

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

January 24, 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: @ 9:01

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA: N/A

ROLL CALL: All present.

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
SUB2016-00199 Glens at Scott Place, The (January 2017 Plan)	115	115	0	Fairfield	January 24, 2019

TRANSFER OF APPROVAL

POD-91-89 (pt)
POD2015-00474
East Town Plaza – 2901
Williamsburg Road (U.S.
Route 60)

APPROVED/EXPEDITED

Brookline Development Company, LLC for Peck-East Towne, LLC: 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 East Towne Plaza Associates, LP to BL East Towne, LLC and New Coinjock East. The 8.69-acre site is located on the southern line of Williamsburg Road (U.S. Route 60) and the northeastern line of Charles City Road, southeast of the intersection of Williamsburg Road (U.S. Route 60) and Charles City Road, on parcel 808-713-9182. The zoning is B-3, Business 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 inspection report dated November 16, 2015, including replacement of missing landscaping, construction of dumpster enclosures, and pavement resealing and striping, have been addressed.

The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)
(Applicant’s Representative: Patrick Kilmartin)

TRANSFER OF APPROVAL

POD-078-84
POD2017-00303
Maple Springs Apartments
(Formerly The Mark at
Maple Run) –
5624 Maple Run Lane

APPROVED/EXPEDITED

Capital Square Asset Management for CS 1031 Kay Maple Springs Apartments, DST: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Q Maple, LLC to CS 1031 Kay Maple Springs Apartments, DST. The 18.52-acre site is located on the western line of Hungary Spring Road approximately 1,200 feet north of its intersection with East Parham Road, on parcel 766-755-3768. The zoning is R-5C, General Residential District (Conditional). County water and sewer. (**Brookland**)

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. The site deficiencies, as identified in the inspection report dated June 30, 2017, including replacement of missing landscaping, and concrete repairs, have been addressed.

The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)
(Applicant's Representative: Lisa Johnson)
(Applicable Rezoning Cases and PUPS: C-40C-84)

TRANSFER OF APPROVAL

POD-02-98 (pt)
POD2016-00251
Park Central I – 8701 Park
Central Drive

APPROVED/EXPEDITED

Kathryn M. Bungo for Baker-Properties Limited Partnership dba Baker Properties-Richmond Limited Partnership: 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 FP Park Central I, LLC to Baker Properties, LP. The 6.68-acre site is located on the eastern line of Park Central Drive, approximately 450 feet north of the intersection of East Parham Road and Park Central Drive, on parcel 789-759-7180. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. (**Fairfield**)

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The site deficiencies, as identified in the inspection report dated August 18, 2016, including missing plant ground cover, missing deciduous trees, and unscreened dumpsters, have been addressed.

The staff recommends approval of the transfer request.

(Staff Report by Lee Pambid)
(Applicant's Representative: Kathryn M. Bungo)
(Applicable Rezoning Cases and PUPS: C-91C-97)

TRANSFER OF APPROVAL

POD-023-07
POD2016-00480
First-Citizens Bank & Trust
Company (Formerly Bank of
Virginia) - 10501 Patterson
Avenue

APPROVED/EXPEDITED

Kimley-Horn for First Citizens Bank & Trust Company:
Request for transfer of approval as required by Chapter 24,
Section 24-106 of the Henrico County Code from Bank of
Virginia and Mr. Kenneth C. Magalis to First Citizens Bank and
Trust. The 1.32-acre site is located on the south west corner of the
intersection of Patterson Avenue and Otlyn Road, on parcel 742-
741-5389. The zoning is O-2, Office District. County water and
sewer. **(Tuckahoe)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The site deficiencies, as identified in the inspection report dated November 2, 2016, including missing deciduous trees and faded parking lot striping, have been addressed.

The staff recommends approval of the transfer request.

