

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

**September 23, 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  
Kate B. Teator, Senior Planning Technician/Recording  
Secretary

**WELCOME: @ 9:00 AM**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA:**

**ROLL CALL: All present until after recess at 11:10AM. Witte and Leabough absent afterward.**

**REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News**

**EXPEDITED AGENDA: Leslie News**

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Lee Pambid**

**FOR INFORMATIONAL PURPOSES ONLY**

**There are no conditional extensions for this month.**

## TRANSFER OF APPROVAL

POD-33-02  
POD2014-00212

KFC Long John Silvers  
(Formerly Kentucky Fried  
Chicken 2 in 1) – 8810  
Patterson Avenue (State  
Route 6)

**APPROVED/EXPEDITED**

**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 Tricon Global Restaurant, Inc. to National Retail Properties, LP. The 0.945-acre site is located on the northeast corner of the intersection of Patterson Avenue (State Route 6) and Quail Lane, on parcel 751-741-5673. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

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 pavement markings. The applicant has addressed all deficiencies.

The staff recommends approval of this transfer request.

**(Staff Report by Aimee Crady)**  
**(Applicant's Representative: Will Mims)**  
**(Applicable Rezoning Cases and PUPS: C-28C-02)**

## TRANSFER OF APPROVAL

POD-61-84  
POD2014-00002

Dabney IV (Formerly R.F. &  
P. Warehouse #4) - 2161  
Tomlynn Street

**APPROVED/EXPEDITED**

**Tammy Bowles for Brandywine Realty Trust:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Richmond Land Corporation to Brandywine Grande C, LP. The 3.06-acre site is located on the east line of Tomlynn Street at its intersection with Westwood Trail (private), approximately 500 feet north of Jacque Street, on parcel 778-736-8134. The zoning is M-1, General Industrial District. County water and sewer. **(Brookland)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. Deficiencies as identified in the staff report dated March 28, 2014 included unlicensed vehicles parked outside. All deficiencies have been addressed as of the preparation date of the agenda.

The staff recommends approval of this transfer request.

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

## TRANSFER OF APPROVAL

POD2014-00181  
POD2015-00284  
Saunders Station at Broad  
Hill Centre – 12400 West  
Broad Street (U.S. Route  
250)

**APPROVED/EXPEDITED**

**Kenneth Bjelstrand for SM Saunders Station, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Attack WB Investors, LLC to SM Saunders Station, LLC. The 13.45-acre site is located on the north line of West Broad Street (U.S. Route 250), approximately 3,700 feet west of its intersection with North Gayton Road, on parcel 730-766-6366. The zoning is R-6C, General Residence District (Conditional), C-1C, Conservation District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. Commencement of construction is pending, and no improvements have yet been made to the site.

The staff recommends approval of this transfer request.

**(Staff Report by Lee Pambid)**

**(Applicant's Representative: Kenneth Bjelstrand)**

**(Applicable Rezoning Cases and PUPS: C-18C-12 and REZ2014-00034)**

## TRANSFER OF APPROVAL

POD-81-80  
POD2014-00361  
Commerce Plaza (Formerly  
Prudential Insurance Office  
Buildings) – 2809  
Emerywood Parkway

**APPROVED/EXPEDITED**

**Jeff Compton for VG Commerce Plaza, LLC and Union Commerce Plaza, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from High Equity Partners, LP to VG Commerce Plaza, LLC and Union Commerce Plaza, LLC. The 4.39-acre site is located on the south line of Emerywood Parkway at the terminus of Grenoble Road, on parcel 764-746-8464. The zoning is M-1, Light Industrial District. County water and sewer. **(Tuckahoe)**

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, resealing and repainting the pavement 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: Alan Mudd)**

## TRANSFER OF APPROVAL

POD-40-91  
POD2015-00305  
Taco Bell – 7210 West Broad  
Street (U.S. Route 250)

**APPROVED/EXPEDITED**

**Tassos Paphites for Mykonos Properties, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Taco Bell Corporation and Burger Busters, LLC to Mykonos Properties, LLC. The 0.837-acre site is located at the northeast corner of the intersection of W. Broad Street (U.S. Route 250) and Bethlehem Road, approximately 1,955 feet west of Glenside Drive, on parcel 766-748-5556. The zoning is B-3, Business District. County water and sewer. **(Brookland)**

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 August 17, 2015 included missing landscaping, a stop sign, directional pavement markings, and damaged curb in 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: Tassos Paphites)**

## TRANSFER OF APPROVAL

POD-64-74  
POD2014-00359  
Office Building – 2720  
Enterprise Parkway

**APPROVED - SEE  
ADDENDUM PAGE 1**

**J. David Mullens for The Westhampton Group, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Joyner C. F., Jr. & Sons LLC, formerly C. F. Joyner, Jr. Residuary Trust DBA Joyner & Company to The Westhampton Group, LLC. The 1.83-acre site is located at the northeast corner of Enterprise Parkway and Prestwick Road, on parcel 763-752-3510. The zoning is O-2, Office District. County water and sewer. **(Tuckahoe)**

The applicant has applied for a transfer of approval, as well as a change of use building permit (BLD2015-01151) to convert the existing two-story 28,800 square foot office building constructed in 1974 into a funeral home. A funeral home is a principal permitted use in the O-2 Office District. Conversion of the building will include renovation of both the interior and exterior of the building, as well as renovation of the existing parking area pavement, lighting and landscaping. Staff has approved a revised administrative Plan of Development including a revised landscape and lighting plan. The revised plan provides enhanced lighting and landscaping, as well as a white vinyl PVC fence that will separate the property from the Three Willows Apartments to the north. Should the applicant wish to install a crematory in the building in the future, a Special Exception requiring separate Board of Zoning Appeals approval or approval of a revised Plan of Development by the Planning Commission would be required.

