

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

**JULY 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  
Kate B. Teator, County Planner  
Robert Peterman, GIS Technician  
Melissa S. Ferrante, Office Assistant/Recording  
Secretary

**WELCOME: @ 9:02 AM**

**PLEDGE OF ALLEGIANCE:**

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

**ROLL CALL: Ms. Jones and Mr. Thornton absent.**

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

**EXPEDITED AGENDA: Leslie News**

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

**EXTENSIONS – FOR PLANNING COMMISSION APPROVAL**

<b>Subdivision</b>	<b>Original No. of Lots</b>	<b>Remaining Lots</b>	<b>Previous Extensions</b>	<b>Magisterial District</b>	<b>Recommended Extension</b>
<b>SUB2011-00054 (SUB-008-11) Kings Manor (July 2011 Plan) EXTENSION GRANTED</b>	<b>9</b>	<b>9</b>	<b>4</b>	<b>Varina</b>	<b>July 26, 2017</b>

**EXTENSIONS - FOR INFORMATIONAL PURPOSES ONLY**

<b>Subdivision</b>	<b>Original No. of Lots</b>	<b>Remaining Lots</b>	<b>Previous Extensions</b>	<b>Magisterial District</b>	<b>Recommended Extension</b>
<b>SUB2014-00087 Kingsland Greene (July 2014 Plan) EXTENSION GRANTED</b>	<b>120</b>	<b>120</b>	<b>1</b>	<b>Varina</b>	<b>July 26, 2017</b>
<b>SUB2012-00093 Smith Grove at Bacova (July 2012 Plan) EXTENSION GRANTED</b>	<b>45</b>	<b>9</b>	<b>3</b>	<b>Three Chopt</b>	<b>July 26, 2017</b>

## TRANSFER OF APPROVAL

POD-31-83  
POD2016-00130  
Embassy Suites Richmond  
(Formerly Embassy Suites  
Hotel) - 2925 Emerywood  
Parkway

**APPROVED/EXPEDITED**

**Hemant Shukla for NN Hotel, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from North Gayton Company and Middex Hospitality, Inc. to NN Hotel, LLC. The 5.74-acre site is located on the south line of Emerywood Parkway, approximately 450 feet west of its intersection with West Broad Street (U.S. Route 250), on parcel 766-746-3684. The zoning is M-1, Light Industrial District. County water and sewer. **(Tuckahoe)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. All deficiencies, as identified in the staff inspection report dated March 29, 2016, have been addressed, which included missing landscaping, a missing stop bar, missing handicap signs, and a pothole.

The staff recommends approval of this transfer request.

**(Staff Report by Lee Pambid)**  
**(Applicant's Representative: Hemant Shukla)**

## TRANSFER OF APPROVAL

POD-22-76  
POD2016-00151  
CAPGO Convenience Food  
Store (Formerly Cap Go  
Service Station) - 2812  
Mechanicsville Turnpike  
(U.S. Route 360)

**APPROVED/EXPEDITED**

**Russell R. Thompson, Jr.:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Bishop Melvin F. and Bliss J. to Russell R. Thompson, Jr.. The 0.7-acre site is located on the west line of Mechanicsville Turnpike, approximately 630 feet north of its intersection with Saint Claire Lane, on parcel 800-730-0966. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

The new owner agrees to be responsible for continued compliance with the conditions of original approval. Site deficiencies identified in the staff inspection report dated March 30, 2016 have been addressed. The site deficiencies included removal of storage buildings, and restriping the parking lot.

The staff recommends approval of this transfer request.

**(Staff Report by Greg Garrison)**  
**(Applicant's Representative: Russell R. Thompson, Jr.)**

## TRANSFER OF APPROVAL

POD-026-09  
POD2016-00189  
Car Pool at Towne Center  
West - 11950 West Broad  
Street (U.S. Route 250)

**APPROVED/EXPEDITED**

**Timothy O. Trant, II, Esq. for CP Other Realty, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from CP Other Realty, LLC to the Talley Family Limited Partnership. The 1.65-acre site is located in an existing shopping center, on the north line of West Broad Street (U.S. Route 250), approximately 1,625 feet east of its intersection with North Gayton Road, on parcel 735-763-6585. 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 the original approval. Site deficiencies identified in the staff inspection report dated April 28, 2016 have been addressed. Site deficiencies included repainting a stop bar and installing a stop sign facing W. Broad Street, replacing dead landscaping, and trimming overgrowth for sight distance.

