

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

April 25, 2018

9:00 A.M.

SEE ADDENDUM



PLANNING COMMISSION

Sandra M. Marshall, Chairperson (Three Chopt)
Gregory R. Baka, Vice-Chairperson (Tuckahoe)
C. W. Archer, C.P.C. (Fairfield)
Adrienne F. Kotula (Brookland)
Eric S. Leabough, C.P.C. (Varina)
Patricia S. O'Bannon, 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, Senior Principal Planner
Kevin D. Wilhite, C.P.C., AICP, County Planner
Michael F. Kennedy, County Planner
Anthony R. Greulich, C.P.C., County Planner
Christina Goggin, AICP, County Planner
Aimee B. Crady, AICP, County Planner
Matthew Ward, County Planner
Lee Pambid, C.P.C., County Planner
Kate B. McMillion, County Planner
Salim Chishti, County Planner
Robert Peterman, GIS Technician
Melissa S. Ferrante, Office Assistant/Recording
Secretary

WELCOME: 9:00 a.m.

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA: N/A

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Kate McMillion

EXTENSIONS - FOR INFORMATIONAL PURPOSES ONLY

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2011-00024 SUB-004-11 Broaddus Glen (April 2011 Plan)	34	34	6	Fairfield	July 1, 2020
SUB2013-00040 Short Pump Manor at Bacova (April 2013 Plan)	89	11	4	Three Chopt	July 1, 2020

TRANSFER OF APPROVAL

POD-65-95 (pt)
POD2017-00510
A Plus at Barony Village
Shopping Center (Formerly
Barony Village Shopping
Center) – 3310 Church Road

APPROVED/EXPEDITED

Gray-Robinson, PA for 7-Eleven, Inc. and Donald Bowden, Sr.: Request for transfer of approval of a portion of a plan of development as required by Chapter 24, Section 24-106 of the Henrico County Code, from Youngblood, Tyler and Associates, and Barony Associates, L.P. to 7-Eleven, Inc. The 1.44 -acre site is located in an existing shopping center at the northwestern corner of the intersection of Three Chopt Road and Church Road, on part of parcel 746-757-7579. The zoning is B-2C, Business 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. Site deficiencies as identified in the original inspection report dated October 20, 2017, including replacing ADA signage, cleaning debris by the dumpster, and replacing dead or missing landscaping within the 25-foot transitional buffer adjacent to the residential zoning, have been addressed.

The staff recommends approval of this transfer request.

(Staff Report by Christina Goggin)
(Applicant’s Representative: Jan Chamberlin)
(Applicable Rezoning Cases and PUPS: C-26C-90)

TRANSFER OF APPROVAL

POD-28-97
POD2018-00041
Liberty Plaza II – 10800
Nuckols Road

APPROVED/EXPEDITED

RMR Real Estate Services for SNH Liberty Plaza II, Inc.: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Lingerfelt Office Properties, LLC to SNH Liberty Plaza II, Inc. The 8.39-acre site is located on the northwestern corner of the intersection of Nuckols Road and Capital One Way, on parcel 752-767-2509. 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. The site deficiencies, as identified in the original inspection report dated February 21, 2018, including repainting all the parking space striping and pavement markings, have been addressed.

The staff recommends approval of this transfer request.

(Staff Report by Christina Goggin)
(Applicant's Representative: William Stevens)
(Applicable Rezoning Cases and PUPS: C-26C-85)

LANDSCAPE PLAN

POD2018-00095
Short Pump Manor at Bacova
Section 4 – 4660 Pouncey
Tract Road

APPROVED/EXPEDITED

Youngblood, Tyler, and Associates for Bacova Development Company, LLC: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 3.3-acre site is located on the northern line of Liesfeld Farm Drive, approximately 175 feet northwest of Manor Walk Drive (private), on parcel 738-766-4772 and part of parcel 738-767-8802. The zoning is R-5AC, General Residential District (Conditional), R-3C, One-Family Residential District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The Section 4 landscape plan for Short Pump Manor at Bacova includes a section of the perimeter buffer planting along Liesfeld Farm Drive, street tree plantings along the front of each lot at the private rights of way, tree plantings within the common areas, and supplemental landscape information providing guidelines for foundation plantings.

