the Department of Public Works. In accordance with the settlement agreement for the acquisition of right of way for John Rolfe Parkway between the County and the developer, the developer has agreed to enter into a maintenance agreement for the storm water detention (dry) pond that is partially located in the John Rolfe Parkway right of way. As part of that agreement, the Keswick subdivision Home Owners Association will be relieved of any maintenance responsibility for the dry pond. The pond will not require a fountain at this time, as it is designed to function as a dry detention pond.

The developer has also agreed to submit a landscape and fence plan for the storm water detention pond. The plan will provide landscaping generally equivalent to the 10 -foot transitional buffer, where the pond is visible from John Rolfe Parkway and West Glen Eagles Drive. In addition, the plan will provide for a 6-foot high black vinyl coated chain link safety fence around the detention pond, that will be set back behind the extended front building line of the adjoining lot at 2609 West Glen Eagles Way.

The developer has also agreed to address the traffic engineer’s concerns, including the dedication of right of way and easements, and has submitted an updated traffic signal warrant analysis for the intersection of John Rolfe Parkway and Hobbit Lane (proposed). The traffic signal warrant analysis indicates that a traffic signal is not warranted at this time. The developer has agreed to provide a traffic signal at that intersection in the future, at the developer’s expense, at such time the County Traffic Engineer determines a traffic signal is warranted in accordance with MUTCD standards. A traffic signal warrant analysis will be provided with future phases of commercial development.

The developer has proposed a phased construction plan. The first phase would accommodate construction of the project access drive from the intersection of John Rolfe Parkway and East Glen Eagles Way to the roundabout, identified as Hobbit Lane, as well as the construction of the Shire Walk residential townhouse community. Under Phase One the townhouses in Blocks A and B would front on private walks and would have vehicular access from rear alleys serving each unit’s rear loaded 2-car garage, similar to other units in the townhouse community.

**Continue**

**continued**

Phase Two would accommodate the future construction of the roundabout at the eastern terminus of Hobbit Lane and the access drive extending from Church Road to John Rolfe Parkway, identified as Gandalf Way. The Phase Two access drive would provide secondary access to the proposed townhouse development and primary access to the future shopping center at The Shire. An easement for the secondary access drive will be recorded prior to the recordation of the subdivision plat for Shire Walk. Phase Two construction plan will be designed at the same time as Phase One, to limit future construction impact on the adjoining town house lots. A construction staging plan for Phase Two will be submitted for staff review and approval. The secondary access drive is not being constructed until it is warranted by the adjoining commercial development, so that it does not encourage cut-through traffic. In addition, Phase Two will accommodate reconstruction of the dry storm water detention pond with sufficient capacity to address the needs of both the proposed townhouse community as well as the future The Shire shopping center. Drainage and utility improvements located within the public right of way or a public easement must be constructed or bonded prior to recordation of a subdivision plat for Shire Walk.

Maintenance of both main access drives and the detention pond will be provided by The Shire Property Owners Association, including both the residential and the commercial development within The Shire development. Maintenance of the access alleys and the common areas associated with the townhouse development will be the responsibility of the Shire Walk Home Owners Association.

Conditions have been added to the addendum to address the developer’s intentions as discussed. Staff now recommends approval of the POD for both phases subject to the annotations on the plans, the standard conditions for developments of this type, additional conditions numbers 29 through 37 listed on the agenda, and the following added conditions:

- 9. **AMENDED – (ADDED)** 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.
- 38. **ADDED** – Right of way and easements determined necessary by the County Traffic Engineer to construct the proposed turn lanes and relocated sidewalks along both Church Road and John Rolfe Parkway, including future signalization improvements, shall be dedicated on the plat for Shire Walk.
- 39. **ADDED** – A traffic signal shall be provided at the developer’s expense at the intersection of John Rolfe Parkway, Glen Eagles Drive, and Hobbit Lane (proposed), at such time the County Traffic Engineer determines a traffic signal is warranted.
- 40. **ADDED** – The developer shall enter into a maintenance agreement with the Department of Public Works for the storm water detention (dry) pond that is partially located in the John Rolfe Parkway right-of-way. The terms of the agreement must be satisfactory to the County Attorney and consistent with the terms of the previous settlement agreement between the County and the Developer. As part of that agreement the Keswick subdivision Home Owners Association will be relieved of any maintenance responsibility for the dry pond.

