

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

May 24, 2017

9:00 A.M.

SEE ADDENDUM



PLANNING COMMISSION

Eric S. Leabough, C.P.C., Chairperson (Varina)
Robert H. Witte, Jr., Vice-Chairperson (Brookland)
C. W. Archer, C.P.C. (Fairfield)
Gregory R. Baka (Tuckahoe)
Sandra M. Marshall (Three Chopt)
Tyrone E. Nelson, 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

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

ROLL CALL: All present

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Kate McMillion

There are no extensions this month.

TRANSFER OF APPROVAL

POD-139-84
POD2017-00093
Novolex (Formerly Power
Distribution, Inc. Phase 1) -
2800 Sprouse Drive

APPROVED/EXPEDITED

Hackman Capital for HC 8200 Sprouse, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from The William Lyon Company and RBS Properties to HC 2800 Sprouse LLC. The 10.73-acre site is located at the northwestern corner of the intersection of Gorman Road and Sprouse Drive, approximately 1,000 feet west of Sprouse Drive's intersection at Airport Drive, on parcel 817-706-8512. The zoning is M-1, Light Industrial District, M-2, General Industrial District, and ASO, Airport Safety Overlay District. County water and sewer. (**Varina**)

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. All deficiencies, as identified in the inspection report dated March 8, 2017, have been corrected, which included a replacement or repair of eight missing deciduous trees, faded parking lot striping and handicap parking devices, inoperative light fixtures, and a missing stop bar.

The staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)
(Applicant's Representative: David W. Smith)

TRANSFER OF APPROVAL

POD-143-85
POD2016-00545
Goodwill @ West Broad
Commons Shopping Center
(Formerly Burger King) –
9065 West Broad Street

APPROVED/EXPEDITED

Hirschler Fliescher for Burger King Corporation: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Burger King Corporation to Goodwill at Central and Coastal VA, Inc. The 0.79-acre site is located in an existing shopping center on the southern line of West Broad Street (U.S. Route 250), approximately 350 feet east of Tuckernuck Drive, on parcel 758-756-3433. The zoning is B-2, Business 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. The site deficiencies as identified in the inspection report dated December 2, 2016, included missing landscaping and have been corrected.

The staff recommends approval of this transfer request.

(Staff Report by Greg Garrison)
(Applicant's Representative: Penny Giles)

TRANSFER OF APPROVAL

POD-71-77 and POD-75-73
POD2017-00058 and
POD2017-00238
Lansing Warehouse
(Formerly Lansing Supply
Company) – 8501 Sanford
Drive

Williams Mullen for 8501 Sanford Investments, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Hermitage Road Partnership, and Lansing of Richmond, LLC to 8501 Sanford Investments, LLC. The 3.39-acre site is located on the eastern line of Sanford Drive, approximately 430 feet south of Janway Road, on parcel 771-754-7731. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

APPROVED/EXPEDITED

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The site deficiencies, as identified in the inspection report dated February 14, 2017, included missing landscaping and have been corrected.

The staff recommends approval of this transfer request.

(Staff Report by Greg Garrison)

(Applicant's Representative: Mary Therine McGetrick)

TRANSFER OF APPROVAL

POD-42-01
POD2017-00182
For Eyes/T-Mobile
(Formerly Spring Oak Retail)
– 11591 West Broad Street

Engineer and/or Representative for TF LP: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from WSG Development Company to TF LP. The 0.71-acre site is located at the southeast corner of the intersection of West Broad Street (U.S. Route 250) and Spring Oak Drive, on parcel 738-762-9005. The zoning is B-1C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

DEFERRED TO 6/28/2017

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. The site deficiencies, as identified in the staff report dated April 25, 2017, included missing landscaping and have not been resolved at this time. The applicant has notified staff that the landscaping is scheduled to be installed May 19, 2017.

Staff's recommendation will be made at the meeting.

