

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

December 14, 2016

9:00 A.M.

SEE ADDENDUM



PLANNING COMMISSION

C. W. Archer, C.P.C., Chairperson (Fairfield)
Gregory R. Baka (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
Kate B. McMillion, County Planner
Robert Peterman, GIS Technician
Melissa S. Ferrante, Office Assistant/Recording
Secretary

WELCOME: @ 9 AM

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Kate McMillion

EXTENSIONS - FOR INFORMATIONAL PURPOSES ONLY

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2012-00155 Ridings at Warner Farm (December 2012 Plan) EXTENSION GRANTED	314	247	3	Varina	December 13, 2017

TRANSFER OF APPROVAL

POD-002-07 (pt)
POD2016-00426
East Parham (Formerly
Panera Bread & Retail
Shops) - 8800 Staples Mill
Road

APPROVED

Thalhimer for Joseph Bruce, LLC: Request for transfer of approval of a portion of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code from Dynamic Commercial Real Estate Advisors to Joseph Bruce, LLC. The 1.58-acre site is located on the northwest corner at the intersection of East Parham Road and Staples Mill Road (U.S. Route 33), on parcel 769-755-9242. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. Deficiencies, as identified in staff's inspection report dated September 29, 2016, have been corrected. The applicant replaced missing landscaping, removed an unenclosed dumpster, and completed paving and concrete maintenance.

The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)

(Applicant's Representative: Dana Schnurman)

(Applicable Rezoning Cases and PUPS: C-62C-06 and C-36C-00)

TRANSFER OF APPROVAL

POD-030-87
POD2016-00464
4800 Building (Formerly
Owens-Minor Office
Building) – 4800 Cox Road

APPROVED/EXPEDITED

Lucas Crocker for Allegiancy: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from The Innsbrook Corporation to REVA Kay Innsbrook, LLC. The 4.94-acre site is located on the western line of Cox Road, approximately 500 feet north of Nuckols Road, on parcel 751-767-7589. The zoning is O-3C, Office District (Conditional) and C-1C, Conservation 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, as identified in the staff report dated October 14, 2016, including missing landscaping and general site maintenance, have been addressed.

The staff recommends approval of this transfer request.

(Staff Report by Christina Goggin)

(Applicant's Representative: Lucas Crocker)

(Applicable Rezoning Cases and PUPS: C-26C-85)

TRANSFER OF APPROVAL

POD-113-97
POD2014-00412
Auto Haven – Brook Road
(Formerly Master Clean Car
Wash) – 7220 Brook Road

APPROVED/EXPEDITED

Bruce R. Kurlander for JIHong, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Master Clean Carwash and Chesapeake Holdings BRV, LLC to JIHong, LLC. The 2.25-acre site is located on the southwest corner of the intersection of Brook Road and Lakeside Avenue, on parcel 784-751-5971. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

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 October 29, 2014, including landscaping, have been corrected.

The staff recommends approval of this transfer request.

(Staff Report by Greg Garrison)

(Applicant's Representative: Bruce R. Kurlander)

(Applicable Rezoning Cases and PUPS: POD-47-88 and POD-113-97)

TRANSFER OF APPROVAL

POD-063-97
POD2015-00280
Brookdale West End
Richmond (Formerly
Brighton Gardens) – 1800
Gaskins Road

APPROVED/EXPEDITED

Eric Hoaglund for HCP Aur1 Virginia, LLC & LP: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Rainbrook Company and Marriott International to HCP Aur1 Virginia, LLC & LP. The 5.98-acre site is located on the western line of Gaskins Road at its intersection with Della Drive, on parcel 746-748-9956. The zoning is R-6, General Residence 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 as identified in the staff report dated September 18, 2015, including general maintenance, replacing missing landscaping, painting the building, and maintenance of the parking lot, have been addressed.

The staff recommends approval of this transfer request.

