

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

January 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, Senior Planning Technician/Recording
Secretary

WELCOME: @ 9:00 AM

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA: None

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Lee Pambid

FOR INFORMATIONAL PURPOSES ONLY

There are no conditional extensions for this month.

TRANSFER OF APPROVAL

POD-49-98
POD2014-00334
Marriott - Innsbrook
Corporate Center (Formerly
Marriott – Innsbrook
Corporation Center) – 4240
Dominion Boulevard

Troutman Sanders, LLP for CFLC Marrich Sub, LLC:
Request for transfer of approval as required by Chapter 24,
Section 24-106 of the Henrico County Code from Columbia
Property Richmond, LTD to CFLC Marrich Sub, LLC. The 6.80-
acre site is located at the southwest corner of the intersection of
Dominion Boulevard and Innslake Drive, on parcel 747-761-
2490. The zoning is B-2C, Business District (Conditional).
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. The hotel completed an interior building renovation of guest rooms during 2015. Deficiencies identified by staff included missing landscaping and pavement maintenance. All deficiencies have been corrected by the applicant.

The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)
(Applicant’s Representative: Nicholas Granger)
(Applicable Rezoning Cases and PUPS: C-26-93)

TRANSFER OF APPROVAL

POD-83-81
POD2015-00424
Wendy’s – 4609
Williamsburg Road (U.S.
Route 60)

Robert McNeill for Starboard Group of Richmond North, LLC: Request for transfer of approval as required by Chapter 24,
Section 24-106 of the Henrico County Code from Wendy’s
International, Inc. and Charles L. Sweeney and Raymond L. Berry
to Old Dominion Restaurants c/o The Starboard Group of
Richmond North, LLC. The 0.7-acre site is located on the south
line of Williamsburg Road (U.S. Route 60), approximately 550
feet west of S. Laburnum Avenue, on parcel 815-713-8389. The
zoning is B-3, Business District and ASO, Airport Safety Overlay
District. County water and sewer. **(Varina)**

APPROVED/EXPEDITED

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. The site completed an overall building and grounds renovation in December, 2015. No deficiencies were identified by staff following completion of the project.

The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)
(Applicant’s Representative: Robert McNeill)

TRANSFER OF APPROVAL (Deferred from the December 16, 2015 Meeting)

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

**APPROVED/EXPEDITED
– SEE ADDENDUM PAGE
1**

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

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

The staff recommends approval of this transfer request.

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

TRANSFER OF APPROVAL

POD-80-90
POD2015-00290
Henrico Federal Credit
Union Operations Center
(Formerly Prudential
Medical Offices) – 9351
West Broad Street (U.S.
Route 250)

APPROVED/EXPEDITED

Chris Williams for Henrico Federal Credit Union: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Continental Properties Corporation to Henrico Federal Credit Union. The 2.07-acre site is located on the west line of Copper Mill Trace Road, approximately 547 feet south of West Broad Street (U.S. Route 250), on parcel 755-756-9391. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval.

A revised site plan was approved administratively to address some minor improvements which included a sidewalk connection to the existing Henrico Federal Credit Union building at the southwest corner of West Broad Street and Coppermill Trace, and a revised landscape plan. The revised landscape plan addressed unmaintained, overgrown landscaping that posed a safety concern and provides landscaping exceeding minimum standards. All revised improvements have been completed.

The staff recommends approval of this transfer request.

(Staff Report by Greg Garrison)
(Applicant's Representative: Chris Williams)
(Applicable Rezoning Cases and PUPS: REZ2014-00002)

TRANSFER OF APPROVAL

POD-143-86
POD2015-00022
DILG, LLC (Formerly C.P.
Dean) – 9071 West Broad
Street (U.S. Route 250)

Andrea D. Lilly for Dustin W. Dyer: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Bailey L. Ray Trust and C.P. Dean Company, Inc. to DILG, LLC. The 0.87-acre site is located on the south line of West Broad Street (U.S. Route 250), approximately 180 feet east of Tuckernuck Drive, on parcel 758-756-1840. The zoning is B-2, Business District. County water and sewer. **(Three Chopt)**

APPROVED/EXPEDITED

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: Andrea D. Lilly)

TRANSFER OF APPROVAL

POD-06-90
POD2015-00492
Hyatt Place Richmond –
Innsbrook (Formerly
Amerisuites)

Michael Oyervides for ARC Hospitality Operating Partnership, LP: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Innsbrook Corp. to ARC Hospitality Operating Partnership, LP. The 3.08-acre site is located on the east line of Dominion Boulevard, approximately 1,000 feet north of its intersection with West Broad Street (U.S. Route 250), on parcel 747-761-9253. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

APPROVED/EXPEDITED

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 November 17, 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: Chris Castellano)
(Applicable Rezoning Cases and PUPS: C-76C-87)

PLAN OF DEVELOPMENT AND LIGHTING PLAN (Deferred from the December 16, 2015 Meeting)

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

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

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

The applicant has requested a deferral to the February 24, 2016 meeting.