(Staff Report by Christina Goggin)

(Applicant's Representative: Jay Tronfeld)

(Applicable Rezoning Cases and PUPS: C-6C-01)

TRANSFER OF APPROVAL

POD-09-96
POD2016-00273
Taco Bell at Laburnum Park
Shopping Center –
4388 South Laburnum
Avenue

APPROVED/EXPEDITED

Tassos Paphites for Mykonos Properties, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Burgerbusters IV, LLC to Mykonos Properties, LLC. The 0.75-acre site is located on an outparcel in an existing shopping center on the west line of South Laburnum Avenue, approximately 245 feet north of Gay Avenue, on part of parcel 813-718-6145 and on parcel 813-718-7327. The zoning is B-2C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. The site deficiencies, as identified in the staff report dated June 16, 2016, included missing landscaping and have not been resolved at this time, but would need to be rectified prior to a new Certificate of Occupancy for the building expansion.

Staff recommends approval of the transfer request subject to the following condition:

1. All site deficiencies on the site inspection report dated June 16, 2016 shall be resolved prior to approval of a new Certificate of Occupancy pursuant to BLD2017-00234.

(Staff Report by Christina Goggin)

(Applicant's Representative: Tasso Paphites)

(Applicable Rezoning Cases and PUPS: C-32C-86 and PUP2013-00001)

TRANSFER OF APPROVAL

POD-75-80, POD-33-87,
POD-107-88, and POD-16-97
POD2016-00554,
POD2016-0555,
POD2016-00556, and
POD2016-00553
Premier Tech Center
(Formerly Parham 2810
Building) – 2810 North
Parham Road

APPROVED/EXPEDITED

Premier Management Services for Premier Tech Center, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from North Parham Road, LLC to Premier Tech Center, LLC. The 9.93-acre site is located on the western line of North Parham Road, approximately 255 feet north of its intersection at Mayland Drive, and along the northern line of Mayland Drive, on parcel 757-753-9760. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. As identified in the inspection report dated December 19, 2016, completed deficiencies include the following: painted stop bars, painted handicap pavement markers, installation of five handicap parking signs, and extensive pavement improvements throughout the entire site.

The staff recommends approval of this transfer request.

(Staff Report by Matt Ward)

(Applicant's Representative: Jonathan Cutler)

(Applicable Rezoning Cases and PUPS: C-74C-05)

TRANSFER OF APPROVAL

POD-109-73, POD-105-85 (pt),
POD-18-07 (pt), and POD-91-93
POD2017-00043, POD2017-00046,
POD2017-00051, POD2017-00052,
POD2017-00054, POD2017-00090,
and POD2017-00091
WestMark Office Park (Formerly
Capital One Properties) – 11011
and 11013 West Broad Street

New Boston Fund, Inc. for RER/New Boston West Broad Street, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from RER/New Boston West Broad Street to Roc III Fairlead Suntrust Center, LLC. The 32.34-acre site is located on the southern line of West Broad Street (U.S. Route 250), approximately 900 feet west of its intersection with Cox Road, on parcel 746-760-8608. The zoning is B-3C, Business District and O-3, Office District. County water and sewer. **(Three Chopt)**

APPROVED/EXPEDITED

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The site deficiencies, as identified in the inspection report dated January 31, 2017, have been completed, including the replanting of three missing trees.

The staff recommends approval of this transfer request.

(Staff Report by Tony Greulich)

(Applicant's Representative: David Langol)

(Applicable Rezoning Cases and PUPS: C-050-73, C-073C-05, and C-4C-08)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2017-00185
Aetna Offsite Parking Lot –
9851 Mayland Drive and
9881 Mayland Drive

Langan Engineering for Riverstone Properties, LLC and Coventry Health Care of Virginia, Inc.: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 101 space parking lot and sidewalk along Mayland Drive. The 1.67-acre site is located at the southwestern and southeastern corners of Mayland Court and Mayland Drive, at the intersection of Mayland Drive and Stillman Parkway, on parcel 753-757-1656 and on part of parcel 752-757-8975. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Three Chopt)**

APPROVED

This proposal is to construct a 101 space parking lot and sidewalk along Mayland drive to the employee entrance of the Aetna office building at 9881 Mayland Drive. Aetna is the developer of the parking lot and they plan on using this lot for overflow employee parking during the work week. Both the layout and lighting plans are consistent with proffers associated with zoning case C-39C-88.

