

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
REZONINGS AND PROVISIONAL USE PERMITS

October 12, 2017

7:00 P.M.



PLANNING COMMISSION

Eric S. Leabough, C.P.C., Chair (Varina)
Robert H. Witte, Jr., Vice-Chair (Brookland)
C. W. Archer, C.P.C. (Fairfield)
Gregory R. Baka (Tuckahoe)
Sandra M. Marshall (Three Chopt)
Tyrone E. Nelson (Varina)
Board of Supervisors Representative
R. Joseph Emerson, Jr., AICP,
Director of Planning, Secretary

**COMPREHENSIVE DIVISION – DEPARTMENT
OF PLANNING**

Jean M. Moore, Assistant Director of Planning
Jim Strauss, PLA, Senior Principal Planner
Rosemary D. Deemer, AICP, County Planner
Seth Humphreys, County Planner
Ben Sehl, County Planner
Livingston Lewis, County Planner
Lisa Blankinship, County Planner
Erin Puckett, County Planner
Mike Morris, County Planner
Kristin Smith, County Planner
Paul Stewart, GIS Technician
Sylvia Ray, Office Assistant/Recording Secretary

**PLANNING COMMISSION
REZONING MEETING
FINAL AGENDA
OCTOBER 12, 2017**

BEGINNING AT 5:30 P.M.

DINNER AND WORK SESSION: County Manager's Conference Room. The Planning Commission will review and discuss the Glen Allen Comprehensive Plan Amendment and Code Amendment.

BEGINNING AT 7:00 P.M.

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

CALL TO ORDER:

REQUESTS FOR WITHDRAWALS AND DEFERRALS: (0); (2)

REQUESTS FOR EXPEDITED ITEMS: (0)

CASES TO BE HEARD: (2)

**THREE CHOPT:
PLAN OF DEVELOPMENT AND LIGHTING PLAN
(Deferred from the September 27, 2017 Meeting)**

POD2017-00308
Innslake Place – Building
1 –
4235 Innslake Drive
[Deferred to the
November 15, 2017
Meeting](#)

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 five-story apartment building with 100 units above a ground floor parking deck 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)**

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The applicant has requested a deferral to the October 25, 2017 Planning Commission meeting.

This plan originally was scheduled for the August 10, 2017 Planning Commission hearing, and the applicant requested a deferral to the September 27, 2017 Planning Commission hearing to address the comments from staff that prohibited their recommendation of approval to the Commission. A revised layout was requested detailing streetscape, landscaping, and hardscape components including site lighting, in accordance with UMU code requirements and Innsbrook Mixed-Used District Urban Design Guidelines. Staff also requested the developer submit revised architectural plans providing additional information on proposed pedestrian entrances to the buildings. Additionally, the Division of Fire had requested a revised layout to address fire access concerns and the Traffic Engineer had requested an additional permanent access point to Building B be provided.

A revised plan, deleting one of the buildings from this request, was received on September 14, 2017. The removal of Building B (future Building 2) from the current proposal resolved Division of Fire and Traffic issues; however, additional issues are yet to be resolved. The applicant has again requested a deferral to the October 12, 2017 Planning Commission meeting to provide a revised layout detailing streetscape, landscaping, and hardscape components including site lighting. Staff also requested the developer submit revised architectural plans providing additional information on the treatment and screening of the ground floor parking garage. Additionally, the Department of Public Works cannot recommend approval of this project to the Planning Commission until the plans address how compliance with the stormwater quality requirements will be achieved.

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. In order to maintain the effectiveness of the County's public safety radio communications system within buildings, the owner will install radio equipment that will allow for adequate radio coverage within the building, unless waived by the Director of Planning. Compliance with the County's emergency communication system shall be certified to the County by a communications consultant within ninety (90) days of obtaining a certificate of occupancy. The County will be permitted to perform communications testing in the building at anytime.
- 30. The proffers approved as a part of zoning case REZ2017-00006 and the conditions of PUP2017-00004 shall be incorporated in this approval.

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- 31. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans.
- 32. 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.
- 33. Any existing easements in conflict within the proposed building footprints shall be vacated prior to approval of the building permit for the said building.
- 34. 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.
- 35. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
- 36. 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.
- 37. The sanitary sewer relocation plan must be approved prior to construction plan approval, as determined by the Director of Public Utilities.
- 38. 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.
- 39. 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.

(Staff Report by Tony Greulich)
(Applicant’s Representative: Matthew T. Faris)
(Applicable Rezoning Cases and PUPS: PUP2017-00004, REZ2017-00006)

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

(Deferred from the September 14, 2017 Meeting)

REZ2017-00022 Andrew M. Condlin for Bacova Texas, LLC and Bacova, LLC: Request to amend proffers accepted with REZ2016-00033 on Parcels 736-768-6361, 736-768-5323, and 736-767-2166 containing 23.1 acres located on the east line of N. Gayton Road between Liesfeld Farm Drive and Kain Road. The applicant proposes to amend Proffer 22 regarding N. Gayton Road improvements. The existing zoning is R-5AC General Residence District (Conditional). The 2026 Comprehensive Plan recommends Suburban Mixed-Use, density should not exceed 4 units per acre, and Environmental Protection Area. **Staff – Erin Puckett (Deferral Requested to the November 9, 2017 Meeting)**

Deferred to the November 9, 2017 Meeting

VARINA:**(Deferred from the August 10, 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' 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**

Recommended for Denial

FAIRFIELD:

None.

TUCKAHOE:

None.

BROOKLAND:

PUP2017-00019 Andrew M. Condlin for Ryal Tayloe, National Speed, Inc.: Request for a Provisional Use Permit under Sections 24-58.2(c), 24-120, and 24-122.1 of Chapter 24 of the County Code to allow auto parts sales, service, and/or installation on part of Parcel 772-748-9574 located on the north side of Glenside Drive approximately 900' west of Staples Mill Road (U.S. Route 33). The existing zoning is B-2 Business District. The 2026 Comprehensive Plan recommends Commercial Concentration. The site is in the Enterprise Zone. **Staff – Lisa Blankinship**

Recommended for Approval

DISCUSSION ITEM: The Planning Commission will discuss setting a Public Hearing for the Glen Allen Comprehensive Plan Amendment and Code Amendment.

Public Hearing Approved for February 15, 2018.

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APPROVAL OF MINUTES: Planning Commission on September 14, 2017
Approved

Acting on a motion by Mr. Witte seconded by Mrs. Marshall, the Planning Commission adjourned its meeting at 8:20 p.m. on October 12, 2017 .

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