The small remaining portion of the perimeter buffer along Liesfeld Farm Drive is 25 feet in width and will be planted to the level of transitional buffer 25 requirements, as shown on the staff plan. The buffer fence will continue at the back of this buffer area. The fence is wooden with cap rail and arch pediments and is 6 feet high as dictated by the proffers, and it is consistent with fence used in other sections and adjacent subdivisions.

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Each lot will contain a minimum of one tree planted at 2.5-inch caliper in the front yard, in accordance with the proffers. The front and side yard of each lot will include sod and irrigation. All buffers are irrigated. Each lot will contain matching ornamental pedestrian light fixtures that are compatible with residential design and pedestrian scale, to be installed prior to the certificate of occupancy for each lot.

Staff recommends approval subject to the annotations on the plan and the standard conditions for landscape and fence plans.

(Staff Report by Aimee Crady)

(Applicant's Representative: Anne Tignor)

(Applicable Rezoning Cases and PUPS: C-19C-12 and C-9C-11)

PLAN OF DEVELOPMENT

POD2018-00094
North Gayton Village
Assisted Living – 4900
Pouncey Tract Road

APPROVED/EXPEDITED

Youngblood, Tyler, and Associates for Bacova Texas, LLC and New Millennium Senior Living Communities: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 131,598-square foot, 150-unit residential life care facility in two phases. The first phase totals 119,500 square feet and includes a one-story 8,248-square foot common dining and kitchen area; and a three-story 111,252-square foot residential area with 93 assisted living units, 50 memory care units, and accessory service spaces. The second phase totals 12,098 square feet and includes a one-story residential addition with 27 memory care units. The 5.22-acre site is located at the southwestern corner of the intersection at North Gayton Road and Pouncey Tract Road (State Route 271), on part of parcels 738-768-6389, 738-769-2544, and 738-769-4425. The zoning is R-6C, General Residential District (Conditional). County water and sewer. **(Three Chopt)**

The subject 5.22-acre property was rezoned to R-6C, General Residence District (Conditional) in August 2017 (REZ2017-00008). The zoning case also rezoned the adjoining 18.16-acre property to the south and west to R-3C Single-Family Residential District, for the future development of North Gayton Village Section One.

Concurrent with the zoning case, the Board of Supervisors approved a Provisional Use Permit to allow the 150-unit life-care facility.

In addition to a proffered concept plan, the zoning case adopted a comprehensive set of proffers addressing the development of the property. The proffers limit the use of the property to uses that could be generally characterized as age-restricted supportive housing and related accessory uses consistent with a life care facility. The proffers also address building materials and architectural design, enhanced and irrigated perimeter buffers, improvements to adjoining streets, underground
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utilities, screening of mechanical equipment and trash receptacles, site lighting, and hours of construction; all intended to assure development of a high-quality senior living facility.

The proposed plan of development would authorize construction of a 150-unit life care facility in two phases. The initial phase would consist of 93 assisted living units and 30 memory care units. The second phase would add 27 additional memory care units for a total of 150 life care units. The first phase consists of a single-story building housing a common dining facility surrounded by an attached three-story residential building. All site improvements would be constructed with the first phase, including a fully engineered building pad for the second phase, to be constructed as a one-story addition to the first phase building. The proposed building would offer its residents a wide variety of amenities including elevators, a chapel, a movie theatre, wellness and medical support, living rooms, card room, library, a multi-purpose activity room, sundry room, sitting rooms, health spa, physical fitness and therapy facilities, resident storage, as well as landscaped courtyards. The memory care area will be self-contained and secure.

The proposed building and layout are generally consistent with the concept plan and both the building and site layout comply with applicable proffers, code requirements, and the conditions of the provisional use permit authorizing the life care facility. The zoning code requires life care facilities to provide 100 square feet of service (amenity) area per unit. The proposed development exceeds the minimum requirement by more than 25%. In addition, the developer has provided a schematic landscape plan for the site, showing how they intend to address both the proffered and transitional perimeter landscape buffers.