Planning staff has requested that the applicant extend their sidewalk to the western most point of their property line along Mayland Drive. The applicant does not wish to do so and has cited interference and upgrading the current BMP on site as the reason not to do so. Staff is still investigating if the BMP can be worked around.

Continue

continued

The developers held a community meeting with the Pemberton Green Townhome owners on March 17, 2017 pertaining to the development of the property for a parking lot and installation of sidewalk along Mayland Drive. Several citizens attended and were presented a plan showing the same wooded buffer and opaque fence as is proposed today. The parking lot design provides a 30-foot wooded setback from Pemberton Green property line with an 8-foot white vinyl opaque fence on the parking lot side of the 30-foot buffer. The applicant will supplement views from the neighborhood into the parking lot as necessary with the landscaping plan.

The applicant has submitted a lighting plan with their plan of development for Planning Commission review and approval. The applicant proposes LED lights on 20-foot tall poles with low-intensity lighting per the proffers. Staff has requested, and the applicant has provided house side shields on the three lights adjacent to Pemberton Green. Though the lights along Mayland Drive sidewalk are only 14 feet tall, they exceed 0.5 foot candle limit policy along the right-of-way as implemented.

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. The proffers approved as a part of zoning case C-39C-88 shall be incorporated in this approval.

(Staff Report by Christina Goggin)
(Applicant’s Representative: George Clark)
(Applicable Rezoning Cases and PUPS: C-39C-88)

PLAN OF DEVELOPMENT

POD2017-00180
Northern Tool at Westpark
Phase II Shopping Center –
9901 West Broad Street

DEFERRED TO 6/28/2017

Berry Engineers, LLC for Harlequin RMD Properties, LLC and Hutton: 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, 18,000 square foot hardware store in an existing shopping center. The 1.6-acre site is located southeast of the intersection of West Broad Street (U.S. Route 250) and Stillman Parkway, on part of parcel 753-758-3069. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Three Chopt)**

The applicant is requesting approval of an 18,000 square foot hardware store with a 6,050 square foot outdoor display area in an existing shopping center. The elevations submitted propose a primarily brown, earth tone, brick building with beige EFIS along the top portion of the building. The elevations are in general conformance with the proffered conditions from C-77C- 89.

Continue

continued

As of the preparation date of the agenda, the staff has not received a revised plan that addresses provision of additional parking required for the outdoor display area, and details of the display area fencing, as requested. 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 and the annotations on the plans, the following additional conditions are recommended:

29. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
30. Outside storage shall not be permitted except as shown on the approved plan.
31. The proffers approved as a part of zoning cases C-77C-89 and C-11C-93 shall be incorporated in this approval.
32. The existing water line easement in conflict with the building footprint shall be vacated prior to approval of certificate of occupancy for the said building.
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.

(Staff Report by Greg Garrison)

(Applicant’s Representative: Christopher Berry)

(Applicable Rezoning Cases and PUPS: C-77C-89, C-11C-93, and A-22-93)

PLAN OF DEVELOPMENT

POD2017-00187

JSF Self Storage on Dabney
Road – 2504 Westwood
Avenue

APPROVED

Townes Site Engineering for Three Broad, LLC, 2504 Westwood, LLC, and JSF Management, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a three-story, 115,560 square foot self-storage warehouse. The 2.24-acre site is located at the northwestern corner of the intersection of Dabney Road and Westwood Avenue, on parcels 777-734-4055 and 777-734-5837. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

Proposed is a three-story, 115,560 square foot self-storage warehouse on a 2.24 acre site that will be redeveloped. An existing structure will be demolished to make room for the proposed structure. The site is zoned M-1 and all adjacent properties are similarly zoned.

The building features light and dark grey split face CMU along a majority of the structure’s base, and the elevations are primarily a light-colored grey (Sherwin Williams “Olympus White”) with red banding. The elevations also feature vertical elements of dark grey metal panels containing windows.

Continue

continued

Staff has requested additional information on fencing and its location. Staff has received details for a black powder-coated aluminum security fence, but at the time of the agenda's preparation, the location had yet to be provided. Staff has also suggested brick piers at regular intervals for the fencing.

Staff has requested additional information on impacts to the drive aisles and parking layout of the adjacent former SeaRay site.