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

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

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

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

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

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

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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.
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.

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- (b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.
 - (c) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Department of Planning and the Department of Public Works.
 - (d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for approval.
37. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
38. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Matt Ward)

(Applicant's Representative: Dan Caskie)

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

PLAN OF DEVELOPMENT (Deferred from the December 16, 2015 Meeting)

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

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

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

This case was deferred from the December 16, 2015 hearing at the applicant's request. No changes to the plans have been made as of the preparation date of the agenda.

The applicant proposes a fourth section, to include 7 additional lots on property previously held in reserve and residual property after road construction, adjacent to the Short Pump Manor zero lot-line development. The development plan for the first three sections was granted Conditional

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Subdivision approval in April 2013, and subsequent POD approval in October 2013, to allow 89 lots. This additional property is subject to the proffers of zoning case C-19C-12 and C-9C-11. Sections 1 and 2 of Short Pump Manor are currently under construction, with many completed units.

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

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

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

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

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

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- drainage, and maintenance access on the abutting lot be used to locate other mechanical equipment (such as HVAC equipment, generators, and the like) for the subject lot.
34. The subdivision plat for Short Pump Manor at Bacova Section 4 shall be recorded before any building permits are issued.
 35. The proffers approved as a part of zoning cases C-9C-11 and C-19C-12 shall be incorporated in this approval.
 36. Prior to issuance of a building permit, the developer must furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.
 37. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The defect bond shall remain in effect for a period of three years from the date of the issuance of the final occupancy permit. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.

(Staff Report by Aimee Crady)

(Applicant's Representative: Anne Tignor)

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

PLAN OF DEVELOPMENT

POD2015-00477
Holloway at Wyndham
Forest Sections 3, 4, & 5 –
11120 Nuckols Road

APPROVED

Youngblood, Tyler & 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 93 detached dwellings for sale with zero lot lines and one single-family dwelling. The 33.0-acre site is located approximately 1,600 feet east of the intersection of Nuckols Road and Opaca Lane and the western terminus of Holman Ridge Road, on parcel 750-772-9445 and part of parcel 749-772-8402. The zoning is R-5AC, General Residential District (Conditional) and R-3C, One-Family Residential District (Conditional). County water and sewer. **(Three Chopt)**

This Plan of Development proposes the construction of 93 zero-lot-line dwellings and the resubdivision of an existing lot within Holloway at Wyndham Section 2 to provide additional area for a BMP. 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 September 23, 2015 and is the companion case to conditional subdivision case SUB2015-00117 and POD2015-00476 for 50 townhouse lots and case SUB2015-00118 for the extension of Holman Ridge Road and Hickory Park Drive to Nuckols Road to the west.

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The architectural elevations submitted by the applicant are in substantial compliance with the proffers with brick or cultured stone foundations, and with the primary building material brick, cultured stone, stone veneer, hardieplank, engineered wood or a combination thereof. Each home shall have an attached or detached 2 car garage. Due to the extensive variety of architectural styles, a sample package has been provided in the packet. The full palate of models is available for viewing on the website.

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.

Before the construction plans for Sections 3 or 5 can be approved by staff or plats recorded, the applicant must furnish a letter from Plantation Pipeline and 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. The subdivision plat for Holloway at Wyndham Forest Sections 3, 4, and 5 shall be recorded before any building permits for the applicable section are issued.
35. A concrete sidewalk meeting County standards shall be provided along the both sides of Holman Ridge Road.
36. The proffers approved as a part of zoning case REZ2013-00014 and REZ2015-00014 shall be incorporated in this approval.

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37. Prior to approval of construction plans for Sections 3 or 5, the developer must furnish a letter from Dominion Virginia Power and Plantation Pipeline stating that this proposed development does not conflict with their facilities.
38. 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.
39. 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: REZ2013-00014 and REZ2015-00014)

PLAN OF DEVELOPMENT (Deferred from the December 16, 2015 Meeting)

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

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

Kimley-Horn and Associates, Inc. for ME Nuckols, LLC and BPTM, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story 36,169 square foot grocery store in an urban-mixed use development. The 1.24-acre site is located along the south line of West Broad Street (U.S. Route 250), approximately 540 feet west of its intersection with North Gayton Road, on part of parcel 731-764-5533. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