The staff recommends approval of this transfer request.

**(Staff Report by Matt Ward)**

**(Applicant's Representative: Timothy O. Trant, II, Esq.)**

**(Applicable Rezoning Cases and PUPS: C-8C-09)**

## PLAN OF DEVELOPMENT AND LIGHTING PLAN (Deferred from the June 22, 2016 Meeting)

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

**DEFERRED BY  
APPLICANT TO  
SEPTEMBER 28, 2016  
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 Planning Commission's meeting on September 28, 2016.**

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  
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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.

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 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 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.

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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: Jonathon Ritchie)**

**PLAN OF DEVELOPMENT AND LIGHTING PLAN (Deferred from the June 22, 2016 Meeting)**

POD2016-00229  
Ample Self-Storage - Nine  
Mile Road - 4901 Nine Mile  
Road

**APPROVED/EXPEDITED**

**SEE ADDENDUM PAGE 1**

**Bay Companies, Inc. for Ample Storage Laburnum Avenue, LLC:** Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a two-story, 47,520 square foot self-storage facility. The 7.18-acre site is located on the south line of Nine Mile Road (State Route 33), approximately 500 feet east of its intersection with Laburnum Avenue, on part of parcel 811-723-1052. The zoning is M-1C, Light Industrial District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

The applicant requests approval to construct one, two-story self-storage building totaling 47,520 square feet adjacent to Eastgate Town Center. This facility will be the 3<sup>rd</sup> self-storage building on

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the site and will operate between the hours of 6:00am and 10:00pm. The site was rezoned February 2005 and both the plan and the architectural elevations are in substantial conformance with the proffers.

Ample Storage held a community meeting with the adjacent Hechler Village subdivision. Over 600 notices were sent out to the adjacent property owners. The developer and engineer presented the project and answered questions concerning the use, the building design and operations.

As requested by the County, the Owner has shown that adequate right-of-way exists along Nine Mile Road (State Route 33) for the ultimate road width and for sidewalks. A standard VDOT five-foot sidewalk will be provided along the southern side of Nine Mile Road (State Route 33) completing the sidewalk segment for the south western quadrant of S. Laburnum Av. and Nine Mile Road (State Route 33).

The proposed architectural renderings show all building elevations to be standard reddish brown brick accented with tan brick soldier courses, with an open glass store front facing Nine Mile Road (State Route 33), and the buildings comply with the proffers of the rezoning case C-69C-04. A lighting plan has been included for review and approval with this POD proposal. The lighting plan proposes six (6) LED building mounted concealed source light fixtures in addition to two existing cobra head lights located on site. Police can now recommend approval as a lighting level of 1.0 footcandle is provided throughout the parking lot and loading areas.

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

29. The entrances and drainage facilities on Nine Mile Road (State Route 33) shall be approved by the Virginia Department of Transportation and the County.
30. A concrete sidewalk meeting VDOT standards shall be provided along the south side of Nine Mile Road.
31. The proffers approved as a part of zoning case C-69C-04 shall be incorporated in this approval.
32. 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.
33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Christina Goggin)  
(Applicant's Representative: Dan Caskie)**

**PLAN OF DEVELOPMENT (Deferred from the June 22, 2016 Meeting)**

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

**DEFERRED BY  
APPLICANT TO  
SEPTEMBER 28, 2016  
MEETING**

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

**The applicant has requested a deferral until the Planning Commission’s meeting on September 28, 2016.**

This case was deferred from the June 22, 2016 Planning Commission hearing at the request of the applicant. The applicant continues to coordinate with the adjacent property owner concerning parking within the shopping center and related site improvements.

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

A revised plan was received by email on November 6, 2015. VDOT, Department of Public Works Traffic, and Planning provided additional comments, which must be addressed prior to a staff recommendation of approval to the revised plan. Issues include, but are not limited to, the provision of adequate right of way, drive aisle width, dumpster, and parking configuration adjustments. No additional revised plans have been submitted as of the preparation date of this agenda.

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

29. Only retail business establishments permitted in a B-3 zone may be located in this center.
30. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
31. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
32. Outside storage shall not be permitted.
33. The proffers approved as a part of zoning case C-12C-88 shall be incorporated in this approval.
34. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up facilities, the owner/occupant shall close the drive-up facilities until a solution can be designed to prevent traffic backup.
35. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.