(Staff Report by Christina Goggin)

(Applicant's Representative: Eric Hoaglund)

PLAN OF DEVELOPMENT AND LIGHTING PLAN (Deferred from the September 28, 2016 Meeting)

POD2015-00555
Walmart Neighborhood
Market at Henrico Plaza
Shopping Center – 4000
Mechanicsville Turnpike
(U.S. Route 360)

**DEFERRED BY
APPLICANT TO
JANUARY 25, 2017
MEETING**

Bohler Engineering for GBR Henrico Limited Liability Company/Plaza 360 Resources LP and Wal-Mart Real Estate Business Trust: 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 41,952 square foot retail grocery store with drive-through pharmacy, and a one-story 754 square foot convenience market with fueling center in an existing shopping center. The 7.47 acre portion of the 27.389-acre site is located on the west line of Mechanicsville Turnpike (U.S. Route 360), approximately 550 feet south of Evans Road, on part of parcel 803-737-0018. The zoning is B-2, Business District and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

The applicant has requested a deferral until the January 25, 2017 meeting.

The applicant proposes a partial redevelopment of the Henrico Plaza shopping center, originally constructed in the early 1970's. The majority of the shopping center has been vacant after demolition of major structures between 2002 and 2007. A small retail tenant strip remains of the shopping center, housing a restaurant and auto service center. No plans for alteration or demolition of the residual retail building are currently under review. The grocery store anchor plans subject to this approval maintain access to the existing retail building, with anticipation of additional site development in the future.

The proposed grocery store and fuel center will feature over 42,000 square feet of retail space, with additional retail area to be determined within the shopping center at such time that a user is identified. Any future shopping center buildings and site layout would require additional plan of development submittals for Planning Commission review and approval.

The plan features an enhanced pedestrian network, with sidewalk to be constructed along the frontage of Mechanicsville Turnpike, and connecting into the site from both the north and south directions. Bike racks are proposed at the front of the store, and right turn deceleration lanes are to be provided into both entrance points from Mechanicsville Turnpike.

A traffic impact analysis was reviewed by the Virginia Department of Transportation and the County Department of Public Works. The study was found to be in substantial conformance with the requirements of Chapter 527, and all review agencies recommend approval.

A lighting plan is included in the staff plan for approval, and includes LED concealed source fixtures.

A conceptual landscape plan is provided for informational purposes. A future detailed landscape plan to include the design of the relocated civil war marker area at the southeast corner of the site will be reviewed under separate cover.

Continue

continued

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. Only retail business establishments permitted in a B-2 zoning 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. 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.
33. The entrances and drainage facilities on Mechanicsville Turnpike (U.S. Route 360) shall be approved by the Virginia Department of Transportation and the County.
34. 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.
35. A concrete sidewalk meeting VDOT standards shall be provided along the west side of Mechanicsville Turnpike (U.S. Route 360).
36. Outside storage shall not be permitted.
37. 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.
38. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
39. 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.
40. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
41. 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: Jonathan Ritchie)

PLAN OF DEVELOPMENT

POD2016-00484
Townes at Oakley's Bluff,
Section 2 – 4201 Oakleys
Lane

APPROVED

Bay Companies for Mankin Properties, LLC and Godsey Properties: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 36 residential townhouses for sale. The 2.33-acre portion of the 28.67-acre site is located on the northern side of Oakley's Lane, approximately 100 feet east of Oakley's Place, on parcels 817-721-1183, 817-721-1858, 817-721-3839, 817-721-6515, 817-721-5981, and 816-721-9466. The zoning is RTHC, Residential Townhouse District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The subject property was rezoned in 2011 from M-1 to RTHC to allow residential townhomes for sale. The townhome development was granted conditional subdivision approval for 135 lots in June of 2011. The subsequent plan of development for the first section of 45 townhomes was approved by the Planning Commission in September of 2011. That section is currently under construction. The applicant now requests plan of development approval for the second section of townhomes, for 36 units, to bring the total to 81 units to be constructed.

Proffers of rezoning case C-1C-11 dictate the phasing for this project to allow the initial 45 units with the construction of the westernmost entrance to the current alignment of Oakleys Lane. After January 1, 2015, Certificates of Occupancy for up to 82 total units may be granted, providing that the developer has constructed the second, easternmost entrance at that time. The easternmost entrance is shown on the current Section Two plans, as required. Phasing restrictions for the final units apply until Oakleys Lane is realigned.

Architectural elevations are included in the agenda, which are the same elevations as approved by the Planning Commission in 2011, consistent with the proffered conditions.

