

**PLANNING COMMISSION  
REZONING MEETING  
FINAL AGENDA  
AUGUST 10, 2017**

**BEGINNING AT 5:30 P.M.**

**DINNER AND WORK SESSION:** Planning Department Large Conference Room. Staff will present an overview of the Glen Allen Study for the Commission's review and the 2018 Planning Commission Meeting Dates.

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**BEGINNING AT 7:00 P.M.**

**WELCOME:**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA:**

**CALL TO ORDER:**

**REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (3)**

**REQUESTS FOR EXPEDITED ITEMS: (0)**

**CASES TO BE HEARD: (2)**

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**PUBLIC HEARING: ORDINANCE** – To amend and reordain Section 24-12.1 titled “Provisional uses permitted,” Section 24-94 titled “Table of regulations,” and Section 24-95 titled “Additional requirements, exceptions and modifications” of the Code of the County of Henrico. This ordinance would allow by right, in subdivisions approved prior to 1960, a front porch on a one-family dwelling to extend up to eight feet into the front yard setback, provided the porch is no wider than the front of the dwelling. The porch extension would no longer require a provisional use permit. **Staff – Ben Blankinship**  
**[Recommended for Approval](#)**

**THREE CHOPT:  
PLAN OF DEVELOPMENT AND LIGHTING PLAN**

POD2017-00308  
Innslake Place –  
4235 Innslake Drive

**Koontz-Bryant for WAM Associates, LLC and CATO Development:** Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a

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five-story apartment building with 100 units above a ground floor parking deck; and a four-story mixed-use building with 123 apartments in the northern half of the building and a four-story parking deck in the southern half of the building, in an urban mixed-use development. The 4.08-acre site is located on the southeastern corner of the intersection of Innslake Drive and Dominion Boulevard, on parcel 747-761-9275. The zoning is UMUC, Urban Mixed Use District (Conditional). County water and sewer. **(Three Chopt)**

The proposed layout is generally consistent with the schematic master plan submitted with Rezoning case REZ2017-00006 and Provisional Use Permit case PUP2017-00004. However, as of the preparation date of this agenda, the developer has not submitted revised plans as requested, including a revised layout detailing streetscape, landscaping, and hardscape components including site lighting, in accordance with UMU code requirements and Innsbrook Mixed-Used District Urban Design Guidelines. Planning has also requested the developer submit revised architectural plans providing additional information on proposed pedestrian entrances to the buildings. Additionally, the Division of Fire has requested a revised layout to address fire access concerns and the Traffic Engineer has requested an additional permanent access point to Building B be provided.

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

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
- 29. If controlled access gates within the garages are proposed, details for them 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.
- 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.

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**continued**

31. The proffers approved as a part of zoning case REZ2017-00006 and the conditions of PUP2017-00004 shall be incorporated in this approval.
32. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans.
33. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
34. Any existing easements in conflict within the proposed building footprints shall be vacated prior to approval of the building permit for the said building.
35. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
36. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
37. 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.
38. The sewer relocation plan must be approved prior to construction plan approval.
39. Approval of architectural, engineering, and landscape architectural working drawings and specifications shall be obtained from the Innsbrook Architectural Review Committee prior to commencement of any construction.
40. Proposed restrictive covenants shall be submitted to the Department of Planning for review and approval as to form satisfactory to the County Attorney prior to any formal approval for development within the UMU district, and they shall be recorded prior to building permit approval.
41. Evidence that the owners of the adjacent parcel, 747-761-9253, 4100 Cox Road, have been contacted regarding the extension of the proposed service drive into their property to provide additional vehicular access must be provided prior to construction plan approval.

**(Staff Report by Tony Greulich)**

**(Applicant's Representative: Matthew T. Faris)**

**(Applicable Rezoning Cases and PUPS: PUP2017-00004 and REZ2017-00006)**

**(Deferral Requested to the September 27, 2017 Meeting)**

**Deferred to the September 27, 2017 Meeting**

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APPROVED: _____	APPROVED ON EXPEDITED AGENDA: _____
DEFERRED BY APPLICANT TO: _____	DEFERRED BY PC TO: _____
DENIED: _____	WITHDRAWN: _____ SEE ADDENDUM PAGE: _____
MOTIONED BY: _____	SECONDED BY: _____ ABSTAINED: _____
REMARKS:	

