

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

March 28, 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: Mrs. Marshall – absent ; Mr. Emerson - absent

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
SUB2015-00152 Castleton (November 2015 Plan)	325	244	1	Varina	July 1, 2020

TRANSFER OF APPROVAL

POD-97-74
POD2017-00411
Jefferson Building at Forest
Office Park (Formerly Koger
Office Center - Jefferson
Building) - 8100 Three
Chopt Road

Colliers Real Estate Management Services for Doswell Family, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Koger Properties to Doswell Family, LLC. The 5.52-acre site is located on the northwestern corner of the intersection of Three Chopt Road and Santa Rosa Road, on parcel 758-743-3586. The zoning is O-2, Office District and RTH, Residential Townhouse 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 August 22, 2017, including repair of the perimeter fencing and replacement of landscaping throughout the parking lot and in the buffer adjacent to the fence, have been addressed.

The staff recommends approval of this transfer request.

**(Staff Report by Christina Goggin)
(Applicant’s Representative: Jeff Compton)**

TRANSFER OF APPROVAL

POD-145-86 and POD-91-97
POD2017-00513 and
POD2017-00518
A Plus at 7020 Staples Mill
Road (Formerly Exxon
Convenience Store and
Carwash) – 7020 Staples
Mill Road

Gray-Robinson, PA for 7-Eleven, Inc. and Donald Bowden, Sr.: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Exxon Company U.S.A. and Silver Enterprises, Inc. to 7-Eleven, Inc. The 0.91-acre site is located on the southwestern corner of the intersection of Glenside Drive and Staples Mill Road (State Route 33), on parcel 773-748-5036. The zoning is B-2C, Business District (Conditional). 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 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-51C-86 and P-5-90)

PLAN OF DEVELOPMENT

POD2018-00056
River Mill Section 4 and
Amenity Center – Woodman
Road

Timmons Group for HHHunt River Mill, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct an amenity center consisting of a one-story, 4,201-square foot clubhouse, a one-story, 1,455-square foot screened pavilion, a one-story, 1,262-square foot pool house, and a swimming pool approximately 6,000 square feet in size; and a segment of future public road. The 6.46-acre site is located approximately 1,800 feet north of future Woodman Road extended and 1,700 feet west of Brook Road (U.S. Route 1), on parts of parcels 782-773-0113 and 781-773-2686. The zoning is R-5AC, General Residential District. County water and sewer. **(Fairfield)**

APPROVED/EXPEDITED

The applicant requests plan of development approval for a fourth section of the overall River Mill development including the amenities center to be located in common area, and a portion of the public road to connect the center with the previously approved road network to the south and future sections of residential development to the north. The plan is in accordance with the proffered conditions applicable to the development. The center must be under construction prior to the issuance of the 400th certificate of occupancy for any single family, zero lot line, or townhouse unit tabulated cumulatively.

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The proposed center includes a clubhouse containing a great room, other gathering areas, and screened and covered porches. A separate screened pavilion and a pool house are also included in the plan. Each building is proposed with compatible finishes such as stone veneer, cementitious siding, and standing seam metal roof types in varying gray tones. The fence around the pool area will be constructed of aluminum pickets in a black satin finish.

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. The subdivision plat for River Mill Section 4 shall be recorded before any occupancy permits are issued for the Amenity Center.
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning cases REZ2016-00002 and REZ2017-00017 shall be incorporated in this approval.
32. Prior to approval of construction plans, the developer must furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.
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.
34. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public works, which addresses the possible future extension of any stub street.

(Staff Report by Aimee Crady)

(Applicant’s Representative: Jon Murray)

(Applicable Rezoning Cases and PUPS: REZ2016-00002 and REZ2017-00017)

SUBDIVISION

SUB2018-00017

Neighborhood of Libbie Mill
Midtown (March 2018 Plan)
– Libbie Mill East Boulevard

APPROVED/EXPEDITED

E.D. Lewis and Associates, P.C. for Midtown Land Partners:

The 3.98-acre portion of the 85-acre site proposed for a subdivision of 67 residential townhouses for sale is located on the eastern line of Spencer Road, north of Libbie Mill West Boulevard (private), on part of parcel 773-740-5180. The zoning is UMUC, Urban Mixed Use District (Conditional). County water and sewer. **(Brookland)**

67 Lots

The applicant requests conditional subdivision approval for 67 residential townhouse lots for sale located along the western border of the Libbie Mill UMU district adjacent to Spencer Road. This plan would supersede the previously approved conditional subdivision for the same portion of the UMU, which was granted conditional approval in March of 2016 for 63 lots. The proposed units

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are a compilation of the same unit widths previously approved, at varying widths of 16, 20, and 24 feet, but would contain four additional lots with an increase in the number of 16-foot wide units.