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

**(Staff Report by Aimee Crady)  
(Applicant's Representative: Clay Grogan)  
(Applicable Rezoning Cases and PUPS: C-12C-88)**

**PLAN OF DEVELOPMENT - ARCHITECTURALS ONLY (Deferred from the June 22, 2016 Meeting)**

POD2016-00169  
GreenGate Section 1 – 12121  
West Broad Street (U.S.  
Route 250)

**APPROVED**

**SEE ADDENDUM PAGE 2**

**Kimley-Horn and Associates, Inc. for ME Nuckols, LLC:** Request for approval of architectural plans for a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 70 residential townhomes for sale and 10 single-family residential dwellings in an urban mixed-use development. The 9.52-acre site is located along the north line of Graham Meadows Drive, approximately 575 feet west of its intersection with North Gayton Road, on part of parcel 731-764-5533. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not completed its review of the revised architectural plans received July 11, 2015. The staff's recommendation will be made at the meeting. Should the Commission act on this request, the conditions of POD2015-00385 approved by the Planning Commission on October 28, 2015 shall apply.

**(Staff Report by Kevin Wilhite)  
(Applicant's Representative: David Ellington)  
(Applicable Rezoning Cases and PUPS: REZ2014-00009 and PUP2014-00006)**

**PLAN OF DEVELOPMENT - ARCHITECTURALS ONLY (Deferred from the June 22, 2016 Meeting)**

POD2016-00213  
GreenGate Section 2 – 12121  
West Broad Street (U.S.  
Route 250)

**Kimley-Horn and Associates, Inc. for ME Nuckols, LLC:**  
Request for approval of architectural plans for a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 49 residential townhomes for sale and 7 single-family residential dwellings in an urban-mixed use development. The 5.8-acre site is located along the north line of Graham Meadows Drive, approximately 1,500 feet west of its intersection with North Gayton Road, on part of parcel 731-764-5533. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

**APPROVED**

**SEE ADDENDUM PAGE 2**

As of the preparation date of the agenda, the staff has not completed its review of the revised architectural plans received July 11, 2016. The staff's recommendation will be made at the meeting. Should the Commission act on this request, the conditions of POD2016-00133 approved by the Planning Commission on April 27, 2016 shall apply.

**(Staff Report by Kevin Wilhite)**  
**(Applicant's Representative: David Ellington)**  
**(Applicable Rezoning Cases and PUPS: REZ2015-00021)**

**APPROVED:** \_\_\_\_\_ **APPROVED ON EXPEDITED AGENDA:** \_\_\_\_\_

**DEFERRED BY APPLICANT TO:** \_\_\_\_\_ **DEFERRED BY PC TO:** \_\_\_\_\_

**DENIED:** \_\_\_\_\_ **WITHDRAWN:** \_\_\_\_\_ **SEE ADDENDUM PAGE:** \_\_\_\_\_

**MOTIONED BY:** \_\_\_\_\_ **SECONDED BY:** \_\_\_\_\_ **ABSTAINED:** \_\_\_\_\_

**REMARKS:**

**PLAN OF DEVELOPMENT, LIGHTING PLAN, AND TRANSITIONAL BUFFER DEVIATION**

POD2016-00286  
CVS / Pharmacy Store at  
Broad Hill Centre– 12390  
West Broad Street

**PLAN APPROVED**

**SEE ADDENDUM PAGE 3**

**ARCHITECTURALS  
DEFERRED BY PC TO  
SEPTEMBER 28, 2016  
MEETING**

**Kimley-Horn for CVS 10990 VA, LLC and The Rebkee Company:** Request for approval of a plan of development and lighting plan, ~~and transitional buffer deviation~~ as required by Chapter 24, Section 24-106 ~~and 24-106.2~~ of the Henrico County Code, to construct a one-story 11,176 square foot pharmacy with drive-through facilities. ~~The transitional buffer deviation would authorize a reduction in width of a required transitional buffer along the northern property line.~~ The 1.55-acre site is located on the north line of West Broad Street (U.S. Route 250), approximately 3,900 feet west of its intersection with North Gayton Road, on parcel 730-765-2396. The zoning is B-2C, Business District and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

Proposed is a one-story, 11,176 square foot pharmacy with drive-through facilities. This is the final remaining parcel of the Broad Hill Centre development. The proffers zoning case C-18C-12 shall apply. The proposed structure's primary building materials include red brick with stone pilasters and EIFS cornices.