**Continue**

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Site deficiencies include asphalt paving in disrepair, as well as overgrown and missing landscaping. The site deficiencies would need to be rectified prior to approval of a new Certificate of Occupancy for the new use of the building. The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. Staff recommends approval of transfer request subject to the following condition:

1. All site deficiencies identified on the site inspection report dated October 2, 2014 shall be resolved and the revised administrative Plan of Development including revised landscaping and lighting approved on July 24, 2015 shall be implemented, prior to approval of a new Certificate of Occupancy pursuant to BLD2015-01151.

**(Staff Report by Mike Kennedy)**  
**(Applicant's Representative: J. David Mullens)**

**PLAN OF DEVELOPMENT (Deferred from the April 22, 2015 Meeting)**

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

**WITHDRAWAL**

**Balzer and Associates, Inc. for Brick House Manner, LLC and Twin Rivers Capital, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 8,320 square-foot retail store. The 1.09-acre site is located at the northwest corner of the intersection of E. Williamsburg Road (U.S. Route 60) and Garland Avenue, on parcels 827-716-7805, 827-716-7107, and 827-716-8603. The zoning is B-1, Business District, and ASO, Airport Safety Overlay District. County water and sewer.  
**(Varina)**

The applicant has requested withdrawal of this plan of development from further consideration by the Planning Commission.

**(Staff Report by Matt Ward)**  
**(Applicant's Representative: Christopher Shust)**

**ALTERNATIVE FENCE HEIGHT PLAN - RESIDENCE (Deferred from the August 13, 2015 Meeting)**

SUB2015-00092  
Emerson Residence –  
Greendale Forest – 6613  
Fernwood Street

**APPROVED**

**Joann Emerson:** Request for approval of an alternative fence height plan, as required by Chapter 24, Sections 24-95 (1)(7)(b), 24-106, and 24-106.2 of the Henrico County Code, to allow a 6 foot tall fence to encroach 24 feet into the front yard. The 6,500 square foot site is located at 6613 Fernwood Street, on the east line of Fernwood Street, approximately 880 feet south of Penick Road, on parcel 771-746-2846. The zoning is R-4 One-Family Residential District. County water and sewer. (**Brookland**)

The applicant requests approval of an alternative fence height in the front yard to erect a 6-foot tall wooden fence along the southern property line that encroaches 24-feet into the front yard. The required front yard setback for R-4 zoning is 35-feet. Per the survey provided with the plan, the front of the house is set back 36.2 feet from the right of way line. The fence would therefore stop approximately 12.2 feet back from the right of way.

County Code limits the maximum fence height in an R-4 zoned front yard to three feet, six inches, unless an alternative fence height is approved by the Planning Commission. Per the Code, the Planning Commission, pursuant to the review and approval of a landscaping plan, shall permit an alternative height not exceeding seven feet in the front yard or along the front lot line, provided the design does not adversely affect:

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

Staff has received opposition to the alternative fence height request, citing safety concerns and obstructing the sight distance. Although a landscape plan has not been submitted the applicant has stated she plans to install potted plants on her side of the fence since the fence is proposed on the side property line.

Customarily, staff makes no recommendation for approval or denial before the Planning Commission regarding requests for alternative fence height. Should the Commission approve this request, the following standard conditions for alternative fence height plans are recommended:

1. The property shall be developed as shown on the plan filed with the case and no changes or additions to the layout shall be made without the approval of this Commission.
2. The owner shall have a set of approved plans available at the site at all times when work is being performed. A designated responsible employee shall be available for contact by County Inspectors.
3. The fence shall be maintained in good repair by the owner. Trash and debris should not be allowed to accumulate along the fence.

**Continue**

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(Staff Report by Greg Garrison)  
(Applicant's Representative: Joann Emerson)

**PLAN OF DEVELOPMENT AND LIGHTING PLAN (Deferred from the July 22, 2015 Meeting)**

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

**DEFERRED TO  
OCTOBER 28, 2015  
MEETING**

**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 October 28, 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.

**Continue**



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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 October 28, 2015.

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)**

## PLAN OF DEVELOPMENT (Deferred from the July 22, 2015 Meeting)

POD2015-00111

Our Store Furniture Store –  
837 Azalea Avenue

### **APPROVED/EXPEDITED**

#### **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)**

Since this plan of development was deferred at the July 22, 2015 Planning Commission meeting, the staff has reviewed a revised plan. The revised plan addresses the deficiencies previously identified by the Traffic Engineer and the Fire Marshal, as well as Planning Staff. Additional information regarding the management of stormwater was submitted on September 4, 2015 as requested by Department of Public Works (DPW) Design Review Engineer. DPW staff now indicate they can recommend approval of the plan.

The revised plan eliminates vehicles backing out onto Azalea Avenue as requested by the Traffic Engineer. An additional fire hydrant has been provided on the revised plan to address hose lay concerns previously identified by the Fire Marshal. The revised plan provides for the removal of the existing cargo containers on the site. In addition, a 25-foot transitional buffer alternative has been provided, to buffer the site from the adjoining residential property to the east. The full buffer planting has been provided. A small section of the buffer width has been reduced by right, with the addition of a 6-foot high split faced block screen wall. The screen wall will match the new building. The proposed screen wall will not extend into the front yard setback. The full width of the buffer is provided in the front yard so the wall is not required in that area. In addition, windows have been provided on the front of the building facing Azalea Avenue, in order to provide a more retail appearance, instead of looking like a warehouse. Planning staff is now satisfied that their previously identified concerns have been resolved.

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. 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.
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.

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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)**

## **PLAN OF DEVELOPMENT AND LIGHTING PLAN**

POD2015-00234  
Ample Self Storage Route  
360 – 4101 Mechanicsville  
Turnpike (U.S. Route 360)

**APPROVED**

**Bay Companies, Inc. for Ample Storage Lake Worth, LLC:**  
Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct ten one-story self-storage buildings, totaling 112,436 square feet. The 13.19-acre site is located on the east line of Mechanicsville Turnpike (U.S. Route 360) at its intersection with Evans Road, approximately 1,745 feet north of N. Laburnum Avenue, on parcel 804-737-1251. The zoning is M-1C, Light Industrial District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

The applicant requests approval to construct ten, one-story self-storage buildings totaling 112,436 square feet. This facility will operate between the hours of 6:00 a.m. and 10:00 p.m.