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:

29. Details for the gate and locking device at the entrance road and 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.
30. Outside storage shall not be permitted.
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 any time.
32. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
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: Jason Wilkins)

PLAN OF DEVELOPMENT

POD2017-00184
Carriage Hill Apartments
Expansion Building 1 –
Glenside Drive

DEFERRED TO 6/28/2017

Timmons Group for BPMS Carriage Hill Holdings, LLC and Bonaventure: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a four-story, 187,500 square foot age-restricted apartment building with ~~114~~ 112 one-bedroom and 36 two-bedroom units. The 6.08-acre portion of the 42.99-acre site is located between the northern line of Glenside Drive, approximately 831 feet east of Bethlehem Road extended, and the southern lines of Basie Road and Bremner Boulevard, on parcel 770-748-2488. The zoning is R-6C, Residential District (Conditional). County water and sewer. **(Brookland)**

This site was rezoned January 24, 2017 to allow this proposed use. A revised plan has been requested to address several issues. The County Traffic Engineer has requested the dedication of additional right of way and construction of improvements along Glenside Drive, Basie Road and Bremner Boulevard. The Traffic Engineer has requested the construction of standard right turn lanes along Glenside Drive, the addition of a left turn lane from Coachman Lane (private) onto Glenside Drive, as well as improvements along Basie Road and Bremner Boulevard in conjunction with the proposed service drive/fire lane. Planning has requested additional information regarding the impact of the requested right of way and improvements and the ancillary relocation of utilities, on the schematic landscape plan.

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for multifamily development, 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. The right-of-way for widening of Glenside Drive 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.
32. The right-of-way for widening of Basie 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.
33. The right-of-way for widening of Bremner Boulevard 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.

Continue

continued

34. 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 any time.
35. The proffers approved as a part of zoning case REZ2016-00040 shall be incorporated in this approval.
36. 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.
37. Prior to issuance of a building permit, the developer must furnish a letter from Virginia Dominion Power stating that this proposed development does not conflict with their facilities.
38. Prior to issuance of a building permit, the developer must furnish a letter from Verizon stating that this proposed development does not conflict with their facilities.
39. 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.
40. 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 Mike Kennedy)

(Applicant's Representative: Rachael McKinney)

(Applicable Rezoning Cases and PUPS: REZ2016-00040)

PLAN OF DEVELOPMENT AND SPECIAL EXCEPTION

POD2017-00183
Lakewood Manor Retirement
Community Expansion –
1900 Lauderdale Drive

APPROVED

Timmons Group for Lakewood Manor Baptist Retirement Community, Inc., and Virginia Baptist Homes, Inc., dba Lifespire of Virginia; and Greenbrier Development: Request for approval of a plan of development and special exception, as required by Chapter 24, Sections 24-106 and 24-2 of the Henrico County Code, to construct a four-story, 136,733 square foot clubhouse 60 feet in height with 44 units; and two three-story, 22,492 square foot villas with ten units each, for an existing lifecare facility. The special exception would authorize a clubhouse building exceeding 45 feet in height. The 168-acre site is located along the southern line of Lauderdale Drive, at the intersection with John Rolfe Parkway, on parcels 732-744-7564, 733-745-8147, 733-746-2622, and 734-744-4554. The zoning is R-6C, General Residential District (Conditional) and C-1, Conservation District. County water and sewer. **(Tuckahoe)**

This plan of development proposal will add extensive enhancements to an existing life-care facility. Originally this project approval dates back to 1977, and throughout the years several development projects have been approved and constructed.

The applicant proposes to construct a four-story, 136,733 square foot clubhouse with 44 independent living units, multi-purpose room, natatorium, and dining room; and two three-story, 22,492 square foot villas with ten units each. Additional site improvements include a large pond surrounded by retaining walls and an elevated terrace patio for outdoor dining and enjoyment. All development is central to the site.

A rezoning case (C-75C-00) and Provisional Use Permit (P-14-00) authorizing the use were approved by the Board of Supervisors on January 23, 2001. Staff finds this proposal meets zoning, proffers and provisional use conditions for a life care facility.

The villas' architectural renderings show all first floor exterior portions to be a stone veneer foundation and brick with a mixture of brick and cementitious siding on each the second and third floors.

