

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

SEE ADDENDUM

January 23, 2019

9:00 A.M.



PLANNING COMMISSION

Gregory R. Baka, Chairperson (Tuckahoe)
C. W. Archer, C.P.C., Vice-Chairperson (Fairfield)
William M. Mackey, Jr. (Varina)
Melissa L. Thornton (Three Chopt)
Robert H. Witte, Jr. (Brookland)
Frank J. Thornton, 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
Michael F. Kennedy, County Planner
Anthony R. Greulich, C.P.C., County Planner
Christina Goggin, AICP, County Planner
Aimee B. Crady, AICP, County Planner
Kate B. McMillion, County Planner
Salim Chishti, County Planner
Spencer Norman, 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: 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	72	1	Fairfield	January 22, 2020

TRANSFER OF APPROVAL

POD2015-00094
POD2018-00478
Dominion Shoppes
(Formerly Innsbrook
Commercial at 4101
Dominion Boulevard) –
4101 Dominion Boulevard
APPROVED/EXPEDITED

Demosthenis J. Zissios for Dominion Shoppes, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Dominion GA, LLC and Doswell Properties, Inc. to Dominion Shoppes, LLC. The 2.39-acre site is located at the northeast corner of the intersection of West Broad Street (U.S. Route 250) and Dominion Boulevard, on parcel 747-760-6472. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

The subject property was recently redeveloped from a former fueling station and retail space to the new restaurant, retail, and medical office tenant spaces. Interior modifications for the American Family Care urgent care medical tenant space are currently underway. The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. The property was inspected per the applicant’s request, and no deficiencies were identified by staff on November 16, 2018.

The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)
(Applicant’s Representative: Demosthenis J. Zissios)
(Applicable Rezoning Cases and PUPS: C-53C-79 and PUP2017-00002)

TRANSFER OF APPROVAL

POD-32-83
POD2016-00224
Glen Forest Center I
(Formerly Wang Office
Building) - 7200 Glen Forest
Drive

APPROVED/EXPEDITED

Jeffrey Clary for Glen Forest Richmond, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from North Gayton Company, F.G. Pruitt, Inc., and Forest Park Associates to Glen Forest Richmond, LLC. The 2.9-acre site is located on the northern line of Glen Forest Drive, approximately 530 feet east of Bayberry Court, on parcel 764-745-3794. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Tuckahoe)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. The applicant has corrected all deficiencies identified in staff's inspection report dated May 24, 2016, including removal of excess dumpsters, sign replacement, and landscaping replacement and maintenance.

The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)
(Applicant's Representative: Jeffrey Clary)
(Applicable Rezoning Cases and PUPS: C-42C-81)

TRANSFER OF APPROVAL

POD-67-84
POD2016-00223
Glen Forest Center II
(Formerly Glen Forest Office
Building Phase II) - 7202
Glen Forest Drive

APPROVED/EXPEDITED

Jeffrey Clary for Glen Forest Richmond, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Glen Forest Associates to Glen Forest Richmond, LLC. The 2.96-acre site is located on the northern line of Glen Forest Drive, approximately 280 feet east of Bayberry Court, on parcel 763-746-9903. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Tuckahoe)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. The applicant has corrected all deficiencies identified in staff's inspection report dated May 24, 2016, including removal of excess dumpsters, lighting repair, pavement maintenance, and landscaping replacement.

The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)
(Applicant's Representative: Jeffrey Clary)
(Applicable Rezoning Cases and PUPS: C-42C-81)

TRANSFER OF APPROVAL

POD-30-86
POD2016-00222
Glen Forest Center III - 7204
Glen Forest Drive

APPROVED/EXPEDITED

Jeffrey Clary for Glen Forest Richmond, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Virginia Investment Corporation, North Gayton Company, and Pruitt Associates to Glen Forest Richmond, LLC. The 2.98-acre site is located on the northeastern corner of the intersection at Bayberry Court and Glen Forest Drive, on parcel 763-746-7206. The zoning is O-3C, Office District (Conditional). County water and sewer. (**Tuckahoe**)

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. The applicant has corrected all deficiencies identified in staff's inspection report dated May 24, 2016, including removal of excess dumpsters, pavement maintenance, and landscaping maintenance and replacement.