The proposed construction plan coordinates the adjoining right of way improvements for North Gayton Road, and Pouncey Tract Road, as well as Leakes Mill Drive and Road 1 of North Gayton Village Section One with the construction plan for North Gayton Village Section One. The developer will dedicate the right of way and construct those adjacent improvements with the development of North Gayton Village Section One. The proposed conditions provide for the dedication of the necessary right of way and easements and construction of all necessary public improvements prior to the approval of a Certificate of Occupancy for North Gayton Village Assisted Living.

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

29. The construction plan for Leakes Mill Drive and Road 1 and related drainage and utility easements in North Gayton Village Section 1 shall be approved, and such improvements shall be constructed before any occupancy permits are issued.
30. The right-of-way for widening of North Gayton 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.

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31. The right-of-way for widening of Pouncey tract Road (State Route 271) (dedicated to VDOT) 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 entrances and drainage facilities on State Route 271 shall be approved by the Virginia Department of Transportation and the County.
33. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
34. A concrete sidewalk meeting County standards shall be provided along the southern side of North Gayton Road.
35. A concrete sidewalk meeting VDOT standards shall be provided along the western side of Pouncey Tract Road (State Route 271).
36. The proffers approved as a part of zoning cases REZ2017-00008 and PUP2017-00008 shall be incorporated in this approval.
37. 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.
38. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
39. 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.
40. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Anne Tignor)

(Applicable Rezoning Cases and PUPS: REZ2017-00008 and PUP2017-00008)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2018-00101

Wawa – Parham and Three
Chopt – 9100 Three Chopt
Road

APPROVED/EXPEDITED

Kimley-Horn and Associates for R I Pruitt Family Prop V LLC; Pruitt Richard V LLC and Faye C; and The Rebkee Company: 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 4,736-square foot, one-story convenience store with fuel pumps. The 2.59-acre site is located on the northern corner of the intersection of Three Chopt Road and North Parham Road, on parcel 754-747-0694. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

This proposal is to construct a convenience store with fuel pumps. The new development will be located on a site that was once a non-conforming service station, which included auto repair and fuel sales. The site of the new facility was recently rezoned with case REZ2017-00025 to allow the use by right, and a Provisional Use Permit was also approved to allow the business to open at 5 a.m. versus 6 a.m. The business will close by 12:00 a.m. per County code.

The layout in the packet is in conformance with the proffered layout, including the 8-foot stone/brickcrete wall provided in conjunction with a required 25-foot transitional buffer. In addition, there is a large area of tree save proposed at the northern end of the site. The building elevations in the packet provide a building primarily constructed of red brick with tan accent brick on the side with a stone knee wall. The roof is flat with a triangular gray standing seam accent tower over the main entrance. These elevations also comply with rezoning proffers.

A lighting plan was also submitted for the Planning Commission's review and approval. Proffers limit the lighting height to 20 feet, prohibit direct burial poles and require all lights to be concealed source. Other proffers to protect the neighbors include limited hours of trash pickup and parking lot cleaning. The proposed BMP is proffered to be underground. A sidewalk will be provided with this development along Three Chopt Road and North Parham Road.

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. The right-of-way for widening of North Parham Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. A concrete sidewalk meeting County standards shall be provided along the western side of North Parham Road and the eastern side of Three Chopt Road.
31. The proffers approved as a part of zoning case REZ2017-00025 shall be incorporated in this approval.
32. Outside storage shall not be permitted.

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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.n
34. 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 Christina Goggin)

(Applicant's Representative: Ryan Perkins)

(Applicable Rezoning Cases and PUPS: REZ2017-00025 and PUP2017-00021)

PLAN OF DEVELOPMENT

POD2018-00093

Wistar Glen and the Townes
of Wistar Woods Section 3 –
4613 Wistar Road

APPROVED

Koontz Bryant Johnson Williams for SM Richmond, LLC:

Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 24 two-story residential townhouses for sale and 136 condominium units within ten four-story buildings. The 15.17-acre site is located at the southeastern corner of the intersection of Wistar Road and Shrader Road, on parcel 767-751-2632 and part of parcel 768-750-1563. The zoning is R-6C, General Residential District (Conditional) and RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Brookland)**

The Wistar Glen and the Townes of Wistar Woods Section 3 project proposes two residential building types. The townhouse portion will consist of two-story townhomes with one or two car garages. The condominium portion is two over two style, where the first two levels contain one unit as well as parking for both units, and the third and fourth levels are the second unit. This project will have a total of 24 townhouses and 136 condominium units with a minimum of 1,400 square feet of finished floor area.