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

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

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the revised architectural plans. The staff recommendation will be made at the meeting. Should

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

29. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning cases REZ2014-00009 and PUP2014-00006 shall be incorporated in this approval.
31. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans.
32. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by the engineer. An engineer's report certifying the suitability of the fill materials and its compaction shall be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.
33. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
34. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
35. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

(Staff Report by Kevin Wilhite)

(Applicant's Representative: David Ellington)

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

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2015-00483
Towne Bank Operations
Headquarters – 4501 Cox
Road

APPROVED

Timmons Group for Towne Bank: 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 an ATM, teller drive-through facility, and parking expansion for an existing bank headquarters. The 5.34-acre site is located on the southeast corner at the intersection of Cox Road and Village Run Drive, on parcel 750-764-9584. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

The applicant requests approval for a parking lot and teller drive through expansion, with the addition of an ATM lane on an existing bank operations headquarters site in the Innsbrook Office Park. The bank operations headquarters was constructed as a Franklin Federal Bank Headquarters

in 1993 and completed one parking and maintenance building expansion previously in 1997. The current proposal has been reviewed and endorsed by the Innsbrook Owners Association.

The majority of the parking expansion will be located south of the existing building and parking lot. The limits of clearing will preserve nearly thirty feet of natural buffer along the property line, which abuts another office site. No work is proposed directly adjacent to the residential properties to the east of the site. Other areas of parking expansion are interior to the existing site and adjacent to the drive through and ATM expansion inside the existing driveway loop.

A lighting plan is included in the staff plan for approval, and proposes replacement of all site lighting with LED concealed source fixtures. All fixtures along perimeters of the parking lot propose house side shields to eliminate glare and spread to adjacent properties and rights of way.

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

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. The right-of-way for widening of Cox 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 east side of Cox Road.
31. Outside storage shall not be permitted.
32. The proffers approved as a part of zoning case C-10C-84 shall be incorporated in this approval.
33. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up teller facilities, the owner/occupant shall close the drive-up teller facilities until a solution can be designed to prevent traffic backup.

(Staff Report by Aimee Crady)

(Applicant's Representative: Chris Sibold)

(Applicable Rezoning Cases and PUPS: C-10C-84)

PLAN OF DEVELOPMENT

POD2015-00541
Rocketts Landing – Phase IV
– 5300 Old Osborne
Turnpike

**APPROVED – SEE
ADDENDUM PAGE 1**

Timmons Group for Central Virginia Investments/Rocketts Landing, LLC: Request for approval of 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 797-711-6071. The zoning is UMUC, Urban Mixed Use District (Conditional). City of Richmond water and sewer. (**Varina**)

As of the preparation date of this agenda, the staff has not received a revised plan as requested. The proposed layout plan is generally consistent with the schematic master plan submitted with Provisional Use Permit P-012-12. However, the layout plan must be revised to provide a minimum streetscape width of eight-feet along Old Delaware and Old Charles Streets, and to provide streetscape improvements along abutting streets and walks in accordance with UMU design standards contained in the Zoning Code. The construction plan must also address concerns regarding the adequacy of fire lanes expressed by the Fire Marshal's Office. In addition, the grading plan must be revised to provide a minimum 10-foot setback between the 100-year flood plain and the proposed residential townhouses as required by the Zoning Code. Planning staff has also requested additional architectural elevation information. The staff recommendation will be made at the meeting.

It should be noted that several standard conditions have been modified, as the proposed development is served by public utilities provided by the City of Richmond. In addition, several conditions have been added which reflect that the proposed development of the Village of Rocketts Landing Phase 4 is dependent upon improvements provided with the Village of Rocketts Landing Phase 3. Phase 3 was previously approved by the Planning Commission in September of 2012, and is currently undergoing construction plan review. Review of Phase 3 was held up by issues regarding the provision of public utilities by the City of Richmond. The City of Richmond Department of Public Utilities has now approved the utility plan for Phase 3 and the construction plan review for that phase is now approaching approval.

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

1. **MODIFIED** - The owner shall enter into the necessary contracts with the City of Richmond Department of Public Utilities for connections to public water and sewer.
2. **MODIFIED** - The City of Richmond Department of Public Utilities shall approve the plan of development for construction of public water and sewer, prior to beginning any construction of these utilities. The City of Richmond Department of Public Utilities shall be notified at least 48 hours prior to the start of any water or sewer construction.