**TUCKAHOE:**

**REZ2017-00020 Mark Williams for B. Hunt Gunter:** Request to conditionally rezone from B-1 Business District to B-2C Business District (Conditional) Parcel 741-742-5027 containing .523 acres located at the northwest intersection of Pump Road and Patterson Avenue (State Route 6). The applicant proposes a drive-thru restaurant. The use will be controlled by proffered conditions and zoning ordinance regulations. The 2026 Comprehensive Plan recommends Commercial Concentration and Environmental Protection Area. **Staff – Lisa Blankinship (Deferral Requested to the September 14, 2017 Meeting)**

[Deferred to the September 14, 2017 Meeting](#)

**BROOKLAND:**

**(Deferred from the July 13, 2017 Meeting)**

**REZ2017-00019 Wilton Acquisition, LLC:** Request to conditionally rezone from RTHC Residential Townhouse District (Conditional) to R-6C General Residence District (Conditional) Parcel 767-751-2632 containing 15.17 acres located on the south line of Wistar Road at its intersection with Shrader Road. The applicant proposes a condominium development of no more than 180 units or a townhome development of no more than 80 units. The R-6 District allows a maximum gross density of 19.8 units per acre. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Urban Residential, density should range from 3.4 to 6.8 units per acre. **Staff – Ben Sehl**

[Recommended for Approval](#)

**VARINA:**

**(Deferred from the June 15, 2017 Meeting)**

**REZ2017-00015 Andrew M. Condlin for JG Laburnum, LLC and Robins Laburnum, LLC:** Request to conditionally rezone from B-2C Business District (Conditional) and B-3C Business District (Conditional) to B-3C Business District (Conditional) Parcel 817-711-0712 and part of Parcels 817-711-0454 and 816-711-8151 containing 3.31 acres located approximately 290 feet south of Eubank Road approximately 270 feet east of its intersection with S. Laburnum Avenue. The applicant proposes an automotive body and paint shop. The use will be controlled by zoning ordinance regulations and proffered conditions. The 2026 Comprehensive Plan recommends Office and Commercial Concentration. The site is in the Airport Safety Overlay District. **Staff – Erin Puckett (Deferral Requested to the October 12, 2017 Meeting)**

[Deferred to the October 12, 2017 Meeting](#)

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**FAIRFIELD:**

**PUP2017-00016 Dignus Holdings LLC:** Request for a Provisional Use Permit under Section 24-58.2(a), 24-120, and 24-122.1 of the County Code to allow 24-hour operation of a fitness facility on part of Parcel 811-723-6565 located on the south line of Nine Mile Road (State Route 33) approximately 900' southeast of its intersection with S. Laburnum Avenue. The existing zoning is M-1C Light Industrial District (Conditional) and B-3C Business District (Conditional). The 2026 Comprehensive Plan recommends Commercial Arterial. The site is in the Enterprise Zone. **Staff – Ben Sehl**  
[Recommended for Approval](#)

**BROOKLAND:**

**SIA2017-00002 Staples Mill Fire Station #20:** The Department of Planning has received a request from the division of Fire to initiate a Substantially In Accord study of a proposed fire station located at 7500 Staples Mill Road. The proposed fire station site consists of Parcel 772-749-6261, located along the west line of Staples Mill Road approximately 285 feet south of the intersection with Bremner Boulevard. The property is 9.573 acres and is zoned R-5C General Residence District (Conditional) and O-2C Office District (Conditional). The 2026 Comprehensive Plan recommends Office and Commercial Concentration. **Staff – Rosemary Deemer**  
[Recommended for Approval](#)

**VARINA:**

**SIA2017-00003 Mental Health and Developmental Services East Clinic:** The Department of Planning has received a request from General Services to initiate a Substantially In Accord study of a proposed mental health facility to be located at 3908 Nine Mile Road. The proposed site consists of Parcel 807-722-5968, located along the north line of Nine Mile Road approximately 240 feet east of its intersection with Dabbs House Road. The property is 4.04 acres and is zoned A-1 Agricultural District. The 2026 Comprehensive Plan recommends Office/Service (O/S). **Staff – Erin Puckett**  
[Recommended for Approval](#)

**DISCUSSION ITEM:** Approval of 2018 Planning Commission Meeting Dates.  
[Approved](#)

**APPROVAL OF MINUTES:** Planning Commission on July 13, 2017  
[Approved](#)

Acting on a motion by Mr. Archer seconded by Mr. Witte, the Planning Commission adjourned its meeting at 7:42 p.m. on August 10, 2017.

View the Planning Commission agendas at  
<http://henrico.us/pdfs/planning/meetnext.pdf>

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