As requested by the County, the Owner will dedicate additional right-of-way along Mechanicsville Parkway (U.S. Route 360) to accommodate widening to the ultimate right-of-way width and for sidewalks. A standard VDOT five-foot sidewalk will be provided along the eastern side of Mechanicsville Turnpike (U.S. Route 360) with an additional pedestrian connection from the site to the public sidewalk.

As outlined in zoning case REZ2014-00041 the following buffers will be planted:

1. A thirty-five (35) feet wide landscape buffer will be established along the eastern side of Mechanicsville Turnpike (U.S. Route 360).
2. A fifty (50) feet wide landscape buffer of natural vegetation and additional landscaping will be established to meet the County of Henrico Twenty-Five (25) transitional buffer requirements along the western and northern boundaries of the site.

Additional plan details include a black chain link fence at 7 foot tall and a retaining wall along the rear drive aisle. The metal gate and fence for vehicular access control will be 6 foot in height.

The proposed architectural renderings show all building elevations visible from Mechanicsville Turnpike (U.S. Route 360) to be standard full reddish-brown brick accented with tan brick soldier courses and pitched metal roofs painted green. Buildings A and B will have the same brick color tones with additional open glass store fronts facing Route 360.

**Continue**

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A lighting plan was included for review and approval with this plan of development proposal. The lighting plan shows thirty-five (35) LED building wall mounted light fixtures all to be full cut off and placed 8 feet from grade.

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

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. The right-of-way for widening of Mechanicsville Turnpike (U.S. Route 360) 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 Mechanicsville Turnpike (U.S. Route 360) shall be approved by the Virginia Department of Transportation and the County.
31. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
32. A concrete sidewalk meeting VDOT standards shall be provided along the east side of Mechanicsville Turnpike (U.S. Route 360).
33. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
34. Outside storage shall not be permitted.
35. The proffers approved as a part of zoning case REZ2014-00041 shall be incorporated in this approval.
36. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
37. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Matt Ward)**

**(Applicant's Representative: Dan Caskie)**

**(Applicable Rezoning Cases and PUPS: REZ2014-00041)**

## PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2015-00286  
GreenGate Phase II -  
Commercial East – 12341  
West Broad Street (U.S.  
Route 250)

**DEFERRED TO  
OCTOBER 15, 2015  
MEETING - SEE  
ADDENDUM PAGE 1**

**Kimley-Horn & Associates, Inc. for ME Nuckols, LLC and Gouldin 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 three one-story retail/restaurant buildings, totaling 28,670 square feet, and a three-story, 45,000 square foot office building in an urban mixed use development. The 9.01-acre portion of the 74.73 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 parcels 731-764-5533 and 733-764-4118. The zoning is UMUC, Urban Mixed Use District (Conditional), B-3C, General Business District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

GreenGate Phase 1, approved by the Planning Commission on July 23, 2014, covered improvements to the West Broad Street frontage and the construction of two public roads into the commercial portion of the development along with other infrastructure improvements. That phase is currently in the signature review process, with construction anticipated to begin this fall.

This plan represents the initial eastern phase of commercial development for the GreenGate urban mixed use project. It consists of the construction four buildings, totaling 73,780 square feet, with a mix of retail/restaurant/office uses and associated access roads and parking lots. It includes the construction of a shared access drive off of West Broad Street, on the adjacent Strange's Florist property. This was not a part of the original GreenGate master plan, but was the subject of a recent rezoning case approved by the Board of Supervisors at their first meeting this month. This phase does not include the construction of the grocery store adjacent to the Strange's property. That building will be included in a future phase of the development.

A number of issues remain to be addressed. The applicant needs to work out staff comments with regards to the site plan and the lighting plan. The parking lot has issues with landscape island widths and locations. All outdoor dining and vendor areas have not been shown. The lighting plan is missing information on light fixtures and photometric levels.

The overall master plan is being revised to increase the amount of floor area and acreage devoted to commercial uses and to decrease the number of lots and acreage devoted to residential uses. The most recent revision submitted shows the total floor area anticipated in the commercial portion of the development to be 188,860 square feet. The original master plan showed the development of 112,000 square feet of commercial floor area. The revised master plan shows the balance of the site to be used for the development of 251 dwelling units, open space, and other amenities. The original master plan anticipated 276 residential lots. A maximum of 300 dwelling units were permitted in GreenGate under the approved proffers.

In addition, multiple revisions to the GreenGate Master Plan Book, originally dated December 19, 2013, are included in the applicant's submission. The Director of Planning has determined that

**Continue**

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Planning Commission approval of the changes can be handled through the Plan of Development process. Plan of Development approval by the Planning Commission will be required in the future to implement the improvements on the master plan.

As of the preparation date of the agenda, staff had not received the revised site plan, lighting plan, or master plan, as requested. 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:

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 entrances and drainage facilities on West Broad Street (U.S. Route 250) 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. Outside storage shall not be permitted.
32. The proffers approved as a part of zoning case REZ2014-00009, PUP2014-00006, and REZ2015-00006 shall be incorporated in this approval.
33. 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.
34. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.
35. 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.
36. 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.
37. The conceptual master plan, as submitted with this application, is for planning and information purposes only.

## Continue

**continued**

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.
39. 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, PUP2014-00006, and REZ2015-00006)**

## **PLAN OF DEVELOPMENT AND LIGHTING PLAN**

POD2015-00321  
GreenGate Phase III -  
Commercial West – 12121  
West Broad Street (U.S.  
Route 250)

**DEFERRED TO  
OCTOBER 15, 2015  
MEETING - SEE  
ADDENDUM PAGE 2**

**Kimley-Horn & Associates, Inc. for ME Nuckols, 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 four one-story retail/restaurant buildings, totaling 33,705 square feet, and a three-story, 45,000 square foot office building in an urban mixed use development. The 11.25-acre portion of the 74.73 acre site is located along the south line of West Broad Street (U.S. Route 250), approximately 1,030 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 covers the western portion of commercial development in the GreenGate urban mixed use project. It consists of the construction four buildings, totaling 78,705 square feet, with a mix of retail/restaurant/office uses along with associated access road and parking lots. The westernmost retail/restaurant building includes a drive-through lane intended to serve a coffee shop.