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17. **MODIFIED** - The owner shall have a set of plans approved by the Director of Public Works, City of Richmond Public Utilities and Secretary of the Planning Commission available at the site at all times when work is being performed. A designated responsible employee shall be available for contact by County Inspectors.
24. **MODIFIED** - The developer shall provide fire hydrants as required by the City of Richmond Department of Public Utilities and Henrico Division of Fire.
25. **MODIFIED** - Insurance Services Office (ISO) calculations shall be included on the final construction plans for approval by the City of Richmond Department of Public Utilities and Henrico Division of Fire prior to issuance of a building permit.
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 Village of Rocketts Landing Section 7 shall be recorded before any building permits are issued.
32. The entrances and drainage facilities on Old Osborne Turnpike (State Route 5) shall be approved by the Virginia Department of Transportation and the County, in conjunction with the construction plans for the Village of Rocketts Landing Phase 3.
33. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed for Old Osborne Turnpike (State Route 5) in conjunction with the construction plans for the Village of Rocketts Landing Phase 3, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
34. 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.
35. Details for the gate and locking device at the western terminus of Old Charles Street shall be submitted for review by the Traffic Engineer, Police and approved by the County Fire Marshal. The owner or owner's contractor shall contact the County Fire Marshal prior to completion of the fence installation to test and inspect the operations of the gates. Evidence of the Fire Marshal's approval shall be provided to the Department of Planning by the owner prior to issuance of occupancy permits.
36. Evidence that an engineer has certified the height of the buildings in Block 19 shall be provided to the Director of Planning prior to the issuance of a Certificate of Occupancy.
37. The proffers approved as a part of zoning case C-55C-04, P-14-04, and P-12-12 shall be incorporated in this approval.
38. 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.
39. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps or fill in the floodplain 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

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- 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.
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 Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.
 41. 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.
 42. 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.
 43. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
 44. The proposed development shall be served by privately maintained streets, other than Old Osborne Turnpike (State Route 5), unless otherwise approved by the Director of Public Works.
 45. The proposed utilities connected to the City of Richmond system shall be accepted by the City for maintenance prior to the issuance of any Certificates of Occupancy. The Developer shall coordinate plan review with the City of Richmond and provide evidence to the Director of Planning that the City's requirements are satisfied.
 46. The applicant shall dedicate all right of way and easements and provide all improvements determined necessary by the Director of Public Works and the Virginia Department of Transportation (VDOT), for the widening and improving of Old Osborne Turnpike (State Route 5), in conjunction with the Village of Rocketts Landing Phase 3, Block 18, prior to the approval of final construction plans for the Village of Rocketts Landing Phase 4, Block 19. The Developer shall coordinate plan review with VDOT, and provide evidence that their requirements are satisfied.
 47. Drainage easements for Old Osborne Turnpike (State Route 5) shall be dedicated to VDOT and not to Henrico County.
 48. Standard County street extension signs shall be posted at the improved end of any street shown to be extended on the Village of Rocketts Landing UMU Master Plan.
 49. A cut and fill grading plan for the 100-year flood plain satisfying the requirements of Section 24-95(u)(1) must be approved by the Director of Public Works and FEMA as applicable, prior to approval of the construction plan for the Village of Rocketts Landing Phase 4 Block 19.

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50. A construction plan for the Village of Rocketts Landing Phase 3 shall be approved prior to the approval of final construction plans for the Village of Rocketts Landing Phase 4 Block 19.
51. A streetscape plan for the Village of Rocketts Landing Phases 3 & 4 shall be submitted for review and approval by the Department of Planning, prior to the approval of construction plans for the Village of Rocketts Landing, Phase 4 Block 19, unless otherwise approved by the Director of Planning. The plan shall provide a minimum streetscape width of 8-feet from back of curb to the face of building.
52. All required site improvements and streetscape improvements including landscaping, and lighting for the Village of Rocketts Landing Phases 3 and 4 must be completed prior to the issuance of any Certificate of Occupancy in the Village of Rocketts Landing Phase 4, Block 19, unless otherwise approved by the Director of Planning. The Director of Planning may defer all or part of the required landscape, lighting or streetscape improvements for which a performance bond has been posted.
53. An updated UMU Master Plan for Land Bays 4B and 5 must be submitted to the Planning Department for review and approval prior to approval of the final construction plan. The UMU Master Plan must identify buildings, commercial area in square feet per building, residential unit type (condo, RTH, apartment), number of residential units and residential area in square feet per building, open space, parking required and provided for residential and commercial uses by building, area and density calculations for multi-family and townhouse units. The UMU Master Plan must show satisfaction of UMU open space and commercial development ratio requirements.
54. Architectural plans for the proposed townhouses including all four sides of each building and a materials sample board in accordance with the Village of Rockets Landing Design Manual must be submitted for Planning Director review and approval prior to approval of Building Permits.

