

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

October 26, 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. McMillion, County Planner
Robert Peterman, GIS Technician
Melissa S. Ferrante, Office Assistant/Recording
Secretary

WELCOME: @ 9:03 AM

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA: Ms. Debbie Truong, Richmond Times-Dispatch

ROLL CALL: Ms. Marshall absent.

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS: Kate McMillion

There are no conditional extensions for this month.

TRANSFER OF APPROVAL

POD-023-10
POD2016-00198
Amanecer Latino Market #5
(Formerly Bienvenidas
Latino Market) – 8410
Staples Mill Road

Paul Ramos Hernandez for Renacer Company, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Miguel Ramos to Renacer Company, LLC. The 0.55-acre site is located on the west line of Staples Mill Road (U.S. Route 33), approximately 200 feet north of its intersection with Hermitage Road, on parcels 770-753-8834 and 770-753-9124. The zoning is B-1, Business District. County water and sewer. **(Brookland)**

APPROVED

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. Deficiencies, as identified by staff's inspection dated May 24, 2016, included missing landscaping, dumpster enclosure repairs, enclosure of a grease bin and cardboard recycling, and pavement striping. These deficiencies have been addressed following a building façade renovation.

The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)

(Applicant's Representative: Raul Ramos Hernandez)

TRANSFER OF APPROVAL

POD-140-86
POD2016-00205
Ruppert Landscape
(Formerly Royal Oldsmobile
New Car Storage and Body
Shop) - 6700 Janway Road

Kevin Hazelgrove for Ruppert Landscape Facilities: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from McKenney Land Company, LLC to Ruppert Landscape Facilities. The 3.24-acre site is located at the north east corner of the intersection of Janway Road and Sanford Drive, on parcel 771-754-4790. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

APPROVED

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. No site deficiencies were identified with this transfer request. However, additional landscaping and fencing needed to be installed per the revised landscape plan approved August 8, 2014. These items have been completed.

The staff recommends approval of this transfer request.

(Staff Report by Greg Garrison)
(Applicant's Representative: Kevin Hazelgrove)

TRANSFER OF APPROVAL

POD-067-88 and
POD-019-04
POD2016-00333 and
POD2016-00335
CCBCC Operations
(Formerly Coca-Cola Mid-
Atlantic Bottling Facility and
Expansion) – 500 Eastpark
Court

Robert Wheeler for CCBCC Operations, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Mid-Atlantic Coca-Cola Bottling Company, Inc. and Coca Cola Enterprises, Inc. to CCBCC Operations, LLC. The 57.99-acre site is located on the east line of Oakley's Lane, approximately 1,500 feet north of International Trade Drive, on parcels 820-719-3552 and 819-719-0442. The zoning is M-1C, Light Industrial District (Conditional), M-1, Light Industrial District, and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

APPROVED

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 July 25, 2016, including missing landscaping, have been corrected.

The staff recommends approval of this transfer request.

(Staff Report by Greg Garrison)
(Applicant's Representative: Robert Wheeler)
(Applicable Rezoning Cases and PUPS: C-92C-96)

TRANSFER OF APPROVAL

POD-82-85
POD2013-00215
Staples Mill Road Center
(Formerly Staples Mill Auto
Care) - 8409 Staples Mill
Road (U.S. Route 33)

APPROVED

James Blackburn for Bellwood Road, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Vincent Watts, J.S. Jefferson, Charles W. Smith, Shirley A. Swinson et al., Capitol Oil Company, Inc., and Robert B. Wilton, III to Bellwood Road, LLC. The 1.07-acre site is located at the southeast corner of the intersection of Staples Mill Road (U.S. Route 33) and Heisler Avenue, on parcel 771-753-0757. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. Deficiencies identified in the staff report dated June 21, 2013, including missing landscaping, removal of inoperable vehicles, resealing and painting pavement markings, and overall maintenance of the site have been addressed.

The staff recommends approval of this transfer request.