Architecturally, the units are the same type and style of the units currently under construction in Sections 1 and 2 of Libbie Mill Townhomes, as well as the first section of The Neighborhood of Libbie Mill Midtown. All units exceed the minimum proffered finished square footage requirements of zoning case REZ2015-00018, which ranges between 1,300 and 2,200 square feet. No restriction on the unit width mix is imposed by the proffers. The companion plan of development case and landscape and lighting plans will be updated for the minor adjustments associated with this increase in units during the construction plan review phase. The proposed subdivision, including the revised unit widths and overall count, remains in compliance with the applicable proffers and provisional use permits for the subject property, as well as the UMU section of the 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:

15. The proffers approved as part of zoning cases REZ2015-00018 and POD2015-00006 shall be incorporated in this approval.

(Staff Report by Aimee Crady)

(Applicant's Representative: Monte Lewis)

(Applicable Rezoning Cases and PUPS: REZ2015-00018 & POD2015-00006)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2018-00051

Lakeside Landing – 5912
Brook Road

APPROVED/EXPEDITED

Bay Companies for SM Richmond, 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 84 four-story condominiums and 42 three-story townhouse units for sale. The 10.26-acre site is located on the western line of Brook Road (U.S. Route 1) behind the existing shops, approximately 1,000 feet north of Brook Run Drive, on parcels 784-748-3728 and 784-748-6386. The zoning is R-6C, General Residential District (Conditional). County water and sewer. **(Fairfield)**

This plan of development for Lakeside Landing consists of 84, four-story attached condominium units separated into six blocks and 42 townhouse units for sale for a total of 126 units. The 10.26-acre site was recently rezoned by the Board of Supervisors with case REZ2016-00039 at its December 19, 2017 meeting.

The layout is in substantial conformance with the proffered layout, and the unit plans for both the condominiums and townhomes in the packet match the proffered elevations. The townhomes are in the front of the site closest to the existing businesses and separated from the shared access road by a proffered ten-foot landscape strip to be planted at a 25-foot transitional buffer quantity. The

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layout also offers the two proffered active/passive amenity areas and the details of the improvements will be included in the construction plan prior to signature. The condominiums, located behind the townhomes, are 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. Elevators are not an option for these models.

Per proffers, the units offer a minimum of 1,350 square feet of finished living space. The front elevation of each unit shall be 30% minimum brick or stone veneer construction, with an overall average of 35% for the building block façade.

The proposed lighting plan consists of six-foot-tall pole lights at the front porch for the townhouses, and wall mounted lights at the condominiums' front doors. These lights are hardwired and on a photo cell to operate from dawn to dusk. Additionally, the condominiums have lighting at the back of the units where the garage doors are located. Freestanding concealed source LED lights on 16-foot-tall poles are in the common areas by parking lots and mail kiosks.

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 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 subdivision plat for Lakeside Landing shall be recorded before any building permits are issued.
32. The proffers approved as a part of zoning case REZ2017-00026 shall be incorporated in this approval.
33. Prior to approval of construction plans, the developer must furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.
34. 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.
35. The existing 26-foot private stormwater easement in conflict with the townhome building footprint for lots 2 and 3 Block B shall be quitclaimed prior to approval of the building permit for the said building.