A number of issues remain to be addressed with regards to the site plan and the lighting plan. The drive-through does not meet the Traffic Engineer's requirements for lane width and bypass lane length. All outdoor dining and vendor areas have not been shown. The parking lot has issues with landscape island widths and location. The lighting plan is missing information on light fixtures and photometric levels.

As of the preparation date of the agenda, staff had not received any revised plans, as requested. 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:

**Continue**

**continued**

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. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning case 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. 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. 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 certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
35. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
36. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
37. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
38. The limits and elevations of the Special Flood Hazard Area shall be conspicuously noted on the plan and labeled "Limits of Special Flood Hazard Area." In addition, the delineated Special Flood Hazard Area must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.

**(Staff Report by Kevin Wilhite)**

**(Applicant's Representative: David Ellington)**

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



## SUBDIVISION

SUB2015-00106  
GreenGate Residential  
(September 2015 Plan) –  
12121 West Broad Street  
(U.S. Route 250)  
**DEFERRED TO  
OCTOBER 15, 2015  
REZONING MEETING –  
SEE ADDENDUM PAGE 2**

**Kimley-Horn & Associates, Inc. for ME Nuckols, LLC:** The 55.68-acre portion of the 74.73 acre site proposed for 209 townhouse lots and 42 single-family lots is located on the north line of Graham Meadows Drive, approximately 575 feet west of its intersection with North Gayton Road, on parcels 731-764-4292 and 731-764-553. The zoning is UMUC, Urban Mixed Use District (Conditional), A-1, Agriculture District, and WBSO, West Broad Street Overlay District. County water and sewer.  
**(Three Chopt) 251 Lots**

This submittal is a revision to the GreenGate (April 2014 Plan), approved by the Planning Commission on August 14, 2014, which covered the residential component of the GreenGate urban mixed use development. That plan approved 276 residential lots, consisting of 49 single family residential lots and 234 residential townhomes for sale. The new plan now shows 251 residential lots, containing 42 single-family residential lots and 209 residential townhomes for sale. The reduction in the number of lots is due to the increased size of the proposed commercial acreage in GreenGate. The residential portion of the development is currently anticipated to be developed in four sections. The total number of residential dwellings permitted in GreenGate is limited to 300 units by proffer. There is a mix of both public and private streets shown on the plan. A number of issues are still under review as of the preparation date of the agenda. They include changes in street design and lot design from the GreenGate Master Plan Book. A Plan of Development will need to be filed for Planning Commission approval of the site plan and architectural plans of all sections of this development.

As of the preparation date of the agenda, staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities and residential townhouses for sale, the following additional conditions are recommended:

15. The limits and elevation of the **Special Flood Hazard Area** shall be conspicuously noted on the plat and construction plans and labeled "**Limits of Special Flood Hazard Area.**" Dedicate the **Special Flood Hazard Area** as a "Variable Width Drainage & Utilities Easement."
16. The proffers approved as part of zoning case REZ2014-00009 and PUP2014-00006 shall be incorporated in this approval.
17. The final plat for recordation shall contain information showing The Chesapeake Bay Preservation areas, if any, in accordance with Chapter 19, Section 19-72 (18), of the Henrico County Code, as determined by the Director of Public Works.

**(Staff Report by Kevin Wilhite)**

**(Applicant's Representative: David Ellington)**

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

## PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2015-00330  
Aldi at Broad Hill Centre –  
12390 West Broad Street  
(U.S. Route 250)

### **APPROVED/EXPEDITED**

**Kimley-Horn & Associates, Inc. for Atack WB Investors, LLC and Aldi, 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 17,285 square foot retail grocery store. The 2.27-acre site is located on the north line of West Broad Street (U.S. Route 250), approximately 3,700 feet west of its intersection with North Gayton Road, on part of parcel 730-765-4888. The zoning is B-2C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The applicant proposes construction of a 17,825 square foot retail building branded as an Aldi grocery store. Only one parcel will remain available for development in the Broad Hill Centre project should this Plan of Development be approved.

The proffers of zoning case C-18C-12 shall apply.

The building features a significant amount of red brick and cultured stone, a screened loading area, and will be similar in appearance to the Aldi store recently completed at Staples Mill Square.

A small, enhanced transitional buffer 40 feet in width facing the Saunders Station condominium development, 10 foot transitional buffers along the north and east facing the Bon Secours facilities, and the West Broad Street Overlay District requirements shall be provided.

Staff has requested that light poles in the parking lot landscape islands be moved to parking space crosshairs in the pavement in order to accommodate trees. The applicant is in agreement with this change. The plan proposes LED fixtures on 11 poles mounted at 20 feet in height. The lighting plan conforms to the county's lighting guidelines.

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

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning case C-18C-12 shall be incorporated in this approval.
31. 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.
32. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators)

**Continue**

**continued**

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: Mark Boyd)**

**(Applicable Rezoning Cases and PUPS: C-18C-12)**

## **PLAN OF DEVELOPMENT AND LIGHTING PLAN**

POD2015-00315

American Renal – 3384

Creighton Road

**APPROVED/EXPEDITED  
SEE ADDENDUM PAGE 1**

**Silvercore for Creighton & Laburnum, LLC and Nolde Commercial Real Estate:** 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 7,735 square foot medical office building. The 1.04-acre site is located on the north line of Creighton Road, approximately 470 feet west of N. Laburnum Avenue, on part of parcel 807-730-9116. The zoning is M-1C, Light Industrial District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

This is a request to construct a one-story 7,735 square foot medical office and lighting plan on the north line of Creighton Road, just west of its intersection with Laburnum Avenue.