**Continue**

**continued**

41. **ADDED** – The developer shall submit a landscape and fence plan for the storm water detention pond for County review and approval. The plan must provide landscaping generally equivalent to the 10 -foot transitional buffer, where the pond is visible from John Rolfe Parkway and West Glen Eagles Drive. In addition the plan must provide for a 6-foot high black vinyl coated chain link safety fence around the detention pond, that will be set back behind the extended front building line of the adjoining lot at 2609 West Glen Eagles Way.
42. **ADDED** – The developer shall submit a construction plan for both phases for concurrent staff review and approval. A construction staging plan must be submitted for staff review and approval prior to beginning construction of Phase Two. Drainage and utility improvements located within the public right of way or a public easement must be constructed or bonded prior to recordation of a subdivision plat for Shire Walk.
43. **ADDED** – The developer shall record an easement for the secondary access drive (Gandalf Way) prior to the recordation of the subdivision plat for Shire Walk
44. **ADDED** – The covenants on the Shire Walk property shall provide that maintenance of both main access drives and the detention pond will be provided by The Shire Property Owners Association, including both the residential and the commercial development within the Shire development.
45. **ADDED** – The covenants on the Shire Walk property shall provide that maintenance of the access alleys and the common areas associated with the townhouse development will be the responsibility of the Shire Walk Home Owners Association.

## **PAGE 19 – CORRECTED CONDITION NUMBERING**

### **SUBDIVISION**

SUB2015-00059  
Libbie Mill Townhomes  
(June 2015 Plan) – Staples  
Mill Road (U.S. Route 33) –  
40 Lots

**APPROVED**

**E.D. Lewis & Associates, PC for Midtown Land Partners, LLC:** The 3.02-acre portion of the 85-acre Libbie Mill urban mixed use site proposed for a subdivision of 40 townhomes for sale is located on the southwest corner of the intersection of Libbie Mill West Boulevard (private) and Libbie Lake West Street (private), on parts of parcels 773-739-8155 and 773-740-5043. The zoning is UMUC Urban Mixed Use District (Conditional). County water and sewer. **(Brookland) 40 Lots**

- ~~18-17.~~ The conditions approved as part of provisional use permit case PUP2014-00014 shall be incorporated in this approval.

# PAGE 31 - REVISED CAPTION, STAFF REPORT AND RECOMMENDATION

## PLAN OF DEVELOPMENT AND REVISED MASTER PLAN

POD2015-00182  
Airport Distribution Center –  
Building E – 2700  
Distribution Drive  
Revised Master Plan

**APPROVED**

**Engineering Design Associates for Virginia Becknell Investors, LLC and Becknell Services, LLC:** Request for approval of a plan of development and revised master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 216,000 square foot office warehouse. The 17.166-acre site, **as part of an 85.336 acre master plan**, is located on the southeast corner of the intersection of Darbytown Road and S. Laburnum Avenue, on part of parcel 814-699-7796. The zoning is M-1C Light Industrial District (Conditional) and ASO Airport Safety Overlay District. County water and sewer. **(Varina)**

Staff has received building material color information and a conceptual landscape plan. The building will be constructed of tilt up concrete panels with colors ranging in light, medium, and dark grey tones.

Staff has also received a commitment to extend the proffered planted 10' berm to screen the parking lot, as requested.

Staff recommends approval subject to the annotations on the plan, the standard conditions for developments of this type, and the additional conditions 29 through 34 listed in the agenda.

## PAGE 34 – DISCUSSION ITEM - REVISED RESOLUTION - TITLE CHANGE (See attachment) **APPROVED**