The layout includes sidewalk along the entire frontage of Wistar Road with ample internal pedestrian connectivity throughout the community.

A conceptual landscape plan was provided for informational purposes. By proffer the landscape plan shall be subject to Planning Commission review at the appropriate time.

A minimum 10-foot wide buffer shall be provided along the eastern and southwestern property lines. A minimum 25-foot wide buffer shall be provided along Wistar Road. To further complement the project, a decorative metal fence with wrought iron appearance supported by 50-foot brick or stone columns on center shall be installed along the south line of Wistar Road.

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As proffered, the front façade of each building shows 25% minimum brick or stone minimum. Applicable proffers with zoning case REZ2017-00019 have been met with this plan of development.

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

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
29. The right-of-way for widening of Wistar Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. A concrete sidewalk meeting County standards shall be provided along the southern side of Wistar Road.
31. The proffers approved as a part of zoning case REZ2017-00019 shall be incorporated in this approval.
32. 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.
33. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The defect bond shall remain in effect for a period of three years from the date of the issuance of the final occupancy permit. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.
34. The subdivision plat for Townes of Wistar Woods Section 3 shall be recorded before any building permits are issued.

(Staff Report by Matt Ward)

(Applicant's Representative: Gregory N. Koontz)

(Applicable Rezoning Cases and PUPS: REZ2014-00006 and REZ2017-00019)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2018-00099
Dunkin Donuts at 8727
Staples Mill Road

**DEFERRED TO MAY 23,
2018**

Koontz Bryant Johnson Williams for Pontus Vault Portfolio, LLC and The Heritage Group, LLC: Request for approval of a plan of development and lighting plan as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 2,938-square foot restaurant with drive through facilities. The 0.95-acre site is located at the southeastern corner of the intersection of East Parham Road and Staples Mill Road (U.S. Route 33), on parcel 770-755-3230. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

A recent zoning case REZ2017-00030 was granted approval on January 23, 2018 to replace a former bank with a drive-through restaurant.

To meet the parking requirements an additional seven parking spaces will be constructed. An 18-foot wide proffered landscape buffer along East Parham Road and a 25-foot wide proffered landscape buffer along Staples Mill Road (US Route 33) is provided.

The existing building elevations will remain the same and are consistent with the above-mentioned zoning case.

A lighting plan is part of this approval. The plan indicates four LED poles at 20 feet in height and a 2.8-foot candle average for the site.

The Department of Public Works Traffic Division cannot recommend approval until sidewalk is shown along East Parham Road and adequate drive-through queue distance is provided. Also, the Engineering Division requested additional information regarding water quality prior to recommendation of approval.

As of the preparation date of the agenda, the staff has not received a site plan that addresses County Traffic Engineer and Public Works requirements nor has a revised lighting plan been submitted to address the existing building mounted fixtures not shown on plan. 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. A concrete sidewalk meeting County standards shall be provided along the southern side of East Parham Road.
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning case REZ2017-00030 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.

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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. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up delivery facilities, the owner/occupant shall close the drive-up delivery facilities until a solution can be designed to prevent traffic backup.
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.