The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)
(Applicant's Representative: Jeffrey Clary)
(Applicable Rezoning Cases and PUPS: C-42C-81)

PLAN OF DEVELOPMENT

POD2018-00319
River Mill Section 5 –
Woodman Road

APPROVED

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 50 one-family dwellings. The 23.57-acre site is located approximately 2,000 feet north of future Woodman Road extended and approximately 1,500 feet west of Brook Road (U.S. Route 1), on part of parcel 781-773-2686. The zoning is R-5AC, General Residential District (Conditional), R-3C, One-Family Residential District (Conditional), and C-1C, Conservation District (Conditional). County water and sewer. (**Fairfield**)

The applicant requests plan of development approval for the fifth section of residential units in the overall River Mill development to include 50 single-family homes. The R-5AC district was originally zoned for development of single-family homes with zero lot lines. This section includes a portion of the subdivision plan previously granted conditional approval in November of 2017.

At a work session on August 9, 2018, the Planning Commission initiated a study of the R-5A ordinance to explore options for a developer to pursue alternative lot configurations in a zero lot line development, and potentially eliminate the requirement for a home in the R-5A district to adhere to a zero lot line configuration. On September 13, 2018, the Planning Commission recommended approval to the Board of Supervisors of an ordinance amendment to add single-family dwellings in accordance with Section 24-106 as a provisional use in the R-5A district under certain criteria to be found in Section 24-13.4. At a public hearing on October 23, 2018, the Board of Supervisors approved the ordinance amendment.

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As the applicant has exercised this option and made application for a provisional use permit (PUP2018-00019) to allow one-family dwellings with a minimum 8-foot side yard setback, with the sum of side yards to be 20 feet, and meeting all other applicable criteria, the plan of development is now under consideration. The plan is in accordance with the proffered conditions.

As of the preparation date of the agenda, the provisional use permit for this development is pending. The Planning Commission recommended approval of the provisional use permit to the Board of Supervisors at the December 8, 2018 hearing, and the Board of Supervisors is scheduled to hear the case on the evening of January 22, 2019.

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 subdivision plat for River Mill Section 5 shall be recorded before any building permits are issued.
30. The proffers approved as a part of zoning cases REZ2016-00002, REZ2017-00017, and PUP2018-00019 shall be incorporated in this approval.
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 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.
33. 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 Aimee Crady)

(Applicant's Representative: Jonathan Murray)

(Applicable Rezoning Cases and PUPS: REZ2016-00002, REZ2017-00017, and PUP2018-00019)

PLAN OF DEVELOPMENT (Deferred from the December 12, 2018 Meeting)

POD2018-00429
Don Rudd Project – 2106
Henderson Road

APPROVED/EXPEDITED

Advanced Engineering, LLC for Donald Rudd: 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, 4,000-square foot storage building with accessory parking. The 0.58-acre site is located along the western line of Henderson Road, approximately 150 feet north of West Broad Street (U.S. Route 250), on part of parcel 771-740-3432. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Brookland)**

This proposal is for a 4,000-square foot brown split faced masonry building with a 400-square foot office. The primary use of the building will be for the storage of antique and classic cars owned by the developer. The site is located on the northern line of Henderson Road and is currently a vacant graveled parcel with some existing woods on the western property line that will help comprise the required 35-foot transitional buffer.

The layout and architectural elevations submitted by the applicant are in conformance with REZ2018-00032, as approved by the Board of Supervisors at their September 18, 2018 meeting. They provide for quality development such as a 35-foot transitional buffer landscape strip along the residentially zoned property to the west and north, and a 10-foot transitional buffer along Henderson Road across from the O-2 zoning. A masonry building, HVAC equipment and dumpster screening requirements, and hours of operation proffers further enhance this development.

Prior to construction plan approval, the engineer will need to provide additional improvements within the project to meet Public Works' requirements, such as curb and gutter around the interior parking lot and underdrains along the road widening; additionally, stormwater outfall adequacy must be shown for each discharge point.

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. The right-of-way for widening of Henderson 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. All repair work shall be conducted entirely within the enclosed building.
31. The proffers approved as a part of zoning case REZ2018-00032 shall be incorporated in this approval.
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. 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.

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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.
35. 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 Christina Goggin)

(Applicant's Representative: Jeff Keith)

(Applicable Rezoning Cases and PUPS: REZ2018-00032)

PLAN OF DEVELOPMENT (Deferred from the December 12, 2018 Meeting)

POD2018-00471
Middleton Place – 9460
Hungary Road

APPROVED

AES Consulting Engineers for Hungary Road Investments, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 23 detached dwellings for sale with zero lot lines. The 9.8-acre site is located on the northern line of Hungary Road, approximately 240 feet west of its intersection with Fairlake Lane, on parcel 756-761-2574. The zoning is R-5AC, General Residential District (Conditional). County water and sewer.
(Brookland)

This proposal is for 23 detached dwellings for sale with zero lot lines. The location is a wooded parcel with a single-family dwelling on Hungary Road, and with single family dwellings to the east and north and townhouses to the south and west. This development proposes preserving 3.7 acres in undisturbed acreage on the eastern side of the parcel in wetlands, floodplain, and RPA.