(Staff Report by Lee Pambid)
(Applicant's Representative: Sal Musarra)

TRANSFER OF APPROVAL

POD-086-79
POD2017-00076
City to City Auto Sales
(Formerly Holly Farms
Chicken) – 507 East
Laburnum Avenue

APPROVED/EXPEDITED

Omar White: Request for transfer of approval as required by
Chapter 24, Section 24-106 of the Henrico County Code from
Samuel H. Usry to Omar J. White. The 0.59-acre site is located at
the southwestern corner of Laburnum Avenue and Richmond-
Henrico Turnpike, on parcel 794-738-5343. The zoning is B-2,
Business District and B-3, Business District. County water and
sewer. **(Fairfield)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The site deficiencies, as identified in the staff report dated February 24, 2017, including repaving and restriping the parking lot and replacing all traffic signage and pavement markings, have been addressed.

The staff recommends approval of this request.

(Staff Report by Christina Goggin)
(Applicant's Representative: Omar White)
(Applicable Rezoning Cases and PUPS: C-22-61)

TRANSFER OF APPROVAL

POD-58-06 (pt)
POD2015-00346
The Shops @ White Oak
Village – Junior Anchor and
Lifestyle Shops – 4501 South
Laburnum Avenue

APPROVED/EXPEDITED

DDR Corporation for BRE DDR BR White Oak VA, LLC:
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 Forest City Commercial Group, Inc. to BRE DDR BR White Oak VA, LLC. The 62-acre portion of an existing shopping center is located east of South Laburnum Avenue, south of Interstate 64, and north of Audubon Drive, on parcel 815-718-5710. The zoning is B-3C, Business District (Conditional) 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 original approval. The site deficiencies, as identified in the staff report dated August 28, 2015, including the replacement of 18 5½ inch caliper trees within the shopping center, have been addressed.

The staff recommends approval of this request.

(Staff Report by Christina Goggin)
(Applicant's Representative: D. Draucker)
(Applicable Rezoning Cases and PUPS: C-29C-06)

TRANSFER OF APPROVAL

POD-058-06
POD2016-00354
Publix (Formerly Ukrops) at
The Shops at White Oak
Village –
4591 South Laburnum
Avenue

APPROVED/EXPEDITED

DDR Corporation for BRE DDR BR White Oak VA, LLC:
Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Forest City Commercial Group, Inc. to BRE DDR BR White Oak VA, LLC. The 5.24-acre site is located in an existing shopping center on the northern line of Audubon Drive, approximately 500 feet east of its intersection with South Laburnum Avenue, on parcel 815-717-8207. The zoning is B-3C, Business District (Conditional) 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 original approval. The site deficiencies, as identified in the staff report dated August 15, 2016, including replacing a missing tree and removing debris behind the building, have been addressed.

The staff recommends approval of this request.

(Staff Report by Christina Goggin)
(Applicant's Representative: D. Draucker)
(Applicable Rezoning Cases and PUPS: C-29C-06)

TRANSFER OF APPROVAL

POD-82-07
POD2016-00355
T.G.I. Friday's at The Shops
at White Oak Village –
4459 South Laburnum
Avenue

APPROVED/EXPEDITED

DDR Corporation for BRE DDR BR White Oak VA, LLC:
Request for transfer of approval as required by Chapter 24,
Section 24-106 of the Henrico County Code from Cole MT
Richmond VA, LLC to BRE DDR BR White Oak VA, LLC. The
1.3-acre site is located in an existing shopping center, on the
eastern line of South Laburnum Avenue, approximately 1,300 feet
north of Audubon Drive, on parcel 815-717-0238. The zoning is
B-3C, Business District (Conditional) 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 original approval. The site deficiencies, as identified in the staff report dated August 15, 2016, including replacing missing landscaping, have been addressed.

The staff recommends approval of this request.