A 40-foot enhanced transitional buffer is required along the north property line, which is shared with the Saunders Station at Broad Hill Centre residential condominiums parcel. That project is currently under construction. The subject property is zoned B-2C, and the adjacent condo project is zoned R-6C. The applicant proposes a reduction in width from 40 feet to 34.5 feet. Subsequent to the mailing of the public notifications for this project, the applicant has provided an updated plan showing a 6-foot brick wall in the buffer, which is an allowable alternative to reduce the buffer width. A transitional buffer deviation is therefore no longer required.

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

29. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning case C-18C-12 shall be incorporated in this approval.
31. 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.
32. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

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**(Staff Report by Lee Pambid)**  
**(Applicant's Representative: Ryan Perkins)**  
**(Applicable Rezoning Cases and PUPS: C-18C-12)**

**PLAN OF DEVELOPMENT (Deferred from the June 22, 2016 Meeting)**

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

**DEFERRED BY  
APPLICANT TO  
SEPTEMBER 28, 2016  
MEETING**

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

**The applicant has requested a deferral until the Planning Commission's meeting on September 28, 2016.**

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

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

Staff has suggested that the applicant consider the following:

- Reconsider the placement of the two buildings. The taller building should ideally be located along West Broad Street, and the scale of the two-story building is more compatible with the height and massing of the residences across Bon Secours Parkway.
- Demonstrate that the architectural elevations meet proffers in materials, details, and design

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- quality through the use of articulated roofs, overhangs, cornices, etc.
- Water features and pedestrian amenities such as seating were proposed along the walkway between the two medical pavilions. These features are now missing. Consider reinstating these amenities.

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

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

29. Outside storage shall not be permitted.
30. In order to maintain the effectiveness of the County's public safety radio communications system within buildings, the owner will install radio equipment that will allow for adequate radio coverage within the building, unless waived by the Director of Planning. Compliance with the County's emergency communication system shall be certified to the County by a communications consultant within ninety (90) days of obtaining a certificate of occupancy. The County will be permitted to perform communications testing in the building at anytime.
31. The proffers approved as a part of zoning case C-18C-12 shall be incorporated in this approval.
32. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Lee Pambid)**

**(Applicant's Representative: Chris Sibold)**

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

## PLAN OF DEVELOPMENT AND TRANSITIONAL BUFFER DEVIATION

POD2016-00298  
JSF Self Storage on Tom  
Leonard Drive – 4110  
Springfield Church Lane

**APPROVED**

**SEE ADDENDUM PAGE 3**

**Timmons Group for GAW, LLC, and Johnson Development Association, Inc.:** Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code, to construct a three-story 112,860 square foot self-storage facility. The transitional buffer deviation would allow for an access driveway into and through the site that transitions to a fire lane. The 4.08-acre site is located at the northern terminus of Tom Leonard Drive, and on the southern line of I-64, on parcel 743-762-1862. The zoning is M-1C, Light Industrial District (Conditional), B-2C, Business District (Conditional), and WBSO, West Broad Street Overlay. County water and sewer. **(Three Chopt)**

This proposal is to construct a three-story 112,860 square foot self-storage facility at the northern terminus of Tom Leonard Drive. Both the layout and submitted architectural plans are consistent with proffers associated with zoning case REZ2016-00011.

The building will utilize deep red split face CMU and brick with two tones of EFIS. Red and gray aluminum windows are provided on all sides of the building to help break up the building mass. The submitted elevations blend with the large retail buildings in the vicinity.

A 50-foot proffered and transitional buffer is required and provided along Interstate 64 to the north. A transitional buffer deviation is requested to accommodate the access drive to the site from Tom Leonard Drive. This drive is located on M-1C zoned property, which passes between a strip of A-1 zoned property on the adjacent site, and B-2C zoned property containing a cemetery on the subject parcel. Due to the narrowness of the access area, and the drive aisle/fire lane width requirement to meet minimum fire code, the access entrance, drive aisle and fire lane encroach into the required transitional buffers. The applicant has requested that Planning Commission permit this encroachment with a transitional buffer deviation. The driveway layout conforms to the proffered conceptual plan.

Should the Commission approve the transitional buffer deviation, the staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

30. The proffers approved as a part of zoning case REZ2016-00011 and C-51C-03 shall be incorporated in this approval.
31. 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.
32. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.