(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

POD2015-00509
Commonwealth Assisted
Living at The West End
Addition (Formerly Meadow
Glen of West End) – 2400
Gaskins Road

**APPROVED – SEE
ADDENDUM PAGE 2**

Balzer and Associates, Inc. for MCAP West End, LLC and West End, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story 7,280 square-foot 10-unit addition to an existing 68-unit assisted living facility. The 8.07-acre site is located along the west line of Gaskins Road, approximately 765 feet south of its intersection with Three Chopt Road, on part of parcel 749-754-2538. The zoning is R-6C, General Residential District (Conditional) and C-1, Conservation District. County water and sewer. **(Tuckahoe)**

The Board of Supervisors approved a recent zoning case (REZ2015-00015) on July 14, 2015 to amend proffers which would permit additional assisted living units but limit the property to no more than eighty-five (85) units or ninety-six (96) beds.

This plan of development proposal will result in a total of seventy-eight (78) units and beds on the property. There will be fifty-three (53) assisted living units and twenty-five (25) memory care units.

Architectural renderings show all exterior portions of the building additions matching the existing brick color, as well as the remaining building materials and architectural design features.

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

29. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning case REZ2015-00015 shall be incorporated in this approval.
31. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
32. 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 Matt Ward)

(Applicant’s Representative: Christopher Shust)

(Applicable Rezoning Cases and PUPS: REZ2015-00015)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2015-00542

Goodwill at Ashley Furniture
Station - 3931 Gay Avenue

APPROVED

Balzer and Associates, Inc. for Laburnum Partners, LLC and HMP Properties: 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 17,287 square foot retail store with donation drive-through facilities on an outparcel in an existing shopping center. The 2.095-acre site is located on the south line of Gay Avenue, approximately 520 feet west of S. Laburnum Avenue, on parcel 813-717-7155. The zoning is B-2C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

This proposal is to construct a 17,287 square foot retail store with a donation drive through canopy. The out parcel is located within an existing shopping center and existing access driveways will be used off Gay Avenue and S. Laburnum Avenue.

This site plan provides adequate parking and required building setbacks as set aside in the zoning ordinance. To further provide pedestrian connectivity, staff has requested an additional interior sidewalk be extended to reach the public sidewalk along Gay Avenue.

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

A lighting plan was provided for approval which includes 12 light poles as well as 4 lights underneath the canopy and four building mounted light fixtures. Staff requested the applicant match the fixture shape and color with the existing lights in the shopping center, and the applicant is evaluating this request.

Also, prior to certificate of occupancy landscaping will be required to meet the 35 foot transitional buffer between this site and the southern property line adjacent to residential district.

The staff recommends approval subject to annotations on the plan, 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 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-51C-06 shall be incorporated in this approval.

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34. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-through facilities, the owner/occupant shall close the drive-through facilities until a solution can be designed to prevent traffic backup.
35. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
36. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Matt Ward)
(Applicant's Representative: Aaron Breed)
(Applicable Rezoning Cases and PUPS: C-51C-06)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2015-00521
Bedford Falls at Hickory
Grove Section 2 - 11200
New Wade Lane

**APPROVED – SEE
ADDENDUM PAGE 2**

Bay Companies, Inc. for Robert L. & G. H. Lloyd Trust, KCA Bedford, LLC and Atask Properties, Inc.: Request for approval of a plan of development **and lighting plan**, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 42 townhouse units for sale. The 4.96-acre site is located on the northwest corner of the intersection of Nuckols Road and New Wade Lane, on parcel 747-770-4264 and part of parcel 747-770-3699. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)**

The applicant is requesting approval to construct 42 townhouse units for sale, directly south of Section 1 which was previously approved June 25, 2014. The layout and elevations match the proffered exhibits from REZ2015-00026.

As of the preparation date of the agenda, the staff has not received a conceptual landscape plan, specifically for the area adjacent to New Wade Lane and Nuckols Road. Staff is requesting that adequate buffering be provided to suppress traffic noise.

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

- 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.

