

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

April 27, 2016

9:00 A.M.

SEE ADDENDUM



PLANNING COMMISSION

C. W. Archer, C.P.C., Chairperson (Fairfield)
Bonnie-Leigh Jones, C.P.C., Vice-Chairperson (Tuckahoe)
Eric S. Leabough, C.P.C. (Varina)
Sandra M. Marshall (Three Chopt)
Robert H. Witte, Jr. (Brookland)
Frank J. Thornton, 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, County Planner/Recording Secretary

WELCOME: @ 9 AM

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA: Mr. Robinson, Richmond Times-Dispatch

ROLL CALL: All present.

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Lee Pambid

EXTENSIONS – FOR PLANNING COMMISSION APPROVAL

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2011-00024 (SUB-004-11) Broaddus Glen (April 2011 Plan) EXTENSION GRANTED	34	34	4	Fairfield	4/26/2017

EXTENSIONS - FOR INFORMATIONAL PURPOSES ONLY

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2013-00040 Short Pump Manor at Bacova (April 2013 Plan) (Formerly Bowles Crossing) EXTENSION GRANTED	89	11	2	Three Chopt	4/26/2017

TRANSFER OF APPROVAL

POD2014-00227

POD2016-00107

Saunders Station Townes at
Broad Hill Centre – 4500
Broad Hill Drive

APPROVED/EXPEDITED

Rick Melchor for BHC Townes, 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 BHC Townes, LLC. The 10.55-acre site is located on the west line of Bon Secours Parkway, approximately 675 feet north of West Broad Street (U.S. Route 250), on parcel 730-767-7336. The zoning is RTHC, Residential Townhouse 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. Approval of construction plans and commencement of construction are pending. 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: Rick Melchor)

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

TRANSFER OF APPROVAL

POD-153-84

POD2015-00037

Clearwater Pools & Spas
(Formerly Five Star Gyros &
Subs) – 9076 West Broad
Street (U.S. Route 250)

APPROVED

Tommie and Melinda Sides: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from CXD Properties, LLC and Dimitrios Delios to Tommie and Melinda Sides. The 0.53-acre site is located in the Tuckernuck Square Shopping Center, on the north side of W. Broad Street (U.S. Route 250), approximately 250 feet east of Tuckernuck Drive, on parcel 758-756-4067. The zoning is B-2, 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. The site deficiencies, as identified in the inspection report dated February 13, 2015, included missing landscaping. All deficiencies have been addressed.

The staff recommends approval of this transfer request.

(Staff Report by Greg Garrison)

(Applicant's Representative: Tommie Sides)

TRANSFER OF APPROVAL

POD-34-02
POD2015-00357
Zaxby's West Broad
(Formerly Kentucky Fried
Chicken) – 5816 West Broad
Street (U.S. Route 250)

APPROVED

Timmons Group for CWC Food Properties, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Cash Box, LLC and Mercer Island Holdings, LLC to CWC Food Properties, LLC. The 1.0-acre site is located on the northeast corner of the intersection of West Broad Street (U.S. Route 250) and Bremo Road, on parcel 771-740-3047. 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. The site deficiencies, as identified in the inspection report dated September 15, 2015, included missing landscaping. All deficiencies have been addressed.

The staff recommends approval of this transfer request.

(Staff Report by Greg Garrison)
(Applicant's Representative: James Cannon)

TRANSFER OF APPROVAL

POD-40-97
POD2014-00348
Hilton Garden Inn – 4050
Cox Road

APPROVED/EXPEDITED

Jeff Chang for MCRT2 Richmond, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Atack-Lakepointe, LLC to MCRT2, LLC. The 4.79-acre site is located west of Cox Road at the terminus of Innslake Drive and on the east line of Dominion Boulevard, approximately 670 feet north of West Broad Street (U.S. Route 250), on parcel 747-761-8924. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. Deficiencies identified in the staff report dated September 9, 2014, including missing landscaping, repaving the parking lot and repainting the pavement markings have been addressed.

The staff recommends approval of this transfer request.