As of the preparation date of the agenda, the staff has not received a revised plan as requested that addresses staff comments regarding removing a drainage swale from the proffered buffer adjacent to Creighton Road and provision of a sidewalk connection to Creighton Road. 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:

- 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 Creighton 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 proffers approved as a part of zoning case C-29C-07 shall be incorporated in this approval.

**Continue**

**continued**

31. 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.
32. 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: Jeff Staub)**  
**(Applicable Rezoning Cases and PUPS: C-29C-07)**

**PLAN OF DEVELOPMENT**

POD2015-00324  
Airport Distribution Center,  
Building D - Expanded –  
2600 Distribution Drive

**APPROVED**

**Engineering Design Associates for Virginia Becknell Investors, LLC and Becknell Services, 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 202,560 square foot office warehouse. The 12.99-acre site is located on the southeast corner of the intersection of Darbytown Road and South Laburnum Avenue and on the north line of Miller Road, 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 an office warehouse 202,560 square feet in area. Additional parking and truck maneuvering areas are proposed over versions of this plan that were administratively reviewed, pursuant to the approved master plan, previously.

No changes to the existing proffered 10' berm are proposed. Zoning cases C-47C-97 and C-7C-06 shall apply.

The building will be constructed of tilt up concrete panels with colors ranging in light, medium, and dark grey tones, which is in keeping with other buildings in the development. Building E, which is very similar in massing and appearance, was approved by the Planning Commission at its June 24, 2015 meeting.

At the time of the agenda's preparation, the Department of Public Works- Traffic Division was unable to recommend approval pending a revised plan that provides for right-of-way dedication along Darbytown Road.

**Continue**

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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 Darbytown 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-7C-06, C-8C-06, REZ2014-00039 shall be incorporated in this approval.
32. 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-47C-97, C-7C-06, C-8C-06, REZ2014-00039)**

## **PLAN OF DEVELOPMENT AND LIGHTING PLAN**

POD2015-00328  
Dominion Virginia Power  
Mobile Unit Storage  
Building @ 2901 Charles  
City Road

**APPROVED**

**Willmark Engineering, PLC for VA Electric & Power Company:** 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, 28,214 square foot mobile unit storage building with 28 service bays and additional parking required for the existing office warehouse buildings. The 21.1-acre site is located on the southeast corner of the intersection of Charles City Road and Miller Road, approximately 500 feet west of S. Airport Drive, on parcel 818-707-5124. The zoning is M-2, General Industrial District and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

This proposal is to construct a one-story, 28,125 square foot building with twenty-eight (28) service bays, located on a site with existing office warehouse industrial buildings. Additional work includes closing one existing driveway along Charles City road and building two new entrances to access both Charles City and Miller Roads.

**Continue**

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As shown, twelve foot tall Beta Fence security fencing will surround the proposed storage facility and the seven foot tall chain link fence with sliding gates will enclose the remainder of the property.

For stormwater management requirements, a large pond will be provided on the southeast corner of the property and enclosed by a seven foot chain link fence. Furthermore the applicant has agreed to continue the evergreen hedge of large trees along Charles City Road and Miller Road to help screen and soften visual impacts.

The architectural plan provides a front and rear building elevation comprised of fourteen service bays with anodized aluminum or gray roll up doors surrounded by white metal wall panels. Both side elevations will have white metal panels with four ventilated openings along the central band of the wall.

A lighting plan was included for review and approval. The lighting plan proposes ten building mounted LED light fixtures placed twenty feet above finished floor. Additionally, thirty-five light poles with LED fixtures and overall height of thirty-three feet will be evenly disbursed throughout the site for an average 3.0 foot candle reading. All proposed fixtures are full cut off.

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 Charles City Road and 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. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
31. All repair work shall be conducted entirely within the enclosed building.
32. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
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: Mark Williams)**

## PLAN OF DEVELOPMENT

POD2015-00329  
Shoppes at Twin Oaks -  
Additional Entrance – 3601  
Cox Road  
(POD-39-04 Revised)

### **APPROVED/EXPEDITED**

**Timmons Group for Ravid Richmond, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct an additional entrance driveway along Westerre Parkway for an existing shopping center. The 5.24-acre site is located at the southeast corner of the intersection of Cox Road and Westerre Parkway, on parcel 748-759-3503. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

The applicant requests approval to construct an additional entrance drive along the south side of Westerre Parkway for access to the existing Shoppes at Twin Oaks.

This proposal will provide the first vehicular and pedestrian access to the front of the existing shopping center. Shoppes at Twin Oaks was originally built in 2006 with 195 parking spaces as shown and only 157 parking spaces are required.

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. Only retail business establishments permitted in a B-2 district 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. A concrete sidewalk meeting County standards shall be provided along the south side of Westerre Parkway.
33. Outside storage shall not be permitted.
34. The proffers approved as a part of zoning case C-63C-98 and C-29C-12 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.
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 Matt Ward)**

**(Applicant's Representative: Ryan Ritterskamp)**

**(Applicable Rezoning Cases and PUPS: C-63C-98 and C-29C-12)**

## PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2015-00331  
Jain Worship Center – East  
Parham Road

### **APPROVED/EXPEDITED**

**Balzer and Associates, Inc. for Kamlaben Charitable Trust and Jain Society of Central VA:** 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, 11,890 square foot place of worship and related site improvements. The 4.29-acre site is located on the northwest line of E. Parham Road, approximately 400 feet southwest of Park Central Drive, on parcel 789-758-0591. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Fairfield)**

The applicant requests approval of a one-story worship center and related site improvements. Plans for the existing adjacent child daycare facility and future office building were approved in 2008. The office pad site is vacant. The common drive to the proposed center is constructed to commercial standards on both north and south ends of the site to serve this development from Park Central Drive, with no direct access to E. Parham Road. An existing 120-foot proffered buffer, which was installed with the entrance plans for POD-13-90, will remain undisturbed along E. Parham Road. Parking to be provided exceeds the number of spaces required by code.