(Staff Report by Matt Ward)

(Applicant's Representative: Mark E. Williams)

(Applicable Rezoning Cases and PUPS: REZ2017-00030)

PLAN OF DEVELOPMENT

POD2018-00066
Airport Logistics Center
Phase 1 – 6101 South
Laburnum Avenue

APPROVED

Townes Site Engineering for Ukrops Super Markets, Inc. and Becknell Services, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct road, water, sewer, and drainage infrastructure; grade for a future warehouse center; and construct a one-story, 246,760-square foot warehouse. The 60.58-acre site is located in the northeastern quadrant of the intersection of Laburnum Avenue and Seven Hills Boulevard; is bound by Laburnum Avenue, Seven Hills Boulevard, Miller Lane, and CSX Railroad right-of-way; and includes parcels 816-705-4345, 815-705-4222, 816-705-9498, 817-706-1931, and 817-706-0966. The zoning is M-2C, General Industrial District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The plan proposes grading and infrastructure construction for a four-warehouse logistics development. This case includes the development's first building, a one-story, 246,760-square foot warehouse. This plan proposes dedication of right-of-way needed to smoothen out an S-curve in Miller Lane. Plans of development are required for all subsequent buildings. The proffers of zoning case C-75C-89 shall apply.

Building materials consist of earth-tone, tilt up concrete panels with grey-colored panels throughout the elevations, and comply with proffered requirements. This building is similar in appearance and massing to those currently under construction at Airport Distribution Center at the intersection of Darbytown Road and Laburnum Avenue. The developer, Becknell Services, is the same for both sites.

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Planning has requested that the developer landscape the BMPs in similar fashion to the BMP at Airport Distribution Center. Greenbelts are proffered along Laburnum Avenue (50' wide), Seven Hills Boulevard (35' wide), and Miller Lane (25' wide). The applicant has agreed to provide plantings meeting the quantities of a transitional buffer for each width, and has provided conceptual landscape plans reflecting that commitment. Screening at the ends of the truck loading areas has also been provided as requested.

Staff received a plan on April 13, 2018 intended to address various traffic engineering- related items such as sidewalks, right-of-way dedication, and turn lanes. This plan is still being evaluated at the time of the agenda's preparation. Staff has also requested details to address access to a cemetery located along Miller Lane.

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

29. The right-of-way for widening of Seven Hills 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.
30. A concrete sidewalk meeting County standards shall be provided along the eastern side of Laburnum Avenue and the northern side of Seven Hills Boulevard.
31. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
32. The proffers approved as a part of zoning case C-75C-89 shall be incorporated in this approval.
33. All subsequent detailed plans of development needed to implement this conceptual plan shall be submitted for staff review and Planning Commission approval, and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/ approval.
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.

(Staff Report by Lee Pambid)

(Applicant's Representative: Zackary Wilkins)

(Applicable Rezoning Cases and PUPS: C-75C-89)

LANDSCAPE PLAN

POD2018-00097
Fairfield Inn and Suites –
Richmond Airport – 5252
Airport Square Lane

APPROVED/EXPEDITED

Sekiv Solutions for Khushal, LLC: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 3.73-acre site is located on the northern line of Airport Square Lane, approximately 331 feet north of Williamsburg Road, on parcel 818-714-9682. The zoning is B-3, Business District and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

This request is for approval of the landscape plan for Fairfield Inn and Suites - Richmond Airport, which replaces the former Legacy Inn at the same location. The new hotel is now under construction. The plan of development for this case, POD2016-00065, which includes the lighting plan and a special exception for building height, was approved by the Planning Commission on March 23, 2016. The first submission of this landscape plan generated several staff comments which were addressed positively in the second submission. This revised plan is included in the agenda.

As of the preparation of the agenda, staff has not received all reviews on the second submission. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for landscape plans are recommended.

(Staff Report by Salim Chishti)

(Applicant's Representative: Christopher Thompson)

SUBDIVISION (Deferred from the March 28, 2018 Meeting)

SUB2018-00021
New Market Village (March
2018 Plan) – 2355
Darbytown Road

APPROVED/EXPEDITED

Balzer and Associates, Inc. for New Market Village Land Co., LLC and New Market Village Homeowners Association: The 23.75-acre site proposed for 23 zero-lot line detached dwelling units and 34 townhouse units for sale is located on the southern line of Darbytown Road, approximately 900 feet west of its intersection with South Laburnum Avenue, on parcels 812-700-4749, 813-701-0217, and 812-701-2146. The zoning is R-5AC, General Residential District (Conditional), RTHC, Residential Townhouse District (Conditional), and ASO, Airport Safety Overlay District. County water and sewer. **(Varina) 57 Lots**

This conditional plan for 57 lots requests approval for 23 zero-lot line units and 34 standard townhouse units, which will bring the entire development's unit count to 168 lots, the maximum permitted by proffers of REZ2018-00007 and C-17C-10. The plan repurposes an area of land adjacent to Willson Road from residential units to open space common area. A resubdivision of a portion of Section 2 common area is also proposed.