(Staff Report by Christina Goggin)
(Applicant's Representative: Jeff Chang)
(Applicable Rezoning Cases and PUPS: C-76C-87 and C-79C-90)

TRANSFER OF APPROVAL

POD-127-98 and POD-48-03
POD2014-00434 and
POD2014-00435
Rick Hendrick Chevrolet
Buick GMC (Formerly
Dominion Chevrolet) and
Rick Hendrick Chevrolet
Buick GMC Parking Deck
(Formerly Dominion
Chevrolet Parking Deck) –
12050 West Broad Street
(U.S. Route 250)

Brian Parrish for HAG RE CDT, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from The Linhart Company to HAG RE CDT, LLC. The 9.19-acre site is located on the north line of West Broad Street (U.S. Route 250), approximately 200 feet east of North Gayton Road and the east line of North Gayton Road, approximately 210 feet north of West Broad Street (U.S. Route 250), on parcel 734-764-5375. The zoning is B-3C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

APPROVED/EXPEDITED

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. Deficiencies identified in the staff report dated November 20, 2014, including missing landscaping and repainting the stop bars have been addressed.

The staff recommends approval of this transfer request.

(Staff Report by Christina Goggin)

(Applicant's Representative: Brian Parrish)

(Applicable Rezoning Cases and PUPS: C-27C-98 and C-62C-98)

PLAN OF DEVELOPMENT (Deferred from the March 23, 2016 Meeting)

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

**DEFERRED BY
APPLICANT TO MAY 25,
2016 MEETING**

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

This case was deferred from the March 23, 2016 Planning Commission hearing at the request of the applicant. The applicant continues to coordinate with the adjacent property owner concerning parking within the shopping center and related site improvements.

As of the preparation date of the agenda, staff has not received appropriate owners signatures from the adjacent Westhampton Properties parcel to permit construction on that property.

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

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. Only retail business establishments permitted in a B-3 zone may be located in this center.
30. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
31. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
32. Outside storage shall not be permitted.
33. The proffers approved as a part of zoning case C-12C-88 shall be incorporated in this approval.
34. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.
35. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up facilities, the owner/occupant shall close the drive-up facilities until a solution can be designed to prevent traffic backup.
36. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
37. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Aimee Crady)

(Applicant's Representative: Clay Grogan)

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

PLAN OF DEVELOPMENT AND LIGHTING PLAN (Deferred from the February 24, 2016 Meeting)

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

**DEFERRED BY
APPLICANT TO JUNE 22,
2016 MEETING**

Bay Companies, Inc. for Ample Storage Three Chopt, LLC and Richmond Retirement RES II, LLC: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish an existing single family home and construct two, two-story self-service storage facilities, totaling 120,190 square feet. The 3.78-acre site is located on the east line of Three Chopt Road, approximately 420 feet north of its intersection with Gaskins Road, on parcel 750-755-0814 and part of parcel 749-755-4576. The zoning is B-2C, Business District (Conditional) and R-6C, General Residence District (Conditional). County water and sewer. **(Tuckahoe)**

The applicant has requested a deferral to the June 22, 2016 meeting.

This case was deferred from the February 24, 2016 Planning Commission hearing at the request of the applicant to allow time for the adjacent property owner to consult with their counsel regarding proposed utility and access easements on their property. At this time the applicant requests a deferral till the June 22, 2016 hearing to allow the adjacent owner additional time to finish working out technical details involving the easements and to obtain the necessary owner signatures.

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

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

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

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

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

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

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

As of the preparation date of the agenda, staff has not received the appropriate property owner's signature to authorize work on the adjacent property for the shared access drive. The staff recommendation will be made at the meeting. Should the Commission act on the plan, the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions are recommended:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. The right-of-way for widening of Three Chopt Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. A concrete sidewalk meeting County standards shall be provided along the northeast side of Three Chopt Road.
31. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
32. Outside storage shall not be permitted.
33. The proffers approved as a part of zoning case REZ2014-00049 shall be incorporated in this approval.
34. The conditions approved as part of provisional use permit PUP2014-00018 shall be incorporated in this approval.
35. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

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36. The owners shall not begin clearing of the site until the following conditions have been met:
 - (a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.
 - (b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.
 - (c) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Department of Planning and the Department of Public Works.
 - (d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for approval.
37. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
38. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Matt Ward)

(Applicant's Representative: Dan Caskie)

(Applicable Rezoning Cases and PUPS: C-16C-04, REZ2014-00049, and PUP2014-00018)

PLAN OF DEVELOPMENT (Deferred from the March 23, 2016 Meeting)

POD2016-00014
Bon Secours Short Pump at
Broad Hill Centre - Revised -
12320 West Broad Street
(U.S. Route 250)