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36. 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.
37. 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: Daniel Caskie)

(Applicable Rezoning Cases and PUPS: REZ2017-00026)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2018-00054

Dunkin Donuts at Canterbury
Shopping Center – 10600
Patterson Avenue

APPROVED

Koontz Bryant Johnson Williams for Canterbury Shopping Center, Wilton Commercial I, 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 demolish an existing building and construct a one-story, 2,086-square foot restaurant with drive through facilities in an existing shopping center. The 0.79-acre site is located at the northwestern corner of the intersection of Pump Road and Patterson Avenue (State Route 6), on parcel 741-742-5027 and part of parcel 741-742-1739. The zoning is B-2C, Business District (Conditional) and B-1, Business District. County water and sewer. **(Tuckahoe)**

A restaurant with drive-through facilities is proposed on the same general building footprint as the existing Texaco to be replaced. No outdoor dining is proposed at this time. A 10-foot wide buffer will be provided along Pump Road and Patterson Avenue (State Route 6) as well as sidewalks along both roads.

An existing retaining wall will remain along the western property line, and a new retaining wall along the northern property will be constructed to accommodate the new drive-through facilities.

The building elevations propose a one-story building that is a majority red brick and earthtone stone, with an off-white EIFS band around the building top.

A lighting plan is included with this proposal. Proposed are four LED fixtures at 23 feet, which is below the proffered 25-foot maximum height, and two building mounted lights for an average lighting level of 2.9 footcandles throughout the parking lot.

All site plan and architectural elements comply with the recent zoning case, REZ2017-00020.

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As of the preparation date of this agenda, the staff has not received information regarding the status of County Traffic and VDOT Traffic waiver requests. The Henrico County Department of Public Works Traffic Division cannot recommend approval until the following items are addressed:

- The 18-foot one-way drive aisles must be demonstrated or the waiver granted.
- The 30-foot minimum distance to the first point of conflict from a commercial development and right-of-way is not being met and must be provided or waiver granted.
- The 250-foot drive through queue distance must be shown or a waiver granted.
- The 250-foot minimum intersection distance between Patterson Avenue and the project drive cannot be met without a waiver granted.

The Virginia Department of Transportation cannot recommend approval until the following item is addressed:

- The 305-foot standard VDOT gap from intersection is not being met unless a waiver is granted.

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 annotations on the plan, 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. Only retail business establishments permitted in a B-2 zoning district 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. A concrete sidewalk meeting VDOT standards shall be provided along the north side of Patterson Avenue (State Route 6).
33. A concrete sidewalk meeting County standards shall be provided along the west side of Pump Road.
34. Outside storage shall not be permitted.
35. The proffers approved as a part of zoning case REZ2018-00054 shall be incorporated in this approval.
36. 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.
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.

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39. 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: Mark E. Williams)

(Applicable Rezoning Cases and PUPS: REZ2017-00020)

PLAN OF DEVELOPMENT

POD2017-00633
Taco Bell at Tuckahoe
Village Shopping Center –
11242 Patterson Avenue

APPROVED/EXPEDITED

Sekiv Solutions for Tuckahoe Village Shopping Center, Wilton Commercial I, LLC, and Burger Busters VIII, 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 one-story 2,079 square foot restaurant with drive through facilities in an existing shopping center. The 0.52-acre site is located on the northern line of Patterson Avenue (State Route 6), approximately 535 feet west of Lauderdale Drive, on parcel 737-742-8846 and part of parcel 738-742-0445. The zoning is B-2, Business District. County water and sewer. **(Tuckahoe)**

The proposed restaurant with drive-through facilities would occupy the last vacant outparcel in the Tuckahoe Village Shopping Center. No outdoor dining is proposed at this time. A 10-foot wide landscape strip along Patterson Avenue (State Route 6) is shown as well as the 6-foot parking lot perimeter landscape strip. A sidewalk connection from the restaurant to the public sidewalk along Patterson Avenue (State Route 6) has been provided.

The applicant has provided revised building elevations showing proposed brick finishes to blend with the existing shopping center red brick. The proposed development satisfies all applicable zoning and shopping center guidelines.

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

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. A concrete sidewalk meeting VDOT standards shall be provided along the north side of Patterson Avenue (State Route 6).
33. Outside storage shall not be permitted.