The clubhouse architectural renderings show all first floor exterior portions to be a stone veneer foundation and brick with a mixture of brick and cementitious siding on the second, third, and fourth floors.

This application includes a request for a special exception, as permitted by Section 24-94(b), to exceed the 45-foot height limitation with a 60-foot height for the clubhouse. The clubhouse is central to the site and staff offers no objection.

As in normal procedure, staff makes no recommendation regarding the special exception. It is the applicant's responsibility to present evidence to the Commission to support the request.

Continue

continued

Should the Commission approve the special exception, the staff recommends approval subject to the annotations on the plan, the standard conditions for developments of this type, and the following additional conditions:

29. A concrete sidewalk meeting County standards shall be provided along the south side of Lauderdale Drive.
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning case C-75C-00 shall be incorporated in this approval.
32. The proffers approved as a part of zoning case P-14-00 shall be incorporated in this approval.
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 Matt Ward)

(Applicant's Representative: Jason Mullins)

(Applicable Rezoning Cases and PUPS: C-75C-00 and PUP-14-00)

PLAN OF DEVELOPMENT

POD2017-00143
Drury Plaza Hotel –
11049 West Broad Street

APPROVED

VHB for RER/New Boston West Broad Street, LLC, ROC III Fairlead Suntrust Center, LLC, and Drury Development Corporation: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct an 8-story, 217 room hotel totaling 151,714 square feet. The approximately 3.45-acre site is located on the north line of Interstate 64, and south of West Broad Street (U.S. Route 250), approximately 1,000 feet west of the intersection of West Broad Street (U.S. Route 250) and Dominion Boulevard, on parcel 746-760-2130 and part of parcel 746-760-8608. The zoning is B-3C, Business District (Conditional) and O-3C Office District (Conditional). County water and sewer. **(Three Chopt)**

This plan of development proposal is to construct an eight-story, 151,714 square foot hotel with 217 rooms. Additional features include the porte cochere and the pool, which is half covered and remainder is open air.

There will be shared parking with WestMark corporate campus that requires that fifty percent of the required 217 parking spaces be provided on the proposed Drury Plaza Hotel site. The proposal fulfills the parking requirement by providing 118 spaces onsite and 113 offsite. A perpetual shared parking, access, and construction easement is in place.

Provisional use permit P-02-08 authorized a 150-foot maximum building height for the property, exceeding the zoning ordinance allowance of 45 feet. The proposed building height is 105 feet and 9 inches to the top of the parapet. Architectural renderings show the first three stories to be a tan cast stone veneer and the upper floors to be a red granite stone finish. The top building crown will be a light tan synthetic plaster.

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

29. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning cases C73-05 and C-4C-08 shall be incorporated in this approval.
31. The conditions approved as part of provisional use permit PUP-02-08 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, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Matt Ward)

(Applicant's Representative: Kathy Halpaus)

(Applicable Rezoning Cases and PUPS: C-4C-08, C-73C-05, PUP-02-08)

SUBDIVISION

SUB2017-00053
Riding Family Subdivision
(May 2017 Plan) – 11656
Mill Road

APPROVED

Balzer and Associates, Inc. for John T. Riding and Kathryn J. Riding: The 8.64-acre site proposed for a subdivision of two single-family homes is located approximately 390 feet north of the northern line of Mill Road and approximately 1,050 feet east of the eastern line of Swanson Mill Way, on parcels 770-775-0938, 770-775-3322, and 770-775-7023. The zoning is R-2, One-Family Residential District. Individual well and on-site sewage disposal system. **(Brookland) 2 Lots**

This request is the first family subdivision application submitted under the process adopted by the Board of Supervisors in 2011, which requires the construction of an access driveway to serve a lot being created without public road frontage. The subject property being divided is known as Lot 2 in Cedar Mill Estates subdivision, which was recorded in 1988. The lot currently has two existing dwellings, so the request is beneficial in that each dwelling will now be located on its own lot. The oldest dwelling was constructed in 1993, while the newest dwelling was constructed in 2008.