**DEFERRED BY
APPLICANT TO MAY 25,
2016 MEETING**

Timmons Group for Bon Secours Richmond Health System and PETRA: Request for approval of a revised plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a two-story 49,750 square foot medical office building and a five-story 125,000 square foot medical office building. The 18.9-acre site is located on the north line of West Broad Street (U.S. Route 250), approximately 3,000 feet west of North Gayton Road, on parcel 731-766-2002. The zoning is O-3C, Office District (Conditional), R-6C, General Residential District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

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The proposal revises a previously approved Plan of Development for the site which includes two multi-story medical office buildings, including an emergency department in the forward building along West Broad Street, known as Medical Pavilion 1. In addition to another building, Medical Pavilion 2, the previous plan proposed a pedestrian plaza containing water features, additional pedestrian connections and green spaces throughout the parking lots, a roundabout, and a linear park along Bon Secours Parkway. Zoning case C-18C-12 shall apply.

The previous plan proposed Medical Pavilion 1 as a four-story, glass, metal, and brick building, featuring a cantilevered façade along the West Broad Street elevation, giving the structure a signature appearance. The revised plan now proposes a two-story, primarily red brick building with a stone base. A central entrance feature of metal and glass with a cantilevered façade is proposed. It will house and screen rooftop mechanical units above. The emergency department continues to be located in the building along West Broad Street. Medical Pavilion 2 was previously a three-story building similar in appearance to Medical Pavilion 1 but smaller in square footage and overall massing. It is now proposed to be a red-brick, five-story building with a similar stone base and central entrance feature as Pavilion 1.

Staff has suggested that the applicant consider the following:

- Reconsider the placement of the two buildings. The taller building should ideally be located along West Broad Street, and the scale of the two-story building is more compatible with the height and massing of the residences across Bon Secours Parkway.
- Demonstrate that the architectural elevations meet proffers in materials, details, and design quality through the use of articulated roofs, overhangs, cornices, etc.
- Water features and pedestrian amenities such as seating were proposed along the walkway between the two medical pavilions. These features are now missing. Consider reinstating these amenities.

Staff has received revised plans that show the building projections and demonstrate conformance with required setbacks, as well as layout sheets that show the whole site.

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

29. Outside storage shall not be permitted.
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-18C-12 shall be incorporated in this approval.

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32. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Lee Pambid)

(Applicant's Representative: Chris Sibold)

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

PLAN OF DEVELOPMENT - ARCHITECTURALS ONLY (Deferred from the March 23, 2016 Meeting)

POD2016-00040

Rocketts Landing - Phase IV
- 5300 Old Osborne Turnpike

APPROVED

Timmons Group for Central Virginia Investments/Rocketts Landing, LLC: Request for approval of architectural plans for a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 28 three and four-story single-family residential townhomes for sale on Block 19 of the Village of Rocketts Landing. The 1.91-acre site is located west of Old Osborne Turnpike (State Route 5) along the west line of Old Main Street (private) between Old Delaware Street extended (private) and Old Charles Street (private), on part of parcel 797-712-4340. The zoning is UMUC, Urban Mixed Use District (Conditional). City of Richmond water and sewer. **(Varina)**

The Plan of Development for this site was approved by the Planning Commission at its January 27, 2016 meeting.

Staff has asked for additional information regarding the architectural treatment and potential color variations for the rear of the proposed buildings, which has not been provided as of the preparation date of the agenda. The staff recommendation will be made at the meeting.

Should the Commission act on this request, the conditions approved by the Planning Commission on January 27, 2016 for POD2015-00541 would continue to apply.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Kevin Pennock)

(Applicable Rezoning Cases and PUPS: C-55C-04, P-14-04, and P-12-12)

PLAN OF DEVELOPMENT

POD2016-00083
Carriage Homes at Parham
Section 1 - Revised - 7814 E.
Parham Road (POD2015-
00320 Rev.)

**DEFERRED BY PC TO
MAY 25, 2016 MEETING**

Townes Site Engineering, P.C. for Carriage Homes at Parham, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 130 two-story, 2,046 square foot residential townhouses for sale, and a pad site for a future community center and pool. The 22.65-acre site is located on the north line of East Parham Road, approximately 500 feet west of Shrader Road, on parcels 763-755-1261, 763-756-4328, and part of parcel 762-755-3882. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Brookland)**

The proposed Plan of Development would revise an earlier Plan of Development for the subject property that was approved by the Planning Commission at its November 18, 2015 meeting.