(Staff Report by Christina Goggin)
(Applicant's Representative: D. Draucker)
(Applicable Rezoning Cases and PUPS: P-010-09 and C-29C-06)

TRANSFER OF APPROVAL

POD-083-07
POD2016-00356
7-Eleven Convenience Store
at The Shops at White Oak
Village – 4475 South
Laburnum Avenue

APPROVED/EXPEDITED

DDR Corporation for BRE DDR BR White Oak VA, LLC:
Request for transfer of approval as required by Chapter 24,
Section 24-106 of the Henrico County Code from Cole MT
Richmond and 7-Eleven, Inc. to BRE DDR BR White Oak VA,
LLC and 7-Eleven, Inc. The 1.06-acre site is located in an existing
shopping center on the eastern line of South Laburnum Avenue,
approximately 450 feet north of Audubon Drive, on parcel 815-
716-4194. The zoning is B-3C, Business District (Conditional)
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 original approval. The site deficiencies, as identified in the staff report dated August 17, 2016, including replanting missing landscaping and repainting pavement markings, have been addressed.

The staff recommends approval of this request.

(Staff Report by Christina Goggin)
(Applicant's Representative: D. Draucker)
(Applicable Rezoning Cases and PUPS: C-29C-06 and P-04-08)

TRANSFER OF APPROVAL

POD-002-08
POD2016-00357
Cracker Barrel at The Shops
at White Oak Village – 4435
South Laburnum Avenue

APPROVED/EXPEDITED

DDR Corporation for BRE DDR BR White Oak VA, LLC:
Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Cole MT Richmond VA, LLC to BRE DDR BR White Oak, VA, LLC. The 2.21-acre site is located in an existing shopping center on the eastern line of South Laburnum Avenue, approximately 1,200 feet south of I-64, on parcel 814-717-5594. The zoning is B-3C, Business District (Conditional) 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 original approval. The site deficiency, as identified in the staff report dated August 15, 2016, including repainting a stop bar, has been addressed.

The staff recommends approval of this request.

(Staff Report by Christina Goggin)
(Applicant's Representative: D. Draucker)
(Applicable Rezoning Cases and PUPS: C-29C-06)

TRANSFER OF APPROVAL

POD-012-08
POD2016-00358
Chick-Fil-A at The Shops at
White Oak Village – 4443
South Laburnum Avenue

APPROVED/EXPEDITED

DDR Corporation for BRE DDR BR White Oak VA, LLC:
Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Cole MT Richmond VA, LLC and Chick-Fil-A to BRE DDR BR White Oak VA, LLC and Chick-Fil-A. The 1.18-acre site is located in an existing shopping center on the eastern line of South Laburnum Avenue, approximately 1,600 feet north of Audubon Drive, on parcel 814-717-7468. The zoning is B-3C, Business District (Conditional) 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 original approval. The site deficiencies, as identified in the staff report dated August 15, 2016, including repainting pavement markings and replacing missing landscaping, have been addressed with the construction of a second drive-through lane.

The staff recommends approval of this request.

(Staff Report by Christina Goggin)
(Applicant's Representative: D. Draucker)
(Applicable Rezoning Cases and PUPS: C-29C-06)

TRANSFER OF APPROVAL

POD-027-08
POD2016-00359
McDonald's at The Shops at
White Oak Village – 4423
South Laburnum Avenue

APPROVED/EXPEDITED

DDR Corporation for BRE DDR BR White Oak VA, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Cole MT Richmond VA, LLC and McDonald's USA, LLC to BRE DDR BR White Oak VA, LLC and McDonald's USA, LLC. The 0.99-acre site is located in an existing shopping center on the eastern line of South Laburnum, approximately 1,000 feet south of I-64, on parcel 814-718-3415. The zoning is B-3C, Business District (Conditional) 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 original approval. The site deficiencies, as identified in the staff report dated August 15, 2016, including replanting 5 missing trees, have been addressed.

The staff recommends approval of this request.