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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. 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.
36. 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: Stuart Little)**

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2018-00045
GreenGate Section 4 – 12121
West Broad Street

APPROVED

Kimley-Horn and Associates, Inc. for ME Nuckols, 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 31 residential townhomes for sale, nine single-family residential dwellings, and a one-story, 3,300-square foot clubhouse and pool in an urban mixed use development. The 26.63-acre site is located at the southern terminus of Vinery Avenue, approximately 320 feet south of its intersection with West Broad Street (U.S. Route 250), on parcel 731-764-5533. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

This submittal comprises the last section of the GreenGate urban mixed-use development. This section contains primarily residential development, along with a relocated clubhouse and pool, and open space with a pedestrian trail.

Several changes are being made in this section from what was shown in the GreenGate Master Plan. The original plan showed mostly single-family homes around the perimeter of Vinery Avenue. Instead, townhouses are the primary residential unit being proposed except for a grouping of larger single-family homes in the area immediately adjacent to Graham Meadows subdivision. In addition, the clubhouse previously approved in Section 3 is being moved back across Vinery Avenue, closer to where it was shown on the original plan, to accommodate additional parking in the Phase 3 commercial area.

At the time of the preparation of the agenda, several issues remain to be addressed. The group of single family dwellings does not meet any of the Residential Lot Types illustrated in the master

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plan guidelines. The applicant is working to establish a new lot type with appropriate standards for the County's approval. In addition, the road type for the single-family units uses a private residential alley design that may not be adequate to accommodate vehicular and emergency access. In the townhouses for sale, the alleys are designed as dead ends and need to address how vehicles will be able to turn around in them. The clubhouse has the parking lot and pool patio encroaching onto the streetscape buffer along Vinery Avenue. Also, architectural plans for the clubhouse have yet to be provided. A series of retaining walls are being proposed adjacent to the RPA buffer. The applicant needs to demonstrate that the walls can be constructed without impacting the RPA. Also, grading into the RPA is shown at a portion of the site that needs to be addressed.

The staff recommendation will be made at the meeting. Should the Commission choose to 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 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 subdivision plat for GreenGate Section 4 shall be recorded before any building permits are issued.
32. The proffers approved as a part of zoning case REZ2014-00009 shall be incorporated in this approval.
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. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by the engineer. An engineer's report certifying the suitability of the fill materials and its compaction shall be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.
35. 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.
36. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

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37. The limits and elevations of the Special Flood Hazard Area shall be conspicuously noted on the plan and labeled “Limits of Special Flood Hazard Area.” In addition, the delineated Special Flood Hazard Area must be labeled “Variable Width Drainage and Utility Easement.” The easement shall be granted to the County prior to the issuance of any occupancy permits.

(Staff Report by Kevin Wilhite)

(Applicant’s Representative: David Ellington)

(Applicable Rezoning Cases and PUPS: REZ2014-00009 and PUP2014-00006)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2018-00055

Innslake Place – Building 2 –
4235 Innslake Drive

**DEFERRED TO APRIL
12, 2018**

Koontz Bryant Johnson Williams 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 four-story apartment building with 123 units, and a four-level parking deck containing 261 spaces in an urban mixed use development. The 4.08-acre site is located on the southeastern corner of the intersection of Innslake Drive and Dominion Boulevard, on parcel 747-761-9275. The zoning is UMUC, Urban Mixed Use District (Conditional). County water and sewer. **(Three Chopt)**

The proposed layout is generally consistent with the schematic master plan submitted with rezoning case REZ2017-00006 and Provisional Use Permit case PUP2017-00004. However, as of the preparation date of this agenda, the developer has not submitted revised information that addresses how the required parking will be met for the existing office building during construction of Building 2 and the associated parking deck. Additionally, staff has also requested a revised lighting plan and additional streetscape plan details to ensure compliance with UMU code requirements and Innsbrook Mixed Used District Urban Design Guidelines.

Planning has also requested that the developer submit revised architectural plans that satisfactorily address the Guideline requirements. Specifically, the architectural design standards state: “Design the exteriors of parking structures to visually integrate with their surroundings. Design parking structures so the sloping floors of the interior ramp are hidden from view.” Also, all entrances should be defined with additional architectural features. Additionally, the Division of Fire has requested a revised layout be provided to address fire access concerns, or a modification request to be submitted for review and approval.