The earlier plan authorized the construction of 119 residential townhouses for sale on 21.1 acres with the first phase of construction, out of the total 196 residential townhouses authorized by Proffer Number 20 of Zoning Case REZ2015-00004. The revised plan would expand the limits of construction to 22.65 acres and authorize a total of 130 residential townhouses for sale with the first phase of construction. The revised plan would increase the limits of construction by 1.55 acres and authorize the construction of 11 additional residential townhouses for sale. The revised plan would also continue to authorize the development of a pad site for a future community center and pool. The future community center and pool are unproffered amenities being offered by the developer.

A subsequent Plan of Development will need to be submitted in the future for Planning Commission review and approval for the 66 remaining residential townhouses on the residual 11 acres of property included in Rezoning Case REZ2015-00004. The preliminary layout for Section 2 shown on the revised plan must be revised to address some utility design concerns expressed by the Department of Public Utilities during construction plan review and is not part of this review or approval.

The proposed plan is generally consistent with the Conceptual Layout Plan proffered with Rezoning Case REZ2015-0004. Proffer Number 26 of the Zoning Case REZ2015-00004 requires perimeter fencing of the property in accordance with a proffered exhibit, unless otherwise requested and approved by the Planning Commission. The overall fence plan reviewed by the Planning Commission with the previous plan would remain unchanged.

The staff recommends approval of the plan, subject to the annotations on the plan, 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.
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,

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- and fixture specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
29. The unit house numbers shall be visible from the parking areas and drives.
 30. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be installed prior to any occupancy permit approval.
 31. The subdivision plat for Carriage Homes at Parham Place Section 1 shall be recorded before any building permits are issued.
 32. The right-of-way for widening of Parham 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.
 33. 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.
 34. A concrete sidewalk meeting County standards shall be provided along the north side of Parham Road.
 35. Details for the gate and locking device at the emergency access gates on Fellos Lane and Breeching Dee Lane shall be submitted for review by the Traffic Engineer, Police and approved by the County Fire Marshall. The owner or owner's contractor shall contact the County Fire Marshall prior to completion of the fence installation to test and inspect the operations of the gates. Evidence of the Fire Marshall's approval shall be provided to the Department of Planning by the owner prior to issuance of occupancy permits.
 36. The proffers approved as a part of zoning case REZ2015-00004 shall be incorporated in this approval.
 37. 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.
 38. 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.
 39. Prior to issuance of a building permit, the developer must furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.
 40. 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

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- Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.
41. The existing utility and drainage easements in conflict with the proposed buildable areas shall be vacated prior to approval of the building permit for the said building.
 42. 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.
 43. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development needed to implement this conceptual plan shall be submitted for staff review and Planning Commission approval, and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.
 44. 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 Mike Kennedy)

(Applicant's Representative: Brian Mitchell)

(Applicable Rezoning Cases and PUPS: REZ2015-00004)

PLAN OF DEVELOPMENT

POD2016-00121

Little Caesar's Pizza at 5101
S. Laburnum Avenue

**APPROVED – SEE
ADDENDUM PAGE 1**

Resource International, Ltd. for Laburnum, LLC and CML Pizza, Inc.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to remove two gas canopies and convert an existing one-story 1, 828 square foot convenience store into a take-out restaurant with drive-through facilities. The 0.55-acre site is located on the southeast corner of the intersection of S. Laburnum Avenue and Williamsburg Road (U.S. Route 60), on parcel 816-713-6077. The zoning is B-3, Business District and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

This proposal is to remove two existing gas canopies and adaptively reuse a vacant convenience store as takeout restaurant and drive through facility.

Additional changes for this site include reducing the overall impervious area, adding landscape islands and removing two of the four existing access drives to S. Laburnum Avenue and Williamsburg Road (U.S. Route 60).

As required, the plan provides right-of-way dedication along S. Laburnum Avenue per County of Henrico Traffic Engineer while continuing to have adequate parking and building setbacks.

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Furthermore the County and Virginia Department of Transportation required sidewalks to be installed along the entire frontage of S. Laburnum Ave and Williamsburg Road (U.S. Route 60) for a continuous pedestrian path.

The floor plan shows the existing building to be retrofitted from a traditional convenience store layout to a takeout restaurant within the lobby and a drive through facility at the front corner.