(Staff Report by Christina Goggin)
(Applicant's Representative: D. Draucker)
(Applicable Rezoning Cases and PUPS: C-29C-06)

PLAN OF DEVELOPMENT, SPECIAL EXCEPTION, ALTERNATIVE FENCE HEIGHT PLAN, AND LIGHTING PLAN

POD2017-00625
2308 Westwood Avenue –
2308 Westwood Avenue

APPROVED

Timmons Group for 4100 Tomlynn Street-Rebkee, LLC and Arco Murray National Construction: Request for approval of a plan of development, special exception, alternative fence height plan, and lighting plan as required by Chapter 24, Sections 24-2, 24-94(b), 24-95(1)(5) c, and 24-106 of the Henrico County Code, to authorize construction of a three-story, 55,476 square foot golf entertainment complex. The special exception would authorize the proposed building to exceed 45 feet in height, to allow a building height of approximately 53 feet. The alternative fence height would authorize a fence exceeding 42 inches in height within the required front yard along Westwood Avenue, to allow a six-foot high decorative metal fence along a drainage channel for pedestrian protection. The 23.93-acre site is located on the north line of Westwood Avenue, approximately 470 feet east of its intersection with Tomlynn Street, on parcel 779-735-1860. The zoning is M-1, Light Industrial District and M-2, General Industrial District. County water and sewer. (**Brookland**)

The Plan of Development proposes a three-story "Top Golf" driving range and multi-purpose entertainment venue on an undeveloped 14-acre site. The site fronts on Westwood Avenue (State Route 197), where it passes under an elevated section of Interstate 195 (I-195). The proposed
Continue

continued

building will have 24 climate controlled hitting bays on each level, for a total of 72 tees, and 14,000 square feet of restaurant space, as well as an arcade and other accessory entertainment facilities. Each hitting bay will accommodate up to six players and/or spectators. Customers tee off with golf balls fitted with computer chips to track and score each player as they aim at targets on the playing field.

Top Golf has 37 of these facilities in operation and another twelve facilities under development in the United States. They also have three facilities in operation and another five facilities under development at various international locations. The nearest Top Golf facilities in operation are in Fredericksburg and Virginia Beach.

The playing field for the golf driving range is enclosed with netting supported by a series of 27 poles that range in height from 90 to 170 feet. Pursuant to Section 24-66.1(b) of the Henrico County Code, the Board of Supervisors may authorize structures up to 200 feet in height within the M-1 zoning district by approval of a Provisional Use Permit (PUP). The Planning Commission recommended approval of the required PUP at the January 11th meeting. The proposed PUP is scheduled to be considered by the Board of Supervisors at the February 13, 2018 meeting. The staff report supports the request, noting that the conditions necessary to approve a provisional use permit are satisfied. Staff also noted in their report that the property is surrounded by industrially zoned property and that an elevated segment of I-195 crosses over a portion of the site.

The proposed building will be 53 feet in height. Pursuant to Sections 24-2 and 24-94(b) of the Henrico County Code, the Planning Commission may approve buildings over 50 feet, but not more than 110 feet in height, by approval of a special exception at the time of Plan of Development approval. Staff notes that the proposed building satisfies the additional setback requirements for buildings exceeding 50 feet in height. Consistent with the reasons staff recommended approval of the provisional use permit, staff notes the conditions necessary to authorize a special exception are satisfied and has no objection to approval of a special exception to authorize the additional building height.

The Plan of Development proposes a 6-foot high black aluminum fence along the proposed concrete drainage channel located within the front yard along Westwood Avenue, for pedestrian safety. Pursuant to Section 24-95(1)(5) of the Henrico County Code, the Planning Commission may approve an alternative fence height for a fence exceeding 42 inches in the front yard. Staff expresses no opposition to this request, as the developer will provide a hedge row of evergreen shrubs in front of the proposed fence along Westwood Avenue.

The schematic lighting plan proposes to illuminate the parking areas and sidewalk areas with seventeen sharp cutoff low-profile LED lighting fixtures mounted on 25-foot poles with 2-foot bases. The final location of the pole mounted fixtures will be shown for staff review and approval on the POD construction plan. The schematic lighting plan also proposes to illuminate the driving range playing field with fourteen building mounted LED light bars. Seven fixtures are mounted at 27 feet and seven fixtures are mounted at 42 feet. The light bars have side shields and will face north away from Interstate I-195.

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A portion of the property is in the 100-year flood plain. The proposed building will be located outside of the flood plain and the project engineer has documented that the proposed development will not raise the flood elevation.