The Director of Public Works has granted a waiver from road widening along Darbytown Road and from a right-hand turn lane from Darbytown Road onto Laburnum Avenue. A County sidewalk

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is still required along Darbytown Road for this proposed section.

A plan has also been received showing a sidewalk on the southern line clarifying the centerline and right-of-way location along the north line of Darbytown Road adjacent to Fareva.

Staff recommends approval subject to the annotations on the plan, the standard conditions for residential townhouses for sale and zero lot-line subdivisions, and the following additional conditions:

16. The proffers approved as part of zoning case REZ2018-00007 shall be incorporated in this approval.
17. A County sidewalk shall be constructed along the south side of Darbytown Road.

(Staff Report by Lee Pambid)

(Applicant's Representative: Cameron Palmore)

(Applicable Rezoning Cases and PUPS: REZ2018-00007 and C-17C-10)

PLAN OF DEVELOPMENT

POD2018-00103
New Market Village
Section 4 – 2355 Darbytown
Road

APPROVED/EXPEDITED

Balzer and Associates, Inc. for New Market Village Land Co, LLC and New Market Village Homeowners Association: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 23 zero-lot line detached dwelling units and 34 townhouse units for sale. The 23.75-acre site is located on the southern line of Darbytown Road, approximately 900 feet west of its intersection with South Laburnum Avenue, on parcels 812-700-6628, 813-701-0217, and 812-701-2146. The zoning is R-5AC, General Residential District (Conditional), RTHC, Residential Townhouse District (Conditional), and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

This plan of development proposes construction of 23 zero-lot line units and 34 standard townhouse units.

The zero-lot line single family dwelling units' and townhouse units' elevations will comply with the proffers of REZ2018-00007. The single family dwelling units feature various elevation styles including a variety of building materials such as brick, stone, vinyl siding, and hardiplank. Townhouse units will match the same product that is under development in previous sections.

The Director of Public Works- has granted a waiver of road widening along Darbytown Road and a right-hand turn lane from Darbytown Road onto Laburnum Avenue. A County sidewalk is required along Darbytown Road.

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A plan has been received showing a sidewalk south of Darbytown Road and clarifying the centerline and right-of-way location along the north line of Darbytown Road adjacent to Fareva.

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

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. The location of the equipment shall be reviewed and approved with the building permit application for each 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.
34. The subdivision plat for New Market Village Section 4 shall be recorded before any building permits are issued.
35. The right-of-way for widening of Darbytown 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. A concrete sidewalk meeting County standards shall be provided along the southern side of Darbytown Road.
37. The proffers approved as a part of zoning case REZ2018-00007 shall be incorporated in this approval.
38. The owners shall not begin clearing of the site until the following conditions have been met:
 - (a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.
 - (b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.

Continue

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- (c) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Department of Planning and the Department of Public Works.
- (d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for approval.

(Staff Report by Lee Pambid)

(Applicant's Representative: Cameron Palmore)

(Applicable Rezoning Cases and PUPS: REZ2018-00007 and C-17C-10)

APPROVAL OF MINUTES: March 28, 2018 Minutes **APPROVED**

ADJOURN at 10:20 a.m.

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
April 25, 2018**

ADDENDUM

PAGE 2 – SUBDIVISION EXTENSION REMOVED

EXTENSIONS - FOR INFORMATIONAL PURPOSES ONLY

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2013-00040 Short Pump Manor at Bacova (April 2013 Plan)	89	11	4	Three Chopt	July 1, 2020