The proposed building will be finished with a combination of primarily stucco and marble, with articulated design elements on all sides. The roof will contain ornamental marble domes and sikharas, the tallest measuring at 44 feet from grade. All elements are permitted architectural features, and are proposed at allowable heights. The southwest elevation, which faces the wooded area in the rear, is not rendered in the staff plan, but is proposed in materials consistent with the other three elevations shown.

A 6-foot decorative wrought iron fence is proposed around the parking lot area and encloses three sides of the development area. This will tie into a black vinyl coated fence to the rear along the wooden portion of the site to remain. The parking lot will be accessible by automated sliding gates, with locking devices to be compliant with requirements and recommendations of the Divisions of Fire and Police.

A lighting plan is included, demonstrating adequate lighting in parking areas and primary entrances to the building. The light fixtures will not exceed the proffered maximum mounting height of 20 feet, are concealed source, and are of the same metal halide type as the adjacent development.

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. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning case C-7C-95 shall be incorporated in this approval.

**Continue**



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31. 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.
32. 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: Aaron Breed)**  
**(Applicable Rezoning Cases and PUPS: C-7C-95)**

**SUBDIVISION**

SUB2015-00117  
Holloway at Wyndham  
Forest - Townhouses  
(September 2015 Plan) –  
11120 Nuckols Road  
**APPROVED – SEE  
ADDENDUM PAGE 2**

**Youngblood, Tyler and Associates, P.C. for Nuckols Road, LLC and HHHunt Corporation:** The 7.53-acre site proposed for 52 townhomes is located 800 feet east of the intersection of Nuckols Road and Opaca Lane along the south line of Holman Ridge Road extended, on part of parcel 749-771-6494. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt) 52 Lots**

This conditional subdivision proposes the subdivision of 7.5 acres into 52 townhouse lots. The site was recently rezoned, July 21, 2015, and the layout is consistent with the proffered plan. This case is the companion case to conditional subdivision case SUB2015-00117 for 96 zero-lot line single family lots.

As of the preparation of the date of the agenda, the Department of Public Works' Engineering Division cannot recommend approval of the plan as submitted. Public Works requires the BMPs to be relocated from within the front yard setback, or a waiver granted; and the engineer has not clearly indicated that the proposed BMPs will meet Water Quality requirements for the site.

Though Traffic can recommend approval of the plan, the applicant has been notified that the proposed bioretention basin along Holman Ridge Road is in the sight distance line and cannot be planted with plants over 30" tall. Additionally, the plan needs to be redesigned to provide the 35' front yard setback from Holman Ridge Road Extended, and to provide 18' x 18' driveways exclusive of sidewalks. Currently 15 feet is provided.

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 standard conditions for residential townhouses for sale, the following additional conditions are recommended:

**Continue**

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15. Prior to requesting recordation, the developer must furnish a letter from Dominion Virginia Power, stating that this proposed development does not conflict with its facilities.
16. The details for the landscaping to be provided within the 15-foot wide planting strip easement along Holman Ridge Road and the 25-foot wide planting strip easement along future Hickory Park Drive shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
17. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
18. The proffers approved as part of zoning case REZ2015-00014 shall be incorporated in this approval.
19. The final plat for recordation shall contain information showing The Chesapeake Bay Preservation areas, if any, in accordance with Chapter 19, Section 19-72 (18), of the Henrico County Code, as determined by the Director of Public Works.
20. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public Works, which addresses the possible future extension of the stub street.
21. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

**(Staff Report by Christina Goggin)**

**(Applicant's Representative: Anne Tignor)**

**(Applicable Rezoning Cases and PUPS: REZ2015-00014)**

## **SUBDIVISION**

SUB2015-00118  
Holloway at Wyndham  
Forest (September 2015  
Plan) – 11120 Nuckols Road

**APPROVED – SEE  
ADDENDUM PAGE 3**

**Youngblood, Tyler and Associates, P.C. for Shirley Urban Johnston, Steven W. and S. U. Johnston, and Nuckols Road, LLC and HHHunt Corporation:** The 35.91-acre site proposed for 96 single-family zero-lot line lots and Holman Ridge Road Extended is located at the western terminus of Maben Hill Lane and Holman Ridge Road, approximately 2,000 feet east of Nuckols Road, on part of parcels 748-771-0593, 748-771-2890, 748-772-2307, and 749-771-6494. The zoning is RTHC, Residential Townhouse District (Conditional), R-5AC, General Residence District (Conditional), and A-1, Agricultural District. County water and sewer. **(Three Chopt) 96 Lots**

This conditional subdivision proposes the subdivision of 27.1 acres into 96 zero-lot line dwelling lots, as well as 8.8 acres of right-of-way for the neighborhood roads and dedication of Holman  
**Continue**

**continued**

Ridge Road Extended, Hickory Park Drive to Nuckols Road and Opaca Lane realigned. The site was recently rezoned, July 21, 2015, and the layout is consistent with the proffered plan. There will also be sidewalk as proffered along both sides of Holman Ridge Road the entire length of the road which will continue to Hickory Park Drive and ultimately, Nuckols Road.

As of the preparation of the date of the agenda, the Department of Public Works' Traffic and Engineering Divisions cannot recommend approval of the plan as submitted. Traffic cannot recommend approval because the minimum allowable centerline radius is not met, and the minimum tangent length of 200 feet is not provided along Holman Ridge Road, which is classified as a minor collector roadway. The engineer must also provide and label the centerline radius of Road A and Holman Ridge Road and Maben Hill Lane must intersect at 90 degrees.

Public Works' Engineering Division cannot recommend approval until the BMPs are relocated from within the front yard setback, or a waiver is granted; and the engineer has not clearly indicated that the proposed BMP's will meet Water Quality requirements for the site.

Planning cannot complete its review until revised plans are submitted as lot dimensions may change during redesign.