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

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- 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 any time.
 30. The proffers approved as a part of zoning case REZ2017-00006 and the conditions of PUP2017-00004 shall be incorporated in this approval.
 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. 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.
 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 construction plan approval, and they shall be recorded prior to building permit approval.
 40. Evidence of an approved right-of-way maintenance agreement with the Department of Public Works for the proposed streetscapes (multi-use path, brick pavers, landscaping, etc.) in the right-of-way must be submitted to the Department of Planning prior to issuance of a certificate of occupancy for this development.

(Staff Report by Tony Greulich)

(Applicant's Representative: Matthew Faris)

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

LANDSCAPE PLAN

POD2018-00048
Townes of Wistar Woods
Section 2 – 4511 Wistar
Road

APPROVED/EXPEDITED

Resource International, LTD for Meridian Land Holdings, 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 13.08-acre site is located on the southern line of Wistar Road, approximately 1,100 feet east of its intersection with Shrader Road, on parcel 768-750-1563. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Brookland)**

This request is for approval of the landscape plan for Townes of Wistar Woods Section 2. The property was rezoned in 2014 with Rezoning Case REZ2014-00006. The proffers require a 25-foot buffer along Wistar Road and a six-foot high white vinyl fence in the ten-foot buffer along the western property line adjacent to GPIN 767-751-2632. The proffers also call for a similar fence along the southern property line and an ornamental wrought iron appearance fence with brick or stone columns along Wistar Road. These last two fences were installed as part of Section 1 of this development and all other proffers related to this section of the Townes of Wistar Woods Section 2 have been complied with. The lighting plan was approved as part of the Plan of Development, which is currently under construction.

Staff recommends approval of this landscape plan subject to the standard conditions for landscape plans.

(Staff Report by Salim Chishti)

(Applicant's Representative: M. Scott Courtney)

(Applicable Rezoning Cases and PUPS: REZ2014-00006)

SUBDIVISION

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

**DEFERRED TO APRIL
25, 2018**

Balzer and Associates, Inc. for New Market Village Land Co., LLC: The 23.75-acre site proposed for 23 zero-lot line detached dwelling units and 34 two-story 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 part of parcel 812-700-6620 and parcel 813-701-0217. The zoning is R-5AC, General Residential District (Conditional), RTHC, Residential Townhouse District (Conditional), and ASO, Airport Safety Overlay. 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, 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.

Continue

continued

Staff has received and is reviewing the associated plan of development for this part of the development, which is subject to future Planning Commission review and action. Additionally, staff received and is reviewing an administrative plan that separates the area zoned business from the remainder of the development.

The Department of Public Works- Traffic Engineering Division currently cannot recommend approval of this plan until the following items are addressed:

- County standard sidewalk is required along Darbytown Road.
- Right-of-way dedication is required along Darbytown Road, Willson Road, and Laburnum Avenue.
- Road widening is required along Darbytown Road.

Should the Commission act on this request, in addition to the annotations on the plan and standard conditions for residential townhouses for sale and zero lot-line subdivisions, the following conditions are recommended:

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: REZ2018-00007)

(Applicable Rezoning Cases and PUPS: Cameron Palmore)

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

ADJOURN @ 9:34 a.m.

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
March 28, 2018**

ADDENDUM

**PAGE 14 – REVISED SITE PLANS, REVISED ARCHITECTURAL PLANS,
AND ADDED CONDITION**

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2018-00045

GreenGate Section 4 – 12121
West Broad Street

APPROVED

Kimley-Horn and Associates, Inc. for ME Nuckols, 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 31 residential townhomes for sale, nine single-family residential dwellings, and a one-story, 3,300-square foot clubhouse and pool in an urban mixed use development. The 26.63-acre site is located at the southern terminus of Vinery Avenue, approximately 320 feet south of its intersection with West Broad Street (U.S. Route 250), on parcel 731-764-5533. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

- 38. ADDED:** The applicant will provide four (4) drop off/delivery areas along the northern side of Vinery Avenue, adjacent to the townhouse units (Section 4), in lieu of the requested turnarounds at the ends of the alleys. The extent and final design of these areas will be reflected on the construction plans for signature, to the satisfaction of the Director of Public Works and the Director of Planning.