**Continue**

**continued**

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

**(Staff Report by Christina Goggin)**

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

**(Applicable Rezoning Cases and PUPS: C-51C-03 and REZ2016-00011)**

## **PLAN OF DEVELOPMENT AND SPECIAL EXCEPTION**

POD2016-00295

Bacova Recreation Center –  
12161 Kain Road

**APPROVED**

**Youngblood, Tyler & Associates for Mark E. Marshall and Bacova, LLC:** Request for approval of a plan of development, as required by Chapter 24, Sections 24-2, 24-12, 24-52(a), and 24-106 of the Henrico County Code, to construct a private noncommercial recreation center to include a one-story 2,086 square foot clubhouse, 1,100 square foot pool house, and a 5,000 square foot pool. The 3.36-acre site is located approximately 1,800 feet west of Pouncey Tract Road and approximately 1,000 feet south of Kain Road, on part of parcels 737-766-9299, 737-767-9448, and 737-767-8917. The zoning is R-3C, One Family Residential District (Conditional) and A-1, Agricultural District. County water and sewer. **(Three Chopt)**

The private noncommercial recreation center to serve the single family residential units in the overall Bacova development is proposed in compliance with the proffered conditions of zoning cases C-9C-11 and C-19C-12.

Private noncommercial recreation areas and centers are permitted in the A-1 district as a conditional use by special exception when approved as part of a plan of development, and as regulated in the R-0 One-Family Residence District. The proposed plan meets all code requirements as shown.

Proffers of zoning case C-9C-11 require that the recreation center for the overall Bacova development consist of at least 2.5 acres, containing a pool 5,000 square feet or greater, and a clubhouse 2,000 square feet or greater. These criteria are met with the proposed plan. In addition, this plan continues the 25-foot proffered buffer and sidewalk network along the north line of Liesfeld Farm drive, which will connect into the site.

Per Section 24-2, when both a special exception and plan of development is required of a development by the zoning ordinance, the plan of development takes precedence, and approval of the plan of development is deemed sufficient to meet the intent of Chapter 24. Staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

**Continue**



**continued**

29. The subdivision plat for Liesfeld Farm Drive, Section 3 shall be recorded before any occupancy permits are issued.
30. Liesfeld Farm Drive shall be open for public use and access to this site prior to issuance of occupancy permits.
31. A concrete sidewalk meeting County standards shall be provided along the north side of Liesfeld Farm Drive.
32. The proffers approved as a part of zoning case C-9C-11 shall be incorporated in this approval.
33. 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.

**(Staff Report by Aimee Crady)  
(Applicant's Representative: Anne Tignor)  
(Applicable Rezoning Cases and PUPS: C-9C-11)**

**LANDSCAPE PLAN**

SUB2016-00106  
Hawksgate at Bacova  
Section 1 – 12200 Bacova  
Drive

**APPROVED/EXPEDITED**

**Youngblood, Tyler & Associates, PC for Boone Homes, Inc.:**  
Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 13.15-acre site is located approximately 700 feet east of North Gayton Road and approximately 575 feet north of Bacova Drive, on parcel 737-766-1902. The zoning is R-3C, One-Family Residential District. County water and sewer. **(Three Chopt)**

The Hawksgate at Bacova subdivision will be located just west of the Enclave at Bacova subdivision, which received landscape plan approval from the Planning Commission at its June 22, 2016 hearing. Road construction for Liesfeld Farm Drive to connect all the way from N. Gayton Road to Pouncey Tract Road is currently underway.

The proffered 25-foot buffer along future Liesfeld Farm Drive is shown on the plan, including the transitional buffer 25 plantings and ornamental fence, as approved at time of POD. The 10-foot multi-use path adjacent to the buffer is within the right of way for the future road and is part of the road construction. These elements, including the plant material selected, are consistent with the proffers and the adjacent buffer design.

A typical foundation planting plan is included in the plan and exceeds the specifications of the lot landscaping proffers. Each lot will contain a minimum of two trees planted at 2.5 inch caliper in the front yard, and two such trees in the side yards of corner lots. The front and side yard of each lot will include sod and irrigation and all buffers will be irrigated in compliance with the proffered conditions.

**Continue**



**continued**

Details for the neighborhood identification signage are included in the staff plan. These are consistent with the proffers and other approvals in the overall Bacova development. All signage requires additional sign permit review and approvals prior to installation.