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 zero lot line subdivisions, the following additional conditions are recommended:

13. The limits and elevation of the Special Flood Hazard Area shall be conspicuously noted on the plat and construction plans and labeled "Limits of Special Flood Hazard Area." Dedicate the Special Flood Hazard Area as a "Variable Width Drainage & Utilities Easement."
14. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Department of Planning for review. Such covenants and restrictions shall be in a form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
15. Prior to requesting recordation, the developer must furnish letters from Dominion Virginia Power and Plantation Pipeline, stating that this proposed development does not conflict with their facilities.
16. A County standard sidewalk shall be constructed along both sides of Holman Ridge Road.
17. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
18. The proffers approved as part of zoning case REZ2015-00014 shall be incorporated in this approval.
19. The final plat for recordation shall contain information showing The Chesapeake Bay Preservation areas, if any, in accordance with Chapter 19, Section 19-72 (18), of the Henrico County Code, as determined by the Director of Public Works.
20. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public Works, which addresses the possible future extension of the stub street.

**Continue**

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21. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

**(Staff Report by Christina Goggin)**

**(Applicant's Representative: Anne Tignor)**

**(Applicable Rezoning Cases and PUPS: REZ2015-00014)**

### **ALTERNATIVE FENCE HEIGHT PLAN - RESIDENCE**

POD2015-00122

Moreira Residence – Glen  
Allen Heights – 10261  
Winston Blvd

**APPROVED – SEE  
ADDENDUM PAGE 3**

**Miguel and Laura Moreira:** Request for approval of an alternative fence height plan, as required by Chapter 24, Sections 24-95 (1)(7)(b), 24-106, and 24-106.2 of the Henrico County Code, to allow a 6-foot fence to encroach 97 feet into the front yard. The 1.89-acre site is located on the east line of Winston Boulevard, approximately 700 feet north of its intersection with Blackburn Road, on parcel 773-763-0675. The zoning is R-3, One-Family Residential District. County water and sewer. **(Fairfield)**

The applicant requests an alternative fence height to permit 6 foot high fences to encroach 97 feet into the front yard where a maximum height of 3 ½ feet is normally permitted by the zoning ordinance in the R-3 district. Although, the minimum front yard required in the R-3 district is 40 feet from the front property line, a single family dwelling is under construction on the site and is located 100' from the front property line along Winston Boulevard.

The applicant desires 3 fences, one along Winston Boulevard as well as one down each of the two side property lines.

The fence along the entire 155 foot frontage of Winston Boulevard is an ornamental 6 foot tall, 3-rail, black aluminum fence. Brick piers are proposed. Two recessed 14 foot wide openings are included to accommodate a looped driveway, and ornamental metal gates are proposed. This fence will sit 3 feet from the property line and a minimum of 16 feet from the edge of roadway pavement.

The other two fences are standard 6 foot tall wooden fence sections extending down the length of both side property lines. The fence along the side property line to the south will be 8 feet from the line, and the proposed fence along the side property line to the north will be 6 inches from the line and tie into an existing 6 foot tall wood fence.

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Per the Code, the Planning Commission, pursuant to the review and approval of a landscaping plan, shall permit an alternative height not exceeding seven feet in the front yard or along the front lot line, provided the design does not adversely affect:

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

As of the date of the preparation of this agenda, staff has not received any calls or correspondence in opposition to this request. Areas to be landscaped are indicated on the plan.

Customarily, staff makes no recommendation for approval or denial before the Planning Commission regarding requests for alternative fence height. Should the Commission approve this request, the following standard conditions for alternative fence height plans are recommended:

1. The property shall be developed as shown on the plan filed with the case and no changes or additions to the layout shall be made without the approval of this Commission.
2. The owner shall have a set of approved plans available at the site at all times when work is being performed. A designated responsible employee shall be available for contact by County Inspectors.
3. The fence shall be maintained in good repair by the owner. Trash and debris should not be allowed to accumulate along the fence.

**(Staff Report by Lee Pambid)**

**(Applicant's Representative: Miguel and Laura Moreira)**

## **LANDSCAPE PLAN**

POD2015-00325  
Cabela's at West Broad  
Marketplace – 12300 West  
Broad Street (U.S. Route  
250)

**APPROVED/EXPEDITED**

**Kimley-Horn & Associates, Inc. for Excel West Broad Marketplace, LLC:** 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 13.21-acre site is located on the north line of West Broad Street (U.S. Route 250), approximately 2,000 feet west of its intersection with N. Gayton Road, on part of parcel 732-766-4043. The zoning is B-3C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

This is a request for a landscape plan at the recently approved Cabela's at West Broad Marketplace. The applicant has been working with staff to address comments regarding provision of alternate and additional plant material. The plan in your agenda reflects changes made to the transitional buffer to the east and north, and additional plantings along Wegmans Boulevard. Other changes

**Continue**

**continued**

made include addition of ornamental plantings in key landscape islands, and enhancement of the main drive aisle from West Broad Street with shrub beds and use of alternate, and in some cases larger tree species.

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

**(Staff Report by Greg Garrison)**

**(Applicant's Representative: Brian Brewer)**

**(Applicable Rezoning Cases and PUPS: REZ2014-00028)**

## **LANDSCAPE PLAN**

POD2015-00327

Townes at Woodman -

Section 2 – 10500 Woodman  
Road

**APPROVED/EXPEDITED**

**Stewart/H&G for HHHunt Communities:** 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 23.49-acre site is located along the west line of Woodman Road, approximately 300 feet south of its intersection with Mountain Road, on parcel 775-765-1579. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Fairfield)**

This is a request for a landscape plan for Section 2 of the Townes at Woodman. The landscape plan for Section 1 was approved October 22, 2014. The plan addresses staff comments by providing enhancements to the proffered recreation area. This plan provides additional plant material to buffer the future adjacent property owners and define the passive recreation area.