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

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 Townes at Oakleys Bluff Section Two shall be recorded before any building permits are issued.
32. Prior to issuance of a certificate of occupancy for any building in this development, the engineer of record shall certify that the site has been graded in accordance with the approved grading plans.
33. The proffers approved as a part of zoning case C-1C-11 shall be incorporated in this approval.

Continue

continued

34. 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.
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 pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The defect bond shall remain in effect for a period of three years from the date of the issuance of the final occupancy permit. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.
37. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public works, which addresses the possible future extension of any stub street.
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.
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 Aimee Crady)

(Applicant's Representative: Daniel Caskie)

(Applicable Rezoning Cases and PUPS: C-1C-11)

PLAN OF DEVELOPMENT

POD2016-00474
Settler's Ridge Section C –
Burning Tree Road

APPROVED

Engineering Design Associates for Siddiqi Almel & David Gripshover and Questar Builders, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 70 detached dwellings for sale with zero lot lines. The 18.82-acre site is located on the south line of Burning Tree Road, approximately 1,300 feet west of its intersection with South Laburnum Avenue, and along the north line of Pocahontas Parkway (State Route 895), on parcel 805-692-5206. The zoning is R-5AC, General Residential District. County water and sewer. **(Varina)**

Continue

continued

The applicant is requesting approval to construct Section C, consisting of 70 detached dwellings for sale with zero lot lines. The elevations submitted are consistent with those previously approved in Sections A and B. The original layout submitted for Section C was in general conformance with the conditional subdivision approved May 26, 2004, including the emergency access provided via New Castle Road to Ansley Road. However, since 2004 staff has consistently requested two full points of access onto Burning Tree Road in lieu of the emergency access originally proposed at New Castle Road. The new owners prefer the access to Burning Tree Road and have agreed to provide a fully constructed second point of access as requested. The plan in the agenda reflects the second point of access to Burning Tree Road, and deletes the previous emergency access. However, staff has received opposition from current residents residing in Sections A and B, citing security concerns.

The plan as proposed meets all technical requirements. 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.
11. **AMENDED** - Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
29. Roof edge ornamental features that extend over the zero lot line, and which are permitted by Section 24-95(i)(1), must be authorized in the covenants.
30. Eight-foot easements for construction, drainage, and maintenance access for abutting lots shall be provided and shown on the POD plans.
31. Building permit request for individual dwellings shall each include two (2) copies of a layout plan sheet as approved with the plan of development. The developer may utilize alternate building types providing that each may be located within the building footprint shown on the approved plan. Any deviation in building footprint or infrastructure shall require submission and approval of an administrative site plan.
32. Windows on the zero lot line side of the dwelling can only be approved with an exception granted by the Building Official and the Director of Planning during the building permit application process.
33. The mechanical equipment for each building shall be located on its respective lot. Except for wall-mounted electric meters, in no case shall the eight-foot easement for construction, drainage, and maintenance access on the abutting lot be used to locate other mechanical equipment (such as HVAC equipment, generators, and the like) for the subject lot.
34. The subdivision plat for Settler's Ridge Section C shall be recorded before any building permits are issued.
35. The proffers approved as a part of zoning case C-74C-03 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

Continue

continued

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.

(Staff Report by Greg Garrison)

(Applicant's Representative: Robert F. Nelson, Jr.)

(Applicable Rezoning Cases and PUPS: C-74C-03)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2016-00499
Forest Avenue MOB at
Reynolds Crossing –
6946 Forest Ave

APPROVED/EXPEDITED

RK&K for Reynolds Holdings, LLC and Clear Springs Development: 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 two-story 49,200 square foot medical office building in an existing shopping center. The 4.98-acre site is located on the south line of Glenside Drive in Reynolds Crossing, south of the intersection of I-64 and Glenside Drive, on parcel 765-745-8202. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

This is a request to construct a two-story 49,200 square foot medical office building in an existing shopping center. The site is subject to proffered condition 36 of C-13C-07 which states the building shall be similar in quality and style with the architecture of the Shoppes at Westgate, unless otherwise approved at the time of Plan of Development. The elevations submitted provide a combination of brick, aluminum panels, and cast stone; these materials and style are consistent with the previous approvals for existing office buildings in the Reynolds development, while blending with the materials approved on the retail buildings in the same shopping center.