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: Adam Werner)**

**(Applicable Rezoning Cases and PUPS: C-9C-11 and REZ2016-00020 (pending))**

## **LANDSCAPE AND LIGHTING PLAN**

POD2015-00537 and  
POD2015-00538  
Manorhouse Assisted Living  
– 13500 N. Gayton Road

**APPROVED**

**Silvercore for Gayton Properties, LLC:** Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 10.05-acre site is located on the west line of north Gayton Road, approximately 350 feet north of Favero Road, on parcel 732-760-0494. The zoning is R-6C, General Residence District (Conditional). County water and sewer. **(Three Chopt)**

The applicant is requesting approval of a landscape and lighting plan for Manorhouse Assisted Living. The landscape plan provides supplemental plant material in the 60 foot proffered buffer along the northern and western boundaries, as well as in the 20-foot buffer along the southern boundary, and in the 30-foot buffer along the northern boundary. The landscape plan also provides an entrance feature with a landscaped boulevard style entrance and preserved 50-foot buffer along North Gayton Road. Staff requested supplemental plant material between the service area and the southern property line to better address proffer 26 of REZ2014-00051 and the applicant has agreed to provide additional plantings. Street trees have been provided per proffered requirements.

The lighting plan meets proffered conditions for REZ2014-00051 with the provision of decorative LED light fixtures that satisfy proffered height and light spread requirements.

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

**(Staff Report by Greg Garrison)**

**(Applicant's Representative: Jeff Staub)**

**(Applicable Rezoning Cases and PUPS: REZ2014-00051)**

## PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2016-00270

7-Eleven at 7901 West Broad  
Street – 7901 West Broad  
Street

**Blakeway Corporation for Land 7901, LLC, Steven L. and D.B. Rogers and, Vertical Construction:** 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 replace an existing service station and construct a one-story 3,030 square foot convenience store and fuel center. The 1.3-acre site is located on the northwest corner of the intersection of Hungary Spring Road and West Broad Street on parcels 764-751-5148 and 764-751-6154. The zoning is B-3, Business District. County water and sewer. **(Tuckahoe)**

**APPROVED/EXPEDITED**

**SEE ADDENDUM PAGE 4**

The applicant is requesting approval to demolish an existing automobile service station and construct a 3,030 square foot convenience store and fuel center.

The plan in your agenda addresses staff's comments regarding parking in front of the dumpster. The dumpster has now been relocated to the northern property line.

The lighting plan shows wall packs and fuel canopy lights that do not appear to be concealed source fixtures. The applicant has agreed to replace the fixtures with concealed source fixtures and will continue to work with staff with future plan submittals.

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

29. The right-of-way for widening of Hungary Spring Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. The entrances and drainage facilities on West Broad Street (U.S. Route 250) shall be approved by the Virginia Department of Transportation and the County.
31. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
32. A concrete sidewalk meeting VDOT standards shall be provided along the south side of West Broad Street and a concrete sidewalk meeting County standards shall be provided along the west side of Hungary Spring Road.
33. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
34. 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.
35. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted

**Continue**

**continued**

to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

36. Evidence that the owners of parcel 764-751-3361 have approved improvements on or across the perpetual access easement shall be provided prior to construction plan approval.

**(Staff Report by Greg Garrison)**

**(Applicant's Representative: Douglas D. Yeates)**

## **PLAN OF DEVELOPMENT**

POD2016-00280

St. Michael Catholic Church  
Lakehouse – 4491  
Springfield Road

**APPROVED**

**SEE ADDENDUM PAGE 5**

**E.D. Lewis and Associates, P.C. for Catholic Diocese of Richmond:** 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, with basement, multi-purpose church facility behind the existing sanctuary. The 1.01-acre portion of the 18.05-acre site is located along the east line of Springfield Road (State Route 157), approximately 1,480 feet north of Hungary Road, on part of parcels 755-762-2582 and 754-762-7855. The zoning is A-1, Agricultural District, R-3AC One-Family Residence District, and C-1, Conservation District. County water and sewer. **(Brookland)**

This plan of development proposal includes demolition of an existing one-story brick building and construction of a one-story multi-purpose church facility. The facility, known as Lakehouse, will be located behind the sanctuary and adjacent to the lake.

Architectural renderings show all exterior portions of the building to be constructed of stone and cementitious siding.

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

29. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning case C-28C-89 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

**Continue**

continued

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: Monte Lewis)**

**(Applicable Rezoning Cases and PUPS: C-28C-89, C-51-94)**

## LANDSCAPE PLAN

POD2016-00279  
Townes of Wistar Woods –  
Section 1 – 4511 Wistar  
Road

**APPROVED**

**Resource International, LTD for Meridian Land Holdings, 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 11-acre part of the 24.22 acre site is located on the southern line of Wistar Road, approximately 160 feet west of its intersection with Walkenhut Drive, on part of parcel 768-751-1322. The zoning is RTHC, Residential Townhouse District. County water and sewer. **(Brookland)**

The applicant is requesting approval of a landscape plan for Section 1 of the Townes of Wistar Woods. The plan in the agenda meets the minimum requirements and proffered conditions of zoning case REZ2014-00006.