(Staff Report by Christina Goggin)
(Applicant's Representative: James Blackburn)

TRANSFER OF APPROVAL

POD-26-07
POD2015-00414
Cadence at the Glen
(Formerly Verena at Virginia
Center) – 10282 Brook Road
(U.S. Route 1)

APPROVED/EXPEDITED

Troutman Sanders, LLP for Brook Road, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Centrum Glen Allen Limited Partnership to Brook Road, LLC. The 9.16-acre site is located along the west line of Brook Road (U.S. Route 1), approximately 615 feet north of Magnolia Ridge Drive, on parcel 783-772-1148. The zoning is R-6C, General Residential District (Conditional) and C-1, Conservation District. County water and sewer. **(Fairfield)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The deficiencies, as identified in the inspection report dated September 29, 2015 included painting stop bars, repairing curb and gutter, resealing parking lot areas where needed, replacing missing landscaping materials and landscape maintenance. All deficiencies have been addressed.

The staff recommends approval of this transfer request.

(Staff Report by Matt Ward)
(Applicant's Representative: Troutman Sanders)
(Applicable Rezoning Cases and PUPS: C-55C-06)

TRANSFER OF APPROVAL

POD-73-74
POD2015-00439
Amanacer Food Market
(Formerly High's Express
Convenience Food Store) –
9301 Quiocassin Road

Saied Jarvandi: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from General Land Development, and John L. Coukos, et al. to Saied Jarvandi. The 0.46-acre site is located on the south line of Quiocassin Road, approximately 225 feet west of its intersection with Shane Road, on parcel 749-745-7186. The zoning is B-1, Business District. County water and sewer. **(Tuckahoe)**

APPROVED

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of original approval. Deficiencies identified in the staff report dated October 29, 2015, including removal of debris and graffiti, repair of the dumpster enclosure, and restriping the parking area have been addressed.

The staff recommends approval of this transfer request.

(Staff Report by Mike Kennedy)
(Applicant's Representative: Saied Jarvandi)

PLAN OF DEVELOPMENT, LIGHTING PLAN, AND TRANSITIONAL BUFFER DEVIATION

POD2016-00230
(POD-50-07 Rev.)
Residence Inn @ 5416
Glenside Drive

Silvercore for Nobility Investments, LLC: Request for approval of a plan of development, lighting plan, and transitional buffer deviation as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code, to demolish an existing restaurant building and construct a four-story, 119 room hotel. The transitional buffer deviation would authorize a 17.6 foot reduction in buffer width along a portion of the northern property line, and a 3.8 foot reduction in width along a portion of the eastern property line. The 4.34-acre site is located on the northern line of Glenside Drive, approximately 325 feet west of Bethlehem Road, on parcels 768-747-0824 and part of 767-747-9248. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

APPROVED

The applicant requests approval to demolish an existing restaurant building and construct a 4 story 119 room hotel, as well as approval of a lighting plan and a transitional buffer deviation. The site is subject to the proffers of REZ2014-00005, approved January 27, 2015, and the layout is generally in conformance with the concept plan submitted with that case. However, staff has been working with the applicant since the initial submittal to provide additional parking to meet minimum requirements. The plan in the agenda provides additional parking along the northern and eastern property line, along an existing driveway behind the existing hotel. To accommodate the required parking in this area, a 17.6 foot deviation to a 25 foot transitional buffer is being requested

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along a portion of the northern property line, adjacent to undeveloped R-4 zoning; and a 3.8 foot deviation is requested to a 10 foot transitional buffer along a portion of the eastern property line adjacent to existing O-2C zoning. The applicant proposes to provide the full quantity of plant material in the buffer. Staff customarily does not make recommendations on transitional buffer deviations; however, staff has no objection to this request.

The building elevations consist of primarily brick with EIFS accents and meet the proffered conditions of the zoning case. The lighting plan proposes (27) 20-foot tall parking lot LED fixtures, and meets proffered conditions as well.

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:

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
- 29. A concrete sidewalk meeting County standards shall be provided along the north side of Glenside Drive.
- 30. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
- 31. The proffers approved as a part of zoning case REZ2014-00005 and C-11C-07 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 Greg Garrison)

(Applicant’s Representative: Andrew Bowman)

(Applicable Rezoning Cases and PUPS: REZ2014-00005 and C-11C-07)

PLAN OF DEVELOPMENT

POD2016-00319
Castleton Section 3 – Zero
Lot Line –
Macallan Parkway

APPROVED

Townes Site Engineering, PC for Ross Run, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 81 detached single family dwelling units for sale with zero lot lines. The 32.35-acre site is located on the east line of Doran Road at its intersection with Macallan Parkway on part of parcel 824-689-0488. The zoning is R-5AC, General Residential District