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29. The unit house numbers shall be visible from the parking areas and drives.
30. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be installed prior to any occupancy permit approval.
31. Prior to issuance of a certificate of occupancy for any building in this development, the engineer of record shall certify that the site has been graded in accordance with the approved grading plans.
32. The subdivision plat for Bedford Falls at Hickory Grove Section 2 shall be recorded before any building permits are issued.
- ~~33. DELETED - A concrete sidewalk meeting County standards shall be provided along the west side of Nuckols Road.~~
34. The proffers approved as a part of zoning case REZ2014-00010 and REZ2015-00026 shall be incorporated in this approval.
35. 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.
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 Greg Garrison)
(Applicant's Representative: Dan Caskie)
(Applicable Rezoning Cases and PUPS: REZ2014-00010 and REZ2015-00026)

PLAN OF DEVELOPMENT

POD2015-00527
Church Road Glen - 3000
Crown Grant Road

**APPROVED – SEE
ADDENDUM PAGE 3**

Bay Companies, Inc. for JSC Family, LLC, NNL Family, LLC John S. and Nick B. Cametas, and Eagle Construction of VA, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 21 detached dwellings for sale with zero lot lines. The 6.37-acre site is located on the east line of Crown Grant Road, approximately 650 feet south of Church Road, on parcels 743-755-8828, 743-755-9773, and 743-755-9852. The zoning is R-5AC, General Residential District (Conditional). County water and sewer. **(Three Chopt)**

The applicant requests approval to construct single family detached zero lot line units to be located east of Crown Grant Road and south of Church Road. The property was rezoned in October of 2015 and is subject to the proffered conditions of REZ2015-00008.

The layout plan is consistent with the proffered conceptual layout. Five lots will front Crown Grant Road, while the rest are oriented along internal roads proposed with this development. The northernmost terminus of the proposed road will be located to allow future extension to the north, with the cul-de-sac located partially in a temporary cul-de-sac easement. A cemetery on site will be preserved and contained within a fenced area in common area adjacent to the south cul-de-sac, ensuring that access is maintained. The HOA will be responsible for the maintenance of the cemetery.

A private access and maintenance agreement for access to parcel 743-755-6634 must be recorded prior to construction plan approval for development involving lots 20 and 21. The access strip is consistent with that shown on the proffered conceptual plan.

Architectural plans provided meet proffered conditions, with proposed exterior building materials shown in brick veneer, stone veneer, cementitious siding, and cedar shake siding. Proffers govern the elevations further to specify that homes of the exact same elevations shall not be permitted more often than every third home on a street.

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

29. 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.

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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 Church Road Glen shall be recorded before any building permits are issued.
35. The proffers approved as a part of zoning case REZ2015-00008 shall be incorporated in this approval.
36. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
37. Evidence of a recorded access and maintenance agreement to serve parcel 743-755-6634 must be submitted to the Department of Planning prior to final construction plan approval for the development containing Lots 20 and 21 as shown on the staff plan.

(Staff Report by Aimee Crady)

(Applicant's Representative: Dan Caskie)

(Applicable Rezoning Cases and PUPS: REZ2015-00008)

SUBDIVISION

SUB2015-00176

Alden Parke (December 2015 Plan) – 11661 New Wade Lane

APPROVED

Bay Companies, Inc. for Forrest G. Urban and Duke Development, LLC: The 32.33-acre site proposed for 59 single-family lots is located between the south line of New Wade Lane, the eastern terminus of Parkland Drive, and the on-ramp to Interstate 295 North, approximately 1,415 feet from Nuckols Road to the east and approximately 230 feet from Hickory Bend Drive to the west, on parcels 746-768-7550, 746-769-6058, 746-769-7196, 746-769-7205, 746-769-8993, and 747-769-1255. The zoning is R-3C, One-Family Residential District (Conditional). County water and sewer. **(Three Chopt) 59 Lots**

The proposed subdivision layout provides 59 lots for single-family development. Each minimum house size shall be 2500 square feet of finished floor area accompanied with an attached two car garage except for lots 49-52 which shall have either an attached two car garage or a detached two car garage.

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A standard County sidewalk will be provided along both sides of Parkland Drive and along both sides of Alden Parke Drive between New Wade Lane and Parkland Drive. In addition, sidewalk will be provided along Alden Parke Drive, south of Parkland Drive. Also, an asphalt trail along the southern boundary of the subdivision will be provided to connect the neighborhood with amenity areas.

Dwellings will consist of high quality architectural standards, and building materials to include brick and stone have been included in the proffers associated with zoning case REZ2015-00022. Additional community features include street trees, foundation planting, entrance features, sod and irrigation along with required tree save areas.

The amenities shown on the plan to meet the proffered conditions need revisions to comply with technical requirements. Condition #21 has been recommended to address that concern.