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

**(Staff Report by Greg Garrison)**

**(Applicant’s Representative: M. Scott Courtney)**

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

## LANDSCAPE PLAN

POD2016-00287  
Commonwealth Assisted  
Living at the West End  
Addition – 2400 Gaskins  
Road

**APPROVED/EXPEDITED**

**Balzer and Associates, Inc. - Landscape Architecture for Mcap West End, LLC c/o Commonwealth Assisted Living:** 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 8.07-acre site is located along the western line of Gaskins Road approximately 765 feet south of its intersection with Three Chopt Road, on parcel 749-754-2538. The zoning is R-6C, General Residential District and C-1, Conservation District. County water and sewer. **(Tuckahoe)**

The applicant is requesting approval of a landscape plan for Commonwealth Assisted Living at the West End Addition. The plan submitted meets zoning requirements and proffered conditions of zoning case C-12C-12.

**Continue**

**continued**

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

**(Staff Report by Greg Garrison)  
(Applicant's Representative: David J. Lisowski)  
(Applicable Rezoning Cases and PUPS: C-12C-12)**

**APPROVAL OF 2017 PLANNING COMMISSION CALENDAR **APPROVED****

**APPROVAL OF MINUTES: June 22, 2016 Minutes **APPROVED****

**ADJOURN @ **9:59 A.M.****

**PLANNING COMMISSION  
AGENDA FOR  
SUBDIVISIONS AND PLANS OF DEVELOPMENT  
July 27, 2016**

**ADDENDUM**

**Page 10 – ADDED CONDITION**

**PLAN OF DEVELOPMENT AND LIGHTING PLAN (Deferred from the June 22, 2016 Meeting)**

POD2016-00229  
Ample Self-Storage - Nine  
Mile Road - 4901 Nine Mile  
Road

**APPROVED**

**Bay Companies, Inc. for Ample Storage Laburnum Avenue, LLC:** Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a two-story, 47,520 square foot self-storage facility. The 7.18-acre site is located on the south line of Nine Mile Road (State Route 33), approximately 500 feet east of its intersection with Laburnum Avenue, on part of parcel 811-723-1052. The zoning is M-1C, Light Industrial District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

**11B. ADDED:** 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.

**Page 14 – REVISED RECOMMENDATION**

**PLAN OF DEVELOPMENT - ARCHITECTURALS ONLY (Deferred from the June 22, 2016 Meeting)**

POD2016-00169  
GreenGate Section 1 – 12121  
West Broad Street (U.S.  
Route 250)

**APPROVED**

**Kimley-Horn and Associates, Inc. for ME Nuckols, LLC:** Request for approval of architectural plans for a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 70 residential townhomes for sale and 10 single-family residential dwellings in an urban mixed-use development. The 9.52-acre site is located along the north line of Graham Meadows Drive, approximately 575 feet west of its intersection with North Gayton Road, on part of parcel 731-764-5533. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The staff recommends approval of the architectural plans subject to the conditions of POD2015-00385 approved by the Planning Commission on October 28, 2015.

**Page 15 – REVISED RECOMMENDATION**

**PLAN OF DEVELOPMENT - ARCHITECTURALS ONLY (Deferred from the June 22, 2016 Meeting)**

POD2016-00213  
GreenGate Section 2 – 12121  
West Broad Street (U.S.  
Route 250)

**APPROVED**

**Kimley-Horn and Associates, Inc. for ME Nuckols, LLC:** Request for approval of architectural plans for a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 49 residential townhomes for sale and 7 single-family residential dwellings in an urban-mixed use development. The 5.8-acre site is located along the north line of Graham Meadows Drive, approximately 1,500 feet west of its intersection with North Gayton Road, on part of parcel 731-764-5533. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The staff recommends approval of the architectural plans subject to the conditions of POD2016-00133 approved by the Planning Commission on April 27, 2016.