PAGE 6 – REVISED CAPTION

PLAN OF DEVELOPMENT

POD2018-00094
North Gayton Village
Assisted Living – 4900
Pouncey Tract Road

APPROVED

Youngblood, Tyler, and Associates for Bacova Texas, LLC and New Millennium Senior Living Communities: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 131,598-square foot, ~~150~~ **141**-unit residential life care facility in two phases. The first phase totals 119,500 square feet and includes a one-story 8,248-square foot common dining and kitchen area; and a three-story 111,252-square foot residential area with 93 assisted living units, ~~50~~ **28** memory care units, and accessory service spaces. The second phase totals 12,098 square feet and includes a one-story residential addition with ~~27~~ **20** memory care units. The 5.22-acre site is located at the southwestern corner of the intersection at North Gayton Road and Pouncey Tract Road (State Route 271), on part of parcels 738-768-6389, 738-769-2544, and 738-769-4425. The zoning is R-6C, General Residential District (Conditional). County water and sewer. **(Three Chopt)**

PAGE 15 – REVISED PLAN, REVISED CONDITION, AND REVISED RECOMMENDATION

PLAN OF DEVELOPMENT

POD2018-00066
Airport Logistics Center
Phase 1 – 6101 South
Laburnum Avenue

APPROVED

Townes Site Engineering for Ukrops Super Markets, Inc. and Becknell Services, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct road, water, sewer, and drainage infrastructure; grade for a future warehouse center; and construct a one-story, 246,760-square foot warehouse. The 60.58-acre site is located in the northeastern quadrant of the intersection of Laburnum Avenue and Seven Hills Boulevard; is bound by Laburnum Avenue, Seven Hills Boulevard, Miller Lane, and CSX Railroad right-of-way; and includes parcels 816-705-4345, 815-705-4222, 816-705-9498, 817-706-1931, and 817-706-0966. The zoning is M-2C, General Industrial District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

Staff received a revised plan on April 19, 2018 that responds to comments from the Department of Public Works-Traffic Engineering Division with the following changes:

- Clarification of the Laburnum Avenue centerline with the addition of dimensions and labels;
- Provision of a right-in / right-out access added to the western access from Seven Hills Boulevard, with a raised pork-chop median;
- Clarification of the Seven Hills Boulevard centerline, edge of pavement, right-of-way, and proposed sidewalk easements next to the turn lanes;
- Extension of curb and gutter along Seven Hills Boulevard;
- Clarification that sidewalk along Laburnum Avenue will be installed with this POD from Seven Hills Boulevard to Cornelius Creek, and the remaining sidewalk will be installed with the next POD;
- Clarification of the Miller Road centerline, edge of pavement, and dedication of 10 feet of right-of-way with the future POD for Building #4; and
- Revision of the proposed dedication of a 10-foot right-of-way with this POD to include a chorded corner section at the intersection of Miller Road and Seven Hills Boulevard.

The Department of Public Works- Traffic Engineering Division can now recommend approval of the plan of development.

Planning received details for the treatment of the active cemetery onsite adjacent to Miller Road. The cemetery will remain in place undisturbed. During construction, tree protection fence will be provided around the cemetery to prevent impacts. Permanent access with an easement and a 4-foot tall perimeter wood picket fence will be provided.

Staff recommends approval subject to the annotations on the plan, standard conditions for developments of this type, the additional conditions in the agenda, and Condition #30 as revised:

30. **REVISED:** A concrete sidewalk meeting County standards shall be provided ~~along the eastern side of Laburnum Avenue and the northern side of Seven Hills Boulevard.~~ **along the northern side of Seven Hills Boulevard and along the eastern side of Laburnum Avenue from Seven Hills Boulevard to Cornelius Creek, with the remainder to be provided with the next plan of development.**

PAGE 17 – REVISED PLAN AND REVISED RECOMMENDATION

LANDSCAPE PLAN

POD2018-00097
Fairfield Inn and Suites –
Richmond Airport – 5252
Airport Square Lane

APPROVED

Sekiv Solutions for Khushal, LLC: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 3.73-acre site is located on the northern line of Airport Square Lane, approximately 331 feet north of Williamsburg Road, on parcel 818-714-9682. The zoning is B-3, Business District and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

Review of the revised plan has been completed and the plan has been annotated with a comment to shift one tree out of a sanitary sewer easement. Staff recommends approval of the revised plan, subject to the annotations on the plan and the standard conditions for landscape plans.