The architectural plan shows a building oriented to front the southeast corner of S. Laburnum Ave and Williamsburg Road (U.S. Route 60). All existing windows will be replaced with blank plaster infill walls, a drive through service window, entrance door and full length windows at the store front. The plans also show that any existing brick to remain will be re-pointed, primed and painted. The rear wall which is cinder block will be restored with heavy block filler and painted. Staff has recommended additional architectural enhancements to the blank wall facing the corner of S. Laburnum Avenue and Williamsburg Road. These enhancements could include additional doors and windows, transoms, pilasters or columns, and inclusion of additional brick or stone on the front façade. The applicant is currently considering possible building enhancements.

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:

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. The entrances and drainage facilities on Williamsburg Road (U.S. Route 60) shall be approved by the Virginia Department of Transportation and the County.
31. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
32. A concrete sidewalk meeting County standards shall be provided along the east side of S. Laburnum Avenue and a concrete sidewalk meeting VDOT standards shall be provided along the north side of Williamsburg Road (U.S. Route 60).
33. Outside storage shall not be permitted.
34. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.
35. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up facilities, the owner/occupant shall close the drive-up facilities until a solution can be designed to prevent traffic backup.
36. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

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37. 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.
38. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Matt Ward)

(Applicant's Representative: Scott Courtney)

PLAN OF DEVELOPMENT

POD2016-00132
Holloway at Wyndham
Forest Section 6 – 11120
Nuckols Road

APPROVED/EXPEDITED

Youngblood Tyler and Associates, P.C. for HHHunt Holloway, LLC and HHHunt Corporation: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 28 detached dwellings for sale with zero lot lines. The 9.38-acre site is located approximately 2,400 feet east of the intersection of Nuckols Road and Opaca Lane and approximately 1,100 feet west of the western terminus of Holman Ridge Road, on part of parcel 749-772-8402. The zoning is R-5AC, General Residence District (Conditional). County water and sewer. **(Three Chopt)**

This POD proposes the construction of 28 zero lot line dwellings. The site was recently rezoned, on July 21, 2015, and the layout is consistent with the proffered plan. The Planning Commission granted conditional subdivision approval in September 2015, and POD approval in January 2016, for Sections 3, 4, and 5 to the north and east of this site. This POD is also the companion case to conditional subdivision case SUB2015-00117 & POD2015-00476 for 52 townhouse lots to the east and SUB2015-00118 for the extension of Holman Ridge Road and Hickory Park Drive to Nuckols Road to the west. It is also adjacent to SUB2016-00034 which is also on this month's agenda for 55 townhouse lots for sale.

The architectural elevations submitted by the applicant are in compliance with the proffers with brick or cultured stone foundations with the primary building material brick, cultured stone, stone veneer, hardiplank, engineered wood or a combination thereof. Each home shall have an attached 2 car garage.

The proffers require street trees to be provided every 50 feet along the new public roads within the subdivision and Holman Road Extended. The front and side yards are to be sodded and irrigated and landscape plan approval for the site is required to be reviewed and approved by the Planning Commission.

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Before the construction plans for Sections 3 or 5 can be approved by staff or plats recorded, the applicant must furnish a letter from Virginia Dominion Power, stating that this proposed development does not conflict with their facilities.

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

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
29. Roof edge ornamental features that extend over the zero lot line, and which are permitted by Section 24-95(i)(1), must be authorized in the covenants.
30. Eight-foot easements for construction, drainage, and maintenance access for abutting lots shall be provided and shown on the POD plans.
31. Building permit request for individual dwellings shall each include two (2) copies of a layout plan sheet as approved with the plan of development. The developer may utilize alternate building types providing that each may be located within the building footprint shown on the approved plan. Any deviation in building footprint or infrastructure shall require submission and approval of an administrative site plan.
32. Windows on the zero lot line side of the dwelling can only be approved with an exception granted by the Building Official and the Director of Planning during the building permit application process.
33. The mechanical equipment for each building shall be located on its respective lot. Except for wall-mounted electric meters, in no case shall the eight-foot easement for construction, drainage, and maintenance access on the abutting lot be used to locate other mechanical equipment (such as HVAC equipment, generators, and the like) for the subject lot.
34. A concrete sidewalk meeting County standards shall be provided along the both sides of Holman Ridge Road and the north side of Forest Hollow.
35. The proffers approved as a part of zoning case REZ2015-00014 shall be incorporated in this approval.
36. 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.
37. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

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

(Applicant's Representative: Anne Tignor)

(Applicable Rezoning Cases and PUPS: REZ2015-00014)