The proposed lighting plan provides light fixtures consistent with the adjacent office buildings.

Although the site plan meets the technical requirements, staff has concerns with the location of stormwater infrastructure and how it impacts landscape areas. The applicant has stated that the quantity of stormwater was over estimated during the initial design and the pipe sizing and holding capacity is being revised, thus reducing the impact to landscape areas. Staff has also requested that additional plant material be provided on the conceptual landscape plan in the proffered 50-foot landscape buffer along Glenside Drive to mitigate views of the elevated parking lot from Glenside Drive.

Continue

continued

As of the preparation date of the agenda, staff has not received a revised plan that addresses the stormwater and landscaping conceptual design comments. 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. Only retail business establishments permitted in a B-2 zone may be located in this center.
- 30. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
- 31. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
- 32. The proffers approved as a part of zoning case C-13C-07 and C-22C-04 shall be incorporated in this approval.
- 33. The existing sanitary sewer easement in conflict with the building footprint shall be vacated prior to approval of the certificate of occupancy for the said building.
- 34. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
- 35. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, 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 Greg Garrison)

(Applicant’s Representative: Malachi M. Mills, III)

(Applicable Rezoning Cases and PUPS: C-13C-07 and C-22C-04)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2016-00291

Waffle House at 2800 Old
Pump Road – 2800 Old
Pump Road

APPROVED

Silvercore for England, Tommy W Et Als and Waffle House, Inc: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish an existing convenience store with fuel pumps, and construct a one-story, 1,875 square foot restaurant. The 0.48-acre site is located at the northwest corner of the intersection of Church Road and John Rolfe Parkway, and at the southern terminus of Old Pump Road, on parcel 739-755-4826. The zoning is B-3, Business District. County water and sewer.
(Three Chopt)

The proposed 1,875 square foot 24-hour Waffle House restaurant would replace a closed 696 square foot 24-hour convenience store with fuel pumps formerly operated as Lucky’s/Citgo

Continue

continued

Convenience Mart. The proposed restaurant requires 19 parking spaces and 26 parking spaces are provided. Access to the property would be provided from an existing driveway from Church Road and a modified driveway from Old Pump Road. The plan includes a lighting plan with 20-foot tall pole mounted LED concealed source light fixtures, as well as building mounted LED concealed source fixtures mounted at 12 foot height.

Redevelopment of this site for a restaurant use and 24-hour operation is permitted by right in the B-3 zoning district. The subject property was rezoned B-3 Business District on December 23, 1959. There are no proffered conditions that would further regulate the use of the property.

The developer has provided several upgrades to the architectural elevations. The brick color is a traditional dark red “Richmond” brick. A brick knee wall has been added to the storefront windows as well as a brick enclosure for the attached refrigerator. The standard yellow cornice has been replaced with a brick parapet screening the rooftop HVAC, with internally illuminated channel cut letters for the attached signs, and a green standing seam metal canopy has been added over the storefront windows.

A community informational meeting was held on Monday December 5, 2016 at Pocahontas Middle School. Residents indicated concerns regarding: hours of operation, traffic, security, lighting, signage, and landscaping. The developer indicated that this site, like all company-owned Waffle House Restaurants, would be open to the public 24-hours a day. The developer has indicated that all site improvements including signage and landscaping would comply with County design standards. The Plan of Development (POD) has been reviewed by the applicable County development review agencies for conformance to County Code requirements. All development review agencies recommend approval of the POD.

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. 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.
30. 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.
31. The developer shall obtain a Demolition Permit from the Building Official’s Office prior to demolition of the existing structures. The demolition permit shall address the removal of any abandoned underground storage tanks.

Continue

continued

32. 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.
33. Detached signage shall be monument style, the base of which shall be of a material consistent with that on the building, shall be landscaped, and shall be limited in height to 15 feet.