Department of Public Works (DPW) staff has requested additional information regarding drainage and the environmental impact of the proposed development. Staff notes the development will impact Waters of the United States (WOUS) and that both the United States Army Corps of Engineers (USACOE) and the Virginia Department of Environmental Quality (DEQ) will need to authorize permits for those impacts before the start of construction. The developer's engineer provided the additional information requested by DPW staff just before the close of business on January 12, 2018. The project engineer is scheduled to review that information with DPW staff on January 16, 2018. DPW's recommendation is expected to be received before the Planning Commission meeting.

As of the preparation of this agenda, County staff has not received comments from the Virginia Department of transportation (VDOT). The resident engineer indicated that VDOT's comments and recommendations will be provided to County staff before the Planning Commission meeting.

The staff recommendation on the Plan of Development will be made at the meeting. Should the Planning Commission act on this request, in addition to the annotations on the plans and 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 right-of-way for widening of Westwood Avenue (State Route 197) as determined necessary by the resident engineer of VDOT's Ashland Residency.
30. The entrances and drainage facilities on State Route 197 shall be approved by the Virginia Department of Transportation and the County.
31. 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.
32. Prior to issuance of a certificate of occupancy for any building in this development, the engineer of record shall certify that the site has been graded in accordance with the approved grading plans.
33. Details for the gate and locking device for the access gates to the concrete channel 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.
34. Outside storage shall not be permitted.

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continued

35. 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.
36. Evidence that an engineer has certified the height of the building shall be provided to the Director of Planning prior to the issuance of a Certificate of Occupancy.
37. The conditions approved as a part of provisional use permit PUP2018-00002 shall be incorporated in this approval.
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. 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.
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.
41. 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: Mitchell Bowser)

(Applicable Rezoning Cases and PUPS: PUP2018-00002)

PLAN OF DEVELOPMENT

POD2017-00627
Starbucks at Willow Lawn –
1601 Willow Lawn Drive

APPROVED

VHB for Federal Realty Investment Trust: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish 1,700 square feet of an existing building and construct a detached, one-story, 2,214-square foot restaurant with drive through facilities in an existing shopping center. The 2.04-acre portion of the 20.332-acre site is located on the east line of Willow Lawn Drive, at its intersection with Fitzhugh Avenue, on part of parcel 773-736-2198. The zoning is B-2, Business District. County water and sewer. **(Brookland)**

Continue

continued

This proposal is to demolish an approximately 1,700 square foot portion of an existing building, and construct a free-standing one-story, 2,214 square foot Starbucks restaurant with drive through facilities. The outdoor convenience seating area will be oriented towards Willow Lawn Drive, the front door will face the shopping center entrance, and the drive-through facilities will be facing the adjacent restaurant.

The building elevations provide primarily brick and EIFS materials. Additional building materials include metal and wood veneer. Also, the building features a metal pergola over the outdoor patio and metal canopies for added variation.

As of preparation date of the agenda, the staff has not received a revised plan providing the following: sidewalk connections, adequate drive aisle widths, and drive through stacking length requirements per County Traffic Engineer.

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. Only retail business establishments permitted in a B-2 zone may be located in this center.
30. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
31. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
32. Outside storage shall not be permitted.
33. 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.
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. 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: Jonathan Winks)

APPROVAL OF MINUTES: December 13, 2017 Minutes **APPROVED**

ADJOURN @ 9:47 A.M.

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
January 24, 2018**

ADDENDUM

PAGE 3 – REVISED CAPTION

TRANSFER OF APPROVAL

POD-91-89 (pt)
POD2015-00474
East Town Plaza – 2901
Williamsburg Road (U.S.
Route 60)

APPROVED

Brookline Development Company, LLC for Peek-East Towne, LLC BL East Towne, LLC and New Coinjock East: 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 East Towne Plaza Associates, LP to BL East Towne, LLC and New Coinjock East. The 8.69-acre site is located on the southern line of Williamsburg Road (U.S. Route 60) and the northeastern line of Charles City Road, southeast of the intersection of Williamsburg Road (U.S. Route 60) and Charles City Road, on parcel 808-713-9182. The zoning is B-3, Business District. County water and sewer. **(Varina)**