(Conditional) and ASO, Airport Overlay Safety District. County water and sewer. **(Varina)**

The subject POD proposes the construction of 81 zero lot line dwellings. The site was rezoned on July 21, 2015 and the layout is consistent with the proffered overall concept plan for Castleton which authorized a maximum of 335 zero lot line lots located west of Ross Run. The Planning Commission granted conditional subdivision approval on March 23, 2016 for 325 lots on that portion of the Castleton development. Subsequent plans of development requiring Planning Commission review and approval will be submitted in the future to authorize construction of the remaining lots.

The architectural elevations submitted by the applicant are in compliance with the proffers. In accordance with the proffers, all homes will have brick, stone or cultured stone foundations, and forty percent of the homes overall will have a minimum of thirty percent of the front exterior walls clad with brick, stone or cultured stone.

The proffers require 2.5 inch caliper street trees to be provided every 50 feet along the internal roads, and a 2.5 inch caliper tree in each front yard. The proffers also require street lights spaced a maximum of 160 feet apart and underground utilities. In addition, the proffers require phased construction of amenities that will be in addition to the existing pool and club house. The additional amenities will include two tennis courts, a fitness center, a play area, walking trail, and a pavilion.

A conditional use permit to authorize the construction of these additional amenities has been submitted for review and approval by the Board of Zoning Appeals.

In accordance with the proffers, a 25-foot wide natural buffer will be maintained along Doran Road which will be supplemented as necessary to satisfy the planting standards of the 25-foot transitional buffer. In addition, the proffers require the developer to dedicate the right of way for the ultimate improvement of Doran Road and provide a sidewalk along the east side of Doran Road per DPW design standards.

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

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.

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34. The subdivision plat for Castleton Section 3 shall be recorded before any building permits are issued.
35. The right-of-way for widening of Doran 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.
36. 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.
37. A concrete sidewalk meeting County standards shall be provided along the east side of Doran Road as determined by Department of Public Works.
38. The proffers approved as a part of zoning case REZ2014-00016 shall be incorporated in this approval.
39. 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.
40. Prior to issuance of a building permit, the developer must furnish a letter from Colonial Pipeline stating that this proposed development does not conflict with their facilities.
41. 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.
42. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
43. 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 Mike Kennedy)

(Applicant's Representative: Jason P. Wilkins)

(Applicable Rezoning Cases and PUPS: REZ2014-00016)

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

POD2016-00332
Lidl Grocery Store at 4700
West Broad Street –
4700 West Broad Street

APPROVED

Bohler Engineering for Colonial Downs, LP and Lidl US Operations, 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 20,000 square foot building and construct a one-story 36,000 square foot grocery store. The 3.12-acre portion of a 3.73-acre site is located on the

east line of Maywill Street, approximately 200 feet north of West Broad Street, on parcel 775-736-6146. An additional 0.63-acre portion of the site used primarily for parking is located in the City of Richmond along West Broad Street. The zoning is B-3, Business District. City of Richmond water and sewer.
(Brookland)

The applicant requests approval to demolish an existing 20,000 square foot building and construct a one-story 36,000 square foot grocery store. The 0.63-acre portion of the site that lies in the City of Richmond will be used primarily for parking, while the 3.12-acre portion located in Henrico will contain the building and additional parking.

The plan in the agenda addresses previous concerns of the Division of Fire for accessibility behind the building, and Planning's comment regarding provision of the required 10-foot parking setback along Maywill 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:

1. **Modified** - The owner shall enter into any 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 plans for construction of public water and sewer, prior to beginning any construction of these utilities. Evidence of approval of utilities should be provided prior to issuance of a building permit.
29. Outside storage shall not be permitted.
30. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
31. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
32. Evidence that the City of Richmond has reviewed and approved construction plans for the portion of this site located within the City limits shall be provided prior to final approval of construction plans by Henrico County.