The staff recommends approval subject to the annotations on the plans, the standard conditions for subdivisions served by public utilities, and the following additional conditions:

13. The limits and elevation of the Special Flood Hazard Area shall be conspicuously noted on the plat and construction plans and labeled "Limits of Special Flood Hazard Area." Dedicate the Special Flood Hazard Area as a "Variable Width Drainage & Utilities Easement."
14. Each lot shall contain at least 11,000 sq. ft., exclusive of the floodplain areas.
15. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Department of Planning for review. Such covenants and restrictions shall be in a form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
16. Prior to requesting construction plan approval, the developer must furnish a letter from Dominion Virginia Power and Plantation Pipeline, stating that this proposed development does not conflict with its facilities.
17. The details for the landscaping to be provided within the median of Alden Parke Circle and in Common Area shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
18. A County standard sidewalk shall be constructed along the north and south sides of Parkland Drive, along the west and east sides of Alden Parke Drive between New Wade Lane and Parkland Drive, and along the west side of Alden Parke Drive south of Parkland Drive.
19. The proffers approved as part of zoning case REZ2015-00022 shall be incorporated in this approval.
20. Evidence of Virginia Department of Historic Resources permit and Henrico County court order of graveyard relocation shall be provided prior to recordation of the plat.
21. An amenities plan providing proffered amenities and entrance features shall be provided to the Department of Planning for review and approval prior to recordation of the plat.

(Staff Report by Matt Ward)

(Applicant's Representative: Dan Caskie)

(Applicable Rezoning Cases and PUPS: REZ2015-00022)

LANDSCAPE PLAN

SUB2015-00195
Meredith Branch Estates
Section 1 - 4940 Francistown
Road

APPROVED

Bay Companies, Inc. for Welford Properties, LLC: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 14.48-acre site is located on the southwest corner at the intersection of Nuckols Road and Francistown Road, on parcel 759-765-0133. The zoning is R-3C, One-Family Residential District (Conditional). County water and sewer. **(Brookland)**

The applicant requests Planning Commission approval of the landscape plan subject to the proffers of zoning case REZ2015-00011. The staff plan addresses all proffered and applicable code requirements, and is consistent with the proffered landscape plan exhibit.

The proffered conditions require, and the applicant has provided a 25-foot planting strip easement along both Francistown Road and Nuckols Road. Both planting strips will include trees and shrubs, as well as a black aluminum "wrought iron-style" fence with brick columns spaced no greater than 50 feet apart. The fence and columns will wrap around the corners from each terminus of this feature. The fence ties into the entrance feature sign for the subdivision. The planting strip along Francistown will feature a mixture of preserved trees and supplementary plantings of shrubs and trees.

Two trees are shown in each front yard along both sides of the street, and along street side lot lines for a continuous streetscape pattern throughout the development, to include common area frontages. A decorative light fixture is shown on the staff plan, which is a conceptual design, but indicates compliance with the proffer for a lamp post in each lot of harmonious design. Other details shall be reinforced with the restrictive covenants to be recorded prior to recordation of the subdivision plat.

The front, side, and rear lot of each home will contain sod and irrigation. All planting strip easements will be irrigated as well.

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

(Staff Report by Aimee Crady)

(Applicant's Representative: Dan Caskie)

(Applicable Rezoning Cases and PUPS: REZ2015-00011)

PLAN OF DEVELOPMENT

POD2015-00543
Airport Distribution Center,
Building B – 2400
Distribution Drive

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

Engineering Design Associates for Virginia Becknell Investors, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 142,635 square foot office warehouse. The 9.91-acre site is located on the southeast corner of the intersection of Darbytown Road and S. Laburnum Avenue, on part of parcel 814-699-7796. The zoning is M-1C, Light Industrial District (Conditional) and Airport Safety Overlay District (ASO). County water and sewer. (**Varina**)

The applicant proposes construction of a one-story, office warehouse 230 feet by 630 feet and 142,625 square feet in area.

The building will be constructed of tilt up concrete panels with colors ranging in light, medium, and dark grey tones, which is in keeping with other buildings in the development. Buildings D and E, which are similar in massing and appearance, were approved by the Planning Commission at two separate meetings in June and September of 2015.

Zoning cases C-47C-97, C-7C-06, C-8C-06, and REZ2014-00039 shall apply.

The plan proposes two changes over the original POD from 1997. A building pad featured an “L” shaped building with car parking along the Laburnum Avenue and Darbytown Road frontages. The site layout under consideration now features a rectangular building with diagonal notches at the northeast and southwest corners. Vehicular parking is still shown along the road frontages, but truck spaces are proposed along Darbytown Road. The truck parking and circulation areas for the loading docks are located between the front building façade line and Darbytown Road. Staff suggests that the layout be revised to relocate these areas behind the building line, and provide additional screening, to meet the intent of proffer #5 of C-47C-97 which states:

“...With regard to any buildings along Laburnum Avenue or Darbytown Road, there shall be no loading areas between the face of such building and Laburnum Avenue or Darbytown Road.”

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. 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.
30. The proffers approved as a part of zoning case C-47C-97, C-7C-06, C-8C-06, and REZ2014-00039 shall be incorporated in this approval.