Continue

continued

No additional dwelling is proposed. The new lot will pass from the property owners to their son and it cannot be transferred outside the immediate family for a period of 5 years. The asphalt access drive from Mill Road will be located within an access easement located on an adjacent parcel, GPIN 770-775-5321. A copy of an unrecorded access agreement signed by the adjacent property owner has been submitted to the County. Construction plans for the access drive have been reviewed by staff and additional information has been requested.

As of the preparation date of the agenda, staff has not received additional information requested regarding the necessary stormwater management calculations associated with the access drive. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions not served by public utilities, the following additional conditions are recommended:

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

(Staff Report by Kevin Wilhite)

(Applicant’s Representative: Brian Harrington)

SUBDIVISION

SUB2017-00049
Libbie Mill Townhomes
(May 2017 Plan) – Libbie
Lake South Street

APPROVED

E.D. Lewis & Associates, PC for Midtown Land Partners, LLC: The 2.63-acre portion of the 85-acre Libbie Mill urban mixed use site proposed for a subdivision of 38 townhouses for sale is located on the northwest corner at the intersection of Libbie Lake West Street (private) and Libbie Lake South Street (private), on part of parcel 773-739-0273. The zoning is UMUC, Urban Mixed Use District (Conditional). County water and sewer.
(Brookland) 38 Lots

This conditional subdivision request is for approval of 38 residential townhouse lots for sale to be located along the western border of the Libbie Mill UMU district, south of previous sections 1-3 of Libbie Mill Townhomes. 107 residential townhouse lots have been authorized by previous approvals on site to-date. This will bring the total to 145 townhouse lots. Adjacent infrastructure plans to serve this development were approved by the Planning Commission in 2013 as part of Libbie Mill Phase 1A and that infrastructure has been constructed to the subject site. Sections 1 and 2 of Libbie Mill townhomes and adjacent residential condominiums are under construction with several units occupied. Architectural design details, lighting plans, and a conceptual landscape plan will be included in the subsequent plan of development tentatively scheduled for the June 2017 Planning Commission hearing. The current request is for the subdivision of the townhouse lots only.

The proposed subdivision complies with the applicable proffers and provisional use permits for the subject property, as well as the UMU ordinance and the corresponding pattern book for the Libbie Mill UMU.

Staff recommends conditional approval subject to the annotations on the plans, the standard conditions for residential townhouses, and the following additional conditions:

13. The approval includes only that area outlined in red on the Planning Staff plan dated **May 24, 2017**.
14. The proffers approved as part of zoning cases REZ2015-00018 and PUP2015-00006 shall be incorporated in this approval.

(Staff Report by Aimee Crady)

(Applicant's Representative: Monte Lewis)

(Applicable Rezoning Cases and PUPS: REZ2015-00018 and PUP2015-00006)

APPROVAL OF MINUTES: April 26, 2017 Minutes **APPROVED**

ADJOURN @ 10:24

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
May 24, 2017**

ADDENDUM

PAGE 3 – REVISED CAPTION

TRANSFER OF APPROVAL

POD-139-84
POD2017-00093
Novolex (Formerly Power
Distribution, Inc. Phase 1) -
2800 Sprouse Drive

APPROVED

Hackman Capital for HC 8200 2800 Sprouse, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from The William Lyon Company and RBS Properties to HC 2800 Sprouse LLC. The 10.73-acre site is located at the northwestern corner of the intersection of Gorman Road and Sprouse Drive, approximately 1,000 feet west of Sprouse Drive’s intersection at Airport Drive, on parcel 817-706-8512. The zoning is M-1, Light Industrial District, M-2, General Industrial District, and ASO, Airport Safety Overlay District. County water and sewer. (**Varina**)

PAGE 6 – REVISED CAPTION

TRANSFER OF APPROVAL

POD-42-01
POD2017-00182
For Eyes/T-Mobile
(Formerly Spring Oak Retail)
– 11591 West Broad Street

DEFERRED TO 6/28/2017

~~Engineer and/or Representative for~~ **TF LP:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from WSG Development Company to TF LP. The 0.71-acre site is located at the southeast corner of the intersection of West Broad Street (U.S. Route 250) and Spring Oak Drive, on parcel 738-762-9005. The zoning is B-1C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. (**Three Chopt**)