**(Staff Report by Mike Kennedy)
(Applicant's Representative: Steve King)**

LANDSCAPE AND LIGHTING PLAN

POD2016-00497 &
POD2016-00498
Retail West at West Broad
Marketplace, Phase 5 –
12300 West Broad Street

APPROVED/EXPEDITED

VHB for Excel West Broad Marketplace, LLC: Request for approval of a landscape plan and a revised lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 12.7-acre site is located on the northern line of West Broad Street, approximately 2,000 feet west of its intersection with North Gayton Road, on parcel 731-765-7981. The zoning is B-3C, Business District (Conditional) and WSBO, West Broad Overlay District. County water and sewer.
(Three Chopt)

This plan covers the final major phase for West Broad Marketplace landscaping. The applicant has been working with staff to provide plant material and a streetscape layout that is more consistent with the West Broad Street buffer previously approved for Retail East at West Broad Marketplace, as well as additional plant material to better mitigate views of the loading areas. The plan in the agenda reflects these changes.

The lighting plan for this phase was previously approved with the POD; however, the applicant would like to add 3 more light poles west of Cabela Drive, near the proposed Verizon building. The applicant has been working with staff to relocate one pole out of a landscape island where two trees were proposed. The plan in the agenda reflects this change.

Staff recommends approval subject to the standard conditions for landscape and lighting plans.

**(Staff Report by Greg Garrison)
(Applicant's Representative: Timothy Smith)
(Applicable Rezoning Cases and PUPS: REZ2014-00028)**

LANDSCAPE AND FENCE PLAN

POD2016-00521
Grayson Hill Section 5 –
Revised – 9514 Derbyshire
Road

APPROVED

Liz Crim/Doug Cole for Gaskins & Patterson, Inc. and GGC Associates, LLC: Request for approval of a landscape and fence plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 6-acre site is located on the northern line of Derbyshire Road, approximately 1,145 feet east of its intersection with North Gaskins Road, on parcel 745-740-6503. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. (**Tuckahoe**)

The applicant is requesting approval to revise the previously approved landscape plan for Section 5 of Grayson Hill to include a fence and supplemental plantings along Derbyshire Road. The proposed six-foot fence and landscape buffer is consistent with the recently approved amended proffers of REZ2016-00036. Staff has requested information regarding coordination of the fence location with some existing landscaping. As of the preparation date of this agenda, staff has not received a revised plan, or information detailing where existing plant material impacted by the fence will be relocated.

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

(Staff Report by Greg Garrison)
(Applicant's Representative: Liz Crim/Doug Cole)
(Applicable Rezoning Cases and PUPS: REZ2016-00036)

APPROVAL OF MINUTES: November 16, 2016 Minutes APPROVED

ADJOURN @ 10:33 AM

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
December 14, 2016**

ADDENDUM

PAGE 14 – REVISED PLAN, ADDED CONDITION, AND REVISED RECOMMENDATION

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2016-00499
Forest Avenue MOB at
Reynolds Crossing –
6946 Forest Ave

APPROVED

RK&K for Reynolds Holdings, LLC and Clear Springs Development: 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 two-story 49,200 square foot medical office building in an existing shopping center. The 4.98-acre site is located on the south line of Glenside Drive in Reynolds Crossing, south of the intersection of I-64 and Glenside Drive, on parcel 765-745-8202. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

Staff has received a revised plan that shifts the underground stormwater detention facility out of landscape areas. An updated Conceptual Landscape Plan has been submitted adding a row of shrubs along Glenside Drive. Condition 9 Amended is recommended to evaluate the landscaping following completion of grading and drainage work. Staff recommends approval subject to the annotations on the plan, the standard conditions for developments of this type, the additional conditions listed in the agenda, and the following additional condition:

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

PAGE 19 – REVISED PLAN AND REVISED RECOMMENDATION

LANDSCAPE AND FENCE PLAN

POD2016-00521
Grayson Hill Section 5 –
Revised – 9514 Derbyshire
Road

APPROVED

Liz Crim/Doug Cole for Gaskins & Patterson, Inc. and GGC Associates, LLC: Request for approval of a landscape and fence plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 6-acre site is located on the northern line of Derbyshire Road, approximately 1,145 feet east of its intersection with North Gaskins Road, on parcel 745-740-6503. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Tuckahoe)**

Staff has received a revised plan that provides information detailing where existing plant material is to be relocated to accommodate the new fence.

Staff recommends approval subject to the annotations on the plan and the standard conditions for landscape and fence plans.