(Staff Report by Greg Garrison)

(Applicant's Representative: Jonathon Ritchie)

PLAN OF DEVELOPMENT

POD2016-00436
Essex Bank at West Broad
Marketplace – 12254-12256
West Broad Street

APPROVED

Bowman Consulting for Excel West Broad Marketplace, LLC and Essex Bank: 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, 5,074 square foot retail and bank building with drive-through facilities in an existing shopping center. The 0.31-acre site is located on the north line of West

Broad Street (U.S. Route 250), approximately 2,000 feet west of its intersection with North Gayton Road, on part of parcel 731-765-7981. The zoning is B-3C, Business District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The proposal is for a single-story multi-tenant building totaling 5,074 square feet in area, including retail and a bank, with drive-through lanes for a bank teller window and separate ATM. It is located on a building pad immediately north of the recently approved Verizon building. An extension of a retaining wall is also proposed. Zoning case REZ2014-00028 shall apply.

The building features a combination of tan and red brick, grey split face, ground face, and smooth face CMU, and EIFS sign panels. Rooftop mounted HVAC units must be screened per proffers. The floor plan shows a proposed but currently unassigned retail space, 2,995 square feet in area. The bank is 2,078 square feet in area.

At the time of the printing of the agenda, the Department of Public Works - Traffic Division has requested additional information regarding stacking space and lanes for the drive-through facilities.

The staff recommendation will be made at the meeting. Should the Commission act on this request, the annotations on the plan, the standard conditions for developments of this type, and the following 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 REZ2014-00028 shall be incorporated in this approval.
34. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
35. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

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

PLAN OF DEVELOPMENT

POD2016-00423
Kingsridge Apartments,
Phase I – Kingsridge
Parkway

**DEFERRED BY
APPLICANT TO
NOVEMBER 16, 2016
MEETING**

Engineering Design Associates for Community Housing Partners Corporation: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct three, three-story 34,727 square foot apartment buildings totaling 72 units, and a one-story 2,858 square foot clubhouse. The 12.84-acre site is located at the southwest corner of the intersection of Kingsridge Parkway and North Laburnum Avenue, on part of parcel 809-725-3795. The zoning is R-5, General Residential District and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The developer has requested approval of the first phase of a two phased multi-family apartment project along the south side of Kingsridge Parkway west of North Laburnum Avenue.

The first phase would consist of a one-story community center and three three-story multi-family buildings, with each building having 24 units for a total of 72 apartments. The second phase would consist of four additional three-story multi-family buildings, with each building having 24 units for a total of 96 additional apartments, and a total of 168 apartments overall. A Plan of for Phase 2 will be submitted in the future for Planning Commission review and approval.

The proposed apartment complex would replace POD-010-07 Kingsridge Townhomes Section 2 and POD -030-07 Kingsridge Townhomes Section 3, consisting of 113 single-family townhouses for sale, that were approved by the Planning Commission but were never constructed.

POD-063-04 Kingsridge Townhomes Section 1, which consists of 47 single-family residential townhouses located along the north side of Kingsridge Parkway west of North Laburnum Avenue, would now remain a stand-alone development.

Building elevations provide brick on the majority of the first and second floors. All remaining parts of the building will be cementitious siding.

As of the preparation of the agenda, the staff has not received a revised plan as requested by both Planning and Public Works. Planning staff has requested a revised layout plan providing minimum side yard setbacks between the two proposed phases. The Department of Public Works Design Review staff have indicated that the proposed BMP pond must be located out of the required setback along Kingsridge Parkway. They have also required the proposed BMP pond be re-designed to both satisfy DPW safety standards and to have a water feature to help control mosquito breeding.

In addition, the Traffic Engineer has indicated that the proposed development would exceed 82 multi-family dwelling units on a single point of access. Until the County constructs the Dabbs House Road project connecting Kingsridge Parkway to Dabbs House Road, which is currently under design, the County Traffic Engineer is willing to consider an exception to that design standard; however, the developer must agree to construct a minimum 20-foot wide paved, gated emergency access road to connect the existing terminus of Kingsridge Parkway to the Dabbs

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House Road intersection. Additionally, the Traffic Engineer has indicated a traffic signal study is required for the intersection of North Laburnum Avenue and Kingsridge Parkway. These two issues are currently under discussion and unresolved.

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

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. Outside storage shall not be permitted.
33. 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.
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. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
36. Details for the gate and locking device at emergency access road 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.
37. The applicant shall incorporate into the construction plans for signature any comments generated by the County's Traffic Engineer from his review of the Traffic Impact Study for this development.