PAGE 9 – REVISED CAPTION

TRANSFER OF APPROVAL

POD-058-06 (pt)
POD2016-00354
Publix (Formerly Ukrops) at
The Shops at White Oak
Village – 4591 South
Laburnum Avenue

APPROVED

DDR Corporation for BRE DDR BR White Oak VA, LLC: 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 Forest City Commercial Group, Inc. to BRE DDR BR White Oak VA, LLC. The 5.24-acre site is located in an existing shopping center on the northern line of Audubon Drive, approximately 500 feet east of its intersection with South Laburnum Avenue, on parcel 815-717-8207. The zoning is B-3C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

PAGE 15 – REVISED PLANS, REVISED RECOMMENDATION, AND ADDED CONDITION

PLAN OF DEVELOPMENT, SPECIAL EXCEPTION, ALTERNATIVE FENCE HEIGHT PLAN, AND LIGHTING PLAN

POD2017-00625
2308 Westwood Avenue –
2308 Westwood Avenue

APPROVED

Timmons Group for 4100 Tomlynn Street-Rebkee, LLC and Arco Murray National Construction: Request for approval of a plan of development, special exception, alternative fence height plan, and lighting plan as required by Chapter 24, Sections 24-2, 24-94(b), 24-95(1)(5) c, and 24-106 of the Henrico County Code, to authorize construction of a three-story, 55,476 square foot golf entertainment complex. The special exception would authorize the proposed building to exceed 45 feet in height, to allow a building height of approximately 53 feet. The alternative fence height would authorize a fence exceeding 42 inches in height within the required front yard along Westwood Avenue, to allow a six-foot high decorative metal fence along a drainage channel for pedestrian protection. The 23.93-acre site is located on the north line of Westwood Avenue, approximately 470 feet east of its intersection with Tomlynn Street, on parcel 779-735-1860. The zoning is M-1, Light Industrial District and M-2, General Industrial District. County water and sewer. **(Brookland)**

Since the preparation of the agenda, the applicant submitted revised plans to address Public Works' comments.

The revised plans provide additional on-site parking and includes revised grading and drainage plans sheets to address storm water management requirements.

The revised plans have now been reviewed by VDOT staff and they have indicated the plans will require additional review of construction details for drainage structures adjacent to I-195 prior to final approval of the construction plans. Condition 42 has been added to address VDOT's requirement.

Should the Commission approve the Special Exception and Alternative Fence Height Plan, the staff recommends approval of the plan of development and lighting plan, subject to the annotations on the plan, the standard conditions for developments of this type, the additional conditions 11B and 29 through 41 in the agenda, added condition 42 in the addendum, and the revised plans in the addendum.

42. ADDED: Evidence that VDOT has reviewed and approved the construction plans for this project shall be provided prior to final approval of construction plans by Henrico County.

PAGE 19 – REVISED PLANS AND REVISED RECOMMENDATION

PLAN OF DEVELOPMENT

POD2017-00627

Starbucks at Willow Lawn –
1601 Willow Lawn Drive

APPROVED

VHB for Federal Realty Investment Trust: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish 1,700 square feet of an existing building and construct a detached, one-story, 2,214-square foot restaurant with drive through facilities in an existing shopping center. The 2.04-acre portion of the 20.332-acre site is located on the east line of Willow Lawn Drive, at its intersection with Fitzhugh Avenue, on part of parcel 773-736-2198. The zoning is B-2, Business District. County water and sewer. **(Brookland)**

A revised site plan has been received which addresses outstanding issues previously identified. The Traffic Engineer has approved a revised circulation plan and pedestrian access plan on the site.

The staff recommends approval, subject to the annotations on the plans, the standard conditions for developments of this type, additional conditions 29 through 35 in the agenda, and revised plans in the addendum.

PAGE 20 – ADDED DISCUSSION ITEM

DISCUSSION ITEM: Reminder – The CIP Hearing is on Thursday, February 15, 2018. The dinner will begin at 5:15 p.m.