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

**(Staff Report by Greg Garrison)**

**(Applicant's Representative: Sara Shirley)**

**(Applicable Rezoning Cases and PUPS: C-8C-12)**

**APPROVAL OF 2016 PLANNING COMMISSION CALENDAR DEFERRED TO  
OCTOBER 28, 2015 MEETING**

**APPROVAL OF MINUTES: JULY 22, 2015 Minutes APPROVED AS CORRECTED**

**ADJOURN @ 11:47 AM**

**PLANNING COMMISSION  
AGENDA FOR  
SUBDIVISIONS AND PLANS OF DEVELOPMENT  
September 23, 2015**

**ADDENDUM**

**PAGE 27 – REVISED PLAN AND REVISED RECOMMENDATION**

**PLAN OF DEVELOPMENT AND LIGHTING PLAN**

POD2015-00315  
American Renal – 3384  
Creighton Road

**APPROVED/EXPEDITED**

**Silvercore for Creighton & Laburnum, LLC and Nolde Commercial Real Estate:** 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 7,735 square foot medical office building. The 1.04-acre site is located on the north line of Creighton Road, approximately 470 feet west of N. Laburnum Avenue, on part of parcel 807-730-9116. The zoning is M-1C, Light Industrial District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

The applicant has agreed to remove the swale from the proffered buffer, and to provide internal sidewalk connections as well as a sidewalk connection to Creighton Road.

The staff recommends approval, subject to the annotations on the plans, the standard conditions for developments of this type, and the additional conditions listed in the agenda.

**PAGE 18 – REVISED PLAN AND REVISED MASTER PLAN**

**PLAN OF DEVELOPMENT AND LIGHTING PLAN**

POD2015-00286  
GreenGate Phase II -  
Commercial East – 12341  
West Broad Street (U.S.  
Route 250)

**DEFERRED TO  
OCTOBER 15, 2015  
REZONING MEETING**

**Kimley-Horn & Associates, Inc. for ME Nuckols, LLC and Gouldin 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 three one-story retail/restaurant buildings, totaling 28,670 square feet, 4,500 square feet of outdoor dining, and a three-story, 45,000 square foot office building in an urban mixed use development. The 9.01-acre portion of the 74.73 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 parcels 731-764-5533 and 733-764-4118. The zoning is UMUC, Urban Mixed Use District (Conditional), B-3C, General Business District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

**PAGE 21 – REVISED PLAN**

**PLAN OF DEVELOPMENT AND LIGHTING PLAN**

POD2015-00321  
GreenGate Phase III -  
Commercial West – 12121  
West Broad Street (U.S.  
Route 250)

**DEFERRED TO  
OCTOBER 15, 2015  
REZONING MEETING**

**Kimley-Horn & Associates, Inc. for ME Nuckols, 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 four one-story retail/restaurant buildings, totaling 33,425 square feet, 3,500 square feet of outdoor dining, and a three-story, 45,000 square foot office building in an urban mixed use development. The 11.25-acre portion of the 74.73 acre site is located along the south line of West Broad Street (U.S. Route 250), approximately 1,030 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)**

**PAGE 23 – REVISED CAPTION AND REVISED PLAN  
SUBDIVISION**

SUB2015-00106  
GreenGate Residential  
(September 2015 Plan) –  
12121 West Broad Street  
(U.S. Route 250)

**DEFERRED TO  
OCTOBER 15, 2015  
REZONING MEETING**

**Kimley-Horn & Associates, Inc. for ME Nuckols, LLC:** The 55.68-acre portion of the 74.73 acre site proposed for ~~209~~ **206** townhouse lots and 42 single-family lots is located on the north line of Graham Meadows Drive, approximately 575 feet west of its intersection with North Gayton Road, on parcels 731-764-4292 and 731-764-553. The zoning is UMUC, Urban Mixed Use District (Conditional), A-1, Agriculture District, and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt) ~~251~~ 248 Lots**

**PAGE 37 – REVISED PLAN**

**SUBDIVISION**

SUB2015-00117  
Holloway at Wyndham  
Forest - Townhouses  
(September 2015 Plan) –  
11120 Nuckols Road

**APPROVED**

**Youngblood, Tyler and Associates, P.C. for Nuckols Road, LLC and HHHunt Corporation:** The 7.53-acre site proposed for 52 townhomes is located 800 feet east of the intersection of Nuckols Road and Opaca Lane along the south line of Holman Ridge Road extended, on part of parcel 749-771-6494. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt) 52 Lots**



**PAGE 39 – REVISED CAPTION AND REVISED PLAN**

**SUBDIVISION**

SUB2015-00118  
Holloway at Wyndham  
Forest (September 2015  
Plan) – 11120 Nuckols Road

**APPROVED**

**Youngblood, Tyler and Associates, P.C. for Shirley Urban Johnston, Steven W. and S. U. Johnston, and Nuckols Road, LLC and HHHunt Corporation:** The 35.91-acre site proposed for **96 97** single-family zero-lot line lots and Holman Ridge Road Extended is located at the western terminus of Maben Hill Lane and Holman Ridge Road, approximately 2,000 feet east of Nuckols Road, on part of parcels 748-771-0593, 748-771-2890, 748-772-2307, and 749-771-6494. The zoning is RTHC, Residential Townhouse District (Conditional), R-5AC, General Residence District (Conditional), and A-1, Agricultural District. County water and sewer. **(Three Chopt) 96 97 Lots**

**PAGE 40 – REVISED CAPTION**

**ALTERNATIVE FENCE HEIGHT PLAN - RESIDENCE**

SUB2015-00122  
~~POD2015-00122~~  
Moreira Residence – Glen  
Allen Heights – 10261  
Winston Blvd

**APPROVED**

**Miguel and Laura Moreira:** Request for approval of an alternative fence height plan, as required by Chapter 24, Sections 24-95 (l)(7)(b), 24-106, and 24-106.2 of the Henrico County Code, to allow a 6-foot fence to encroach 97 feet into the front yard. The 1.89-acre site is located on the east line of Winston Boulevard, approximately 700 feet north of its intersection with Blackburn Road, on parcel 773-763-0675. The zoning is R-3, One-Family Residential District. County water and sewer. **(Fairfield)**