(Staff Report by Matt Ward)
(Applicant's Representative: Randy Hooker)
(Applicable Rezoning Cases and PUPS: C-62-74)

PLAN OF DEVELOPMENT

POD2016-00422

Cube Smart Self Storage at
4909 W. Marshall Street –
4909 West Marshall Street

APPROVED

Timmons Group for Madison Capitol Group, LLC and Lindsay/Hunter LC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to convert an existing two-story, 54,800 square foot building and construct a three-story 32,677 square foot addition for a self-storage facility totaling 87,467 square feet. The 1.59-acre site is located on the south line of West Marshall Street and on the north line of a public alley, between Mordie and Bishop Roads, on parcel 774-737-3355. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

This proposal is to renovate a two-story 54,800 square foot building and construct a three-story 32,667 square foot self-storage facility for a total of 87,467 square feet. The original building was built in 1957 as the first Best department store and since that time has been used as different retail uses.

The revitalization of the site will include provision of a sidewalk along all three road frontages as well as new landscape areas with trees and shrubs. The loading and parking for the building is accessible from the public alley.

The existing building is “richmond red” brick and CMU, and the architect is proposing wall mounted lights to help break up the massing, in addition to the required landscaping. The three-story addition is a mixture of EFIS and metal and is similar to the other self-storage facilities recently approved within the County. Elevations include two tones of EFIS, two tones of gray metal accents, and wall mounted building lights on all sides to help break up the building mass. The north elevation, which has the largest ‘blank’ wall, is partially blocked by an auto repair facility and parking lot on an adjacent property.

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. A concrete sidewalk meeting County standards shall be provided along the south side of West Marshall Street, the west side of Bishop Road, and the east side of Mordie Road.
30. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
31. 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.
32. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, and construction fencing shall be submitted for County review and prior to the approval of any final construction plans.

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33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
34. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
35. Any portions of the existing alley which conflict with the building footprint shall be vacated or quitclaimed as necessary prior to approval of any construction plans conflicting with such alley.

(Staff Report by Christina Goggin)

(Applicant's Representative: Lee Ann Gudorp)

APPROVAL OF MINUTES: September 28, 2016 Minutes **APPROVED**

ADJOURN @ 9:50 am

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
October 26, 2016**

ADDENDUM

**PAGE 16 – REVISED STAFF RECOMMENDATION AND REVISED
ARCHITECTURAL ELEVATIONS**

PLAN OF DEVELOPMENT

POD2016-00436
Essex Bank at West Broad
Marketplace – 12254-12256
West Broad Street

APPROVED

Bowman Consulting for Excel West Broad Marketplace, LLC and Essex Bank: 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, 5,074 square foot retail and bank building with drive-through facilities in an existing shopping center. The 0.31-acre site is located on the north line of West Broad Street (U.S. Route 250), approximately 2,000 feet west of its intersection with North Gayton Road, on part of parcel 731-765-7981. The zoning is B-3C, Business District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The Department of Public Works- Traffic Division has received and reviewed a traffic study regarding stacking space and lanes for the drive-through facilities, has granted a waiver from queue lengths, and can now recommend approval of the plan of development.

Additionally, staff has received revised elevations which provide additional detailing and features.

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

PAGE 21 – REVISED CAPTION, REVISED STAFF REPORT, DELETED CONDITION, AND REVISED PLAN

PLAN OF DEVELOPMENT

POD2016-00422

Cube Smart Self Storage at
4909 W. Marshall Street –
4909 West Marshall Street

APPROVED

Timmons Group for Madison Capitol Group, LLC and Lindsay/Hunter LC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to convert an existing two-story, 54,800 square foot building and construct a three-story ~~32,677~~ **29,776** square foot addition for a self-storage facility totaling ~~87,467~~ **84,576** square feet. The 1.59-acre site is located on the south line of West Marshall Street and on the north line of a public alley, between Mordie and Bishop Roads, on parcel 774-737-3355. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

The plan has been revised to reduce the size of the three-story addition and eliminate any conflict with the existing alley. Therefore, condition 35 is no longer needed.

35. ~~DELETED. Any portions of the existing alley which conflict with the building footprint shall be vacated or quitclaimed as necessary prior to approval of any construction plans conflicting with such alley.~~