PAGE 9 – REVISED CAPTION

TRANSFER OF APPROVAL

POD-109-73, POD-105-85 (pt),
POD-18-07 (pt), and POD-91-93
POD2017-00043, POD2017-00046,
POD2017-00051, POD2017-00052,
POD2017-00054, POD2017-00090,
and POD2017-00091
WestMark Office Park (Formerly
Capital One Properties) – 11011
and 11013 West Broad Street

APPROVED

New Boston Fund, Inc. for RER/New Boston West Broad Street, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from RER/New Boston West Broad Street to Roc III Fairlead Suntrust Center, LLC. The 32.34-acre site is located on the southern line of West Broad Street (U.S. Route 250), approximately 900 feet west of its intersection with Cox Road, on parcel 746-760-8608. The zoning is B-3C, Business District, O-3, Office District, **and O-3C, Office District (Conditional)**. County water and sewer. **(Three Chopt)**

PAGE 13 – REVISED PLAN AND REVISED RECOMMENDATION

PLAN OF DEVELOPMENT

POD2017-00187
JSF Self Storage on Dabney
Road – 2504 Westwood
Avenue

APPROVED

Townes Site Engineering for Three Broad, LLC, 2504 Westwood, LLC, and JSF Management, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a three-story, 115,560 square foot self-storage warehouse. The 2.24-acre site is located at the northwestern corner of the intersection of Dabney Road and Westwood Avenue, on parcels 777-734-4055 and 777-734-5837. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

Staff has received a revised plan illustrating the details and location of the eight foot black perimeter security fence with pickets.

Staff recommends approval subject to the annotations on the plan, the standard conditions for developments of this type, and the additional conditions 29-33, listed in the agenda.

PAGE 17 – REVISED PLAN

PLAN OF DEVELOPMENT AND SPECIAL EXCEPTION

POD2017-00183
Lakewood Manor Retirement
Community Expansion –
1900 Lauderdale Drive

APPROVED

Timmons Group for Lakewood Manor Baptist Retirement Community, Inc., and Virginia Baptist Homes, Inc., dba Lifespire of Virginia; and Greenbrier Development: Request for approval of a plan of development and special exception, as required by Chapter 24, Sections 24-106 and 24-2 of the Henrico County Code, to construct a four-story, 136,733 square foot clubhouse 60 feet in height with 44 units; and two three-story, 22,492 square foot villas with ten units each, for an existing lifecare facility. The special exception would authorize a clubhouse building exceeding 45 feet in height. The 168-acre site is located along the southern line of Lauderdale Drive, at the intersection with John Rolfe Parkway, on parcels 732-744-7564, 733-745-8147, 733-746-2622, and 734-744-4554. The zoning is R-6C, General Residential District (Conditional) and C-1, Conservation District. County water and sewer. **(Tuckahoe)**

A revised plan was submitted after the preparation of the agenda to address the Division of Fire requirements. Two new fire lanes have been added: one in front of the clubhouse and one behind the clubhouse. Additional changes show full truck movement around the service area located between the clubhouse and existing apartments. The Villas’ revised layout shows extended fire lanes. The revised layout meets design and truck turnaround movement requirements, and continues to comply with the applicable code and proffer requirements.

Should the Commission approve the special exception, the staff continues to recommend approval subject to the conditions in the agenda.

PAGE 21 – REVISED RECOMMENDATION AND ADDED CONDITION

SUBDIVISION

SUB2017-00053
Riding Family Subdivision
(May 2017 Plan) – 11656
Mill Road

APPROVED

Balzer and Associates, Inc. for John T. Riding and Kathryn J. Riding: The 8.64-acre site proposed for a subdivision of two single-family homes is located approximately 390 feet north of the northern line of Mill Road and approximately 1,050 feet east of the eastern line of Swanson Mill Way, on parcels 770-775-0938, 770-775-3322, and 770-775-7023. The zoning is R-2, One-Family Residential District. Individual well and on-site sewage disposal system. **(Brookland) 2 Lots**

The staff recommends approval subject to the annotations on the plans, the standard conditions for subdivisions not served by public utilities, the additional conditions in the agenda, and the following added condition:

15. The joint access and maintenance agreement must be recorded prior to the approval of the construction plans by the Department of Planning.