SUBDIVISION

SUB2016-00034
Holloway Townes at
Wyndham Forest (April 2016
Plan) – 11120 Nuckols Road

APPROVED/EXPEDITED

Youngblood Tyler and Associates, P.C. for HHHunt Holloway, LLC and HHHunt Corporation: The 9.44-acre site proposed for 55 two and three-story townhouses for sale is located approximately 2,100 feet east of the intersection of Nuckols Road and Opaca Lane and approximately 1,350 feet west of the western terminus of Holman Ridge Road, on part of parcel 749-772-8402. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt) 55 Lots**

This conditional subdivision proposes the subdivision of 9.4 acres into 55 townhouse lots. The site was rezoned July 21, 2015 and the layout is consistent with the proffered plan and is the companion case to conditional subdivision case SUB2015-00117 and POD2015-00476 for 52 townhouse lots to the west. The Planning Commission conditionally approved sections 3, 4, and 5, in January 2016, and the Plan of Development for Section 6 is on this month's agenda for a total

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of 121 zero lot line dwellings to the north east of this proposed development. All of these dwellings will be accessed with SUB2015-00118 for the extension of Holman Ridge Road and Hickory Park Drive to Nuckols Road to the west.

Because this is a townhouse development, this will return to the Planning Commission for Plan of Development review which will contain additional details such as sidewalks, architectural elevations and floorplans.

The staff recommends conditional approval of the subdivision subject to the annotations on the plans, the standard conditions for residential townhouses for sale and the following additional conditions:

15. Prior to requesting recordation, the developer must furnish a letter from Dominion Virginia Power and Plantation Pipeline, 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 shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
17. A County standard sidewalk shall be constructed along the both sides of Holman Ridge Road.
18. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
19. The proffers approved as part of zoning case REZ2015-00014 shall be incorporated in this approval.
20. 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.
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)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2016-00133
GreenGate Section 2 -12121
West Broad Street (U.S.
Route 250)

**SITE PLAN AND
LIGHTING PLAN
APPROVED.
ARCHITECTURALS
DEFERRED BY
APPLICANT TO JUNE 22,
2016 MEETING**

Kimley-Horn and Associates 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 49 residential townhomes for sale and 7 single-family residential dwellings in an urban-mixed use development. The 5.8-acre site is located along the north line of Graham Meadows Drive, approximately 1,500 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)**

As of the preparation date of the agenda, the staff has not completed its review of the architectural plans for adherence with the GreenGate development guidelines. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. The unit house numbers shall be visible from the parking areas and drives.
30. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be installed prior to any occupancy permit approval.
31. The subdivision plat for GreenGate Section 2 shall be recorded before any building permits are issued.
32. The proffers approved as a part of zoning case REZ2014-00009 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. 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.
35. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.

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36. The 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.

(Staff Report by Kevin Wilhite)

(Applicant's Representative: David Ellington)

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

PLAN OF DEVELOPMENT - ARCHITECTURALS ONLY

POD2016-00169

GreenGate Section 1 – 12121
West Broad Street (U.S.
Route 250)

**DEFERRED BY
APPLICANT TO JUNE 22,
2016 MEETING**

Kimley-Horn and Associates, Inc. for ME Nuckols, LLC:
Request for approval of architectural plans for a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 70 residential townhomes for sale and 10 single-family residential dwellings in an urban mixed-use development. The 9.52-acre site is located along the north line of Graham Meadows Drive, approximately 575 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)**

The Planning Commission approved the plan of development for GreenGate, Section 1 on October 28, 2015. Condition #39 required future Planning Commission approval of the architectural plans prior to the filing of building permits. The architectural plans for Section 1 are to be the same as those included with the GreenGate, Section 2 plans on this agenda. As of the preparation date of the agenda, these architectural plans were still under review. The staff's recommendation will be made at the meeting. There are no changes to the original conditions of approval for Section 1 proposed. Should the Commission act on this request, the conditions for POD2015-00385 approved by the Planning Commission at its October 28, 2015 meeting would continue to apply.

(Staff Report by Kevin Wilhite)

(Applicant's Representative: David Ellington)

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

DISCUSSION ITEM: Consideration of Amendment to "Planning Commission Rules and Regulations" regarding Transfer of Approval of a Plan of Development **BRING BACK MAY 25, 2016 MEETING**

APPROVAL OF MINUTES: March 23, 2016 Minutes **APPROVED**

ADJOURN @ 10:24 A.M.