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31. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction needed to implement this conceptual plan may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/ approval.
32. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Lee Pambid)

(Applicant's Representative: Randy Hooker)

(Applicable Rezoning Cases and PUPS: C-47C-97, C-7C-06, C-8C-06, and REZ2014-00039)

FAMILY SUBDIVISION

SUB2015-00204
Duke Family Subdivision
(January 2016 Plan) – 11500
Mill Road

APPROVED

Jordan Engineering for George T. & Kathleen C. Duke and George Brian Duke: The 30.344-acre site proposed for a subdivision of 2 single-family homes is located along the north line of Mill Road, approximately 505 feet east of its intersection with Chickahominy Branch Drive, on parcel 767-777-4731. The zoning is A-1, Agricultural District and R-2, One Family Residence District. Individual well and on-site sewage disposal system. **(Brookland) 2 Lots**

This is the first family subdivision request for approval under the process adopted by the Board of Supervisors in 2011. The current owners of the property are the parents of the developer, who intends to construct his own residence on the new lot. There is a requirement that any new lot created in this manner cannot be transferred outside the immediate family for a period of five years.

Access from the new lot will be from Wood Brook Court in Chickahominy Branch subdivision. Since Wood Brook Court is a public street which only stubs to this parcel, the public road frontage requirement of 50 feet is not met and, thus, the requirements for creating a standard lot are not met. However, the family subdivision regulations would allow for approval of this lot configuration without the required public road frontage. Since there is a stub street to the proposed new lot which can be directly accessed, there is no need for construction of the paved access drive and the creation of a joint access and maintenance agreement as required in a family subdivision.

The new Lot 2 is not within 300 feet of public water and sewer. Both lots will be served by individual wells and on-site sewage disposal systems.

The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions not served by public utilities, the following additional conditions are recommended:

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12. Lots on the plat marked with an asterisk or asterisks must be identified on the recordation plat with an asterisk. Add the following note(s) conspicuously to the plat under the heading Notes:
 - (a) Buildable Area Statement: (*) “Lots marked with * (single asterisk) have limitations for dwelling shape, size and location. For details refer to construction plans on file in the Department of Planning.” (An asterisk is required on all “reverse corner lots.”)
 - (b) Wetlands Statement: (**) “Lots marked with ** (double asterisks) may contain water and/or wetlands as determined at the time of recordation of the plat. Disturbance outside of designated water and wetland impact areas will require approval from the U.S. Army Corps of Engineers and/or the Virginia Department of Environmental Quality. Additional requirements may be imposed on these lots prior to the issuance of building permit. See construction plans on file in the Department of Planning for additional details.”
 - (c) RPA or SPA Statement: (***) “Lots marked with *** (triple asterisks) contain RPA and/or SPA. These areas are to remain undisturbed and are to be protected from all construction or land disturbing activities. See construction plans on file in the Department of Planning for additional details.”
13. The limits and elevation of the Special Flood Hazard Area shall be conspicuously noted on the plat and construction plans and labeled "Limits of Special Flood Hazard Area." Dedicate the Special Flood Hazard Area as a "Variable Width Drainage & Utilities Easement."
14. The final plat for recordation shall contain information showing The Chesapeake Bay Preservation areas, if any, in accordance with Chapter 19, Section 19-72 (18), of the Henrico County Code, as determined by the Director of Public Works.

(Staff Report by Kevin Wilhite)

(Applicant’s Representative: C.E. Meade III)

(Applicable Rezoning Cases and PUPS:

LANDSCAPE PLAN

POD2015-00540
Wegmans at West Broad
Marketplace, Phase 3 - 12300
West Broad Street (U.S.
Route 250)

APPROVED

Vanasse Hangen Brustlin for Excel West Broad Marketplace, LLC and NV Retail: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 13.7-acre site is located in an existing shopping center on the north line of West Broad Street (U.S. Route 250), approximately 2,000 feet west of its intersection with N. Gayton Road, on part of parcel 732-766-4043. The zoning is B-3C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The applicant is requesting approval of a landscape plan for the Wegmans at West Broad Marketplace. The plan in your agenda addresses staff comments regarding additional trees in a landscape island, plant material installed at a larger size, and substituting the tree species originally proposed along the front of the building, with the tree species proposed in the parking lot.

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

(Staff Report by Greg Garrison)

(Applicant's Representative: Teresa Lower)

(Applicable Rezoning Cases and PUPS: REZ2014-00028)

APPROVAL OF MINUTES: December 16, 2015 Minutes AS CORRECTED

ADJOURN @ 10:19AM