**Page 16 – ADDED CONDITION AND ADDED LIGHTING PLAN**

**PLAN OF DEVELOPMENT, LIGHTING PLAN, AND TRANSITIONAL BUFFER DEVIATION**

POD2016-00286  
CVS / Pharmacy Store at  
Broad Hill Centre– 12390  
West Broad Street

**PLAN APPROVED**

**ARCHITECTURALS  
DEFERRED BY PC TO  
SEPTEMBER 28, 2016  
MEETING**

**Kimley-Horn for CVS 10990 VA, LLC and The Rebkee Company:** Request for approval of a plan of development and lighting plan, ~~and transitional buffer deviation~~ as required by Chapter 24, Section 24-106 and ~~24-106.2~~ of the Henrico County Code, to construct a one-story 11,176 square foot pharmacy with drive-through facilities. ~~The transitional buffer deviation would authorize a reduction in width of a required transitional buffer along the northern property line.~~ The 1.55-acre site is located on the north line of West Broad Street (U.S. Route 250), approximately 3,900 feet west of its intersection with North Gayton Road, on parcel 730-765-2396. The zoning is B-2C, Business District and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

**11B. ADDED:** 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.

**Page 20 – ADDED CONDITIONS**

**PLAN OF DEVELOPMENT AND TRANSITIONAL BUFFER DEVIATION**

POD2016-00298  
JSF Self Storage on Tom  
Leonard Drive – 4110  
Springfield Church Lane

**APPROVED**

**Timmons Group for GAW, LLC, and Johnson Development Association, Inc.:** Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code, to construct a three-story 112,860 square foot self-storage facility. The transitional buffer deviation would allow for an access driveway into and through the site that transitions to a fire lane. The 4.08-acre site is located at the northern terminus of Tom Leonard Drive, and on the southern line of I-64, on parcel 743-762-1862. The zoning is M-1C, Light Industrial District (Conditional), B-2C, Business District (Conditional), and WBSO, West Broad Street Overlay. County water and sewer. **(Three Chopt)**

**29. ADDED:** The drainage facilities on I-64 shall be approved by the Virginia Department of Transportation and the County.



**34. ADDED:** A notice of completion form, certifying that the requirements of the Virginia Department of Transportation for drainage facilities have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.

## Page 22 – REVISED CONCEPTUAL LANDSCAPE PLAN

### PLAN OF DEVELOPMENT AND SPECIAL EXCEPTION

POD2016-00295

Bacova Recreation Center –  
12161 Kain Road

**APPROVED**

**Youngblood, Tyler & Associates for Mark E. Marshall and Bacova, LLC:** Request for approval of a plan of development, as required by Chapter 24, Sections 24-2, 24-12, 24-52(a), and 24-106 of the Henrico County Code, to construct a private noncommercial recreation center to include a one-story 2,086 square foot clubhouse, 1,100 square foot pool house, and a 5,000 square foot pool. The 3.36-acre site is located approximately 1,800 feet west of Pouncey Tract Road and approximately 1,000 feet south of Kain Road, on part of parcels 737-766-9299, 737-767-9448, and 737-767-8917. The zoning is R-3C, One Family Residential District (Conditional) and A-1, Agricultural District. County water and sewer. **(Three Chopt)**

## Page 26 – ADDED CONDITION

### PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2016-00270

7-Eleven at 7901 West Broad  
Street – 7901 West Broad  
Street

**APPROVED**

**Blakeway Corporation for Land 7901, LLC, Steven L. and D.B. Rogers and, Vertical Construction:** 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 replace an existing service station and construct a one-story 3,030 square foot convenience store and fuel center. The 1.3-acre site is located on the northwest corner of the intersection of Hungary Spring Road and West Broad Street on parcels 764-751-5148 and 764-751-6154. The zoning is B-3, Business District. County water and sewer. **(Tuckahoe)**

**11B. ADDED:** 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.

**Page 28 – REVISED CAPTION**

**PLAN OF DEVELOPMENT**

POD2016-00280  
St. Michael Catholic Church  
Lakehouse – 4491  
Springfield Road

**APPROVED**

**E.D. Lewis and Associates, P.C. for Catholic Diocese of Richmond:** 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, with basement, **11,750 square foot** multi-purpose church facility behind the existing sanctuary. The 1.01-acre portion of the 18.05-acre site is located along the east line of Springfield Road (State Route 157), approximately 1,480 feet north of Hungary Road, on part of parcels 755-762-2582 and 754-762-7855. The zoning is A-1, Agricultural District, R-3AC One-Family Residence District, and C-1, Conservation District. County water and sewer. **(Brookland)**