The layout and architectural elevations submitted by the applicant are in conformance with the proffers of REZ2018-00027. They provide for quality development such as a 35-foot transitional buffer landscape strip along Hungary Road, street trees, and sodded yards.

The proffers require 2.5-inch caliper trees to be provided along the internal road, one tree on each side for every 50 feet of road length. Spacing of trees is to be adjusted as needed to accommodate driveways and underground utilities. Non-proffered improvements include a 10-foot transitional buffer between the new lots and the existing Broad Meadows neighborhood to the north and east.

At the time of the preparation of this report, the Department of Public Works Environmental Division cannot recommend approval due to conflicts with buffers stipulated in the Department of Public Works Piping Policy. The buildable area must be shifted so that the 20-foot side yard setback on Lot 4, and the maintenance easements on Lots 5 and 17, are outside the 25-foot buffer required along an existing stream. A waiver request has been submitted and must be approved by the Director of Public Works to reduce the 25-foot buffer. The applicant has submitted a revised plan with the waiver request which is under review.

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Staff's 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. 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 Middleton Place shall be recorded before any building permits are issued.
35. A concrete sidewalk meeting County standards shall be provided along the northern side of Hungary Road to the extent required per REZ2018-00027.
36. A 10-foot planting strip to preclude ingress or egress along the western side of Becton Road shall be shown on the approved plans. Additionally, a 35-foot planting strip to preclude ingress or egress along the northern side of Hungary Road shall be shown on the approved plans. The details shall be included with the required landscape plans for review and approval.
37. The proffers approved as a part of zoning case REZ2018-00027 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 Henrico County maintained right-of-way. The elevations will be set by Henrico County.
39. 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 Christina Goggin)

(Applicant's Representative: Kirk Hawley)

(Applicable Rezoning Cases and PUPS: REZ2018-00027)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2018-00528
Dunkin' at Hungary Road –
2300 Hungary Road

APPROVED

Koontz Bryant Johnson Williams for Peoples National Bank 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 convert an existing one-story 2,200-square foot bank building to a restaurant with drive-through facilities and with a 250-square foot addition. The 0.799-acre site is located at the northwestern corner of the intersection of Woodman Road and Hungary Road, on parcel 774-759-0104. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

This proposal includes the conversion of a one-story, 2,200-square foot existing bank building into a restaurant with drive-through facilities, a 250-square foot addition, and site lighting. The proffers of rezoning case REZ2018-00035 apply.

The layout and elevations submitted are in conformance with those proffered. The elevations propose a renovated building consisting primarily of red brick and woodgrain fiber cement board siding with an EIFS band at the roofline. The lighting plan proposes four freestanding LED lighting fixtures mounted 20 feet in height along with two building mounted wall sconces. A conceptual landscape plan is provided for informational purposes. A future, detailed landscape plan will be reviewed under separate cover.

Staff requested and received additional information that addressed outstanding items, including revised architectural elevations that show percentages of building materials and information sufficient for the Department of Public Works – Traffic to grant approval of a waiver request for stacking length.

Staff recommends approval subject to the annotations on the plan, the standard conditions for development 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. A concrete sidewalk meeting County standards shall be provided along the northern side of Hungary Road and western side of Woodman Road.
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning case REZ2018-00035 shall be incorporated in this approval.
32. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up facilities, the owner/occupant shall close the drive-up facilities until a solution can be designed to prevent traffic backup.
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.

Continue

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34. 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 Spencer Norman)

(Applicant's Representative: Simon Mueller)

(Applicable Rezoning Cases and PUPS: REZ2018-00035)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2018-00529
West Broad Village –
Eastern Edge – 1900 Old
Brick Road

APPROVED

Timmons Group for West Broad Village IV, LLC and Eagle Construction of VA, 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 three five-story residential condominiums with first-story structured parking totaling 48 units, and 13 one- and two-story detached and semi-detached residential condominiums. The 11.88-acre site is located on the northern and southern line of Old Brick Road extended (private), the southern line of Interstate Route 64, the eastern line of Geese Landing (private), and the northern line of Three Chopt Road, on parcel 744-760-7007. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

This proposed phase of development within the West Broad Village urban mixed use district (UMU) will introduce two types of additional condominium housing to the easternmost area of the overall development, adjacent to the on-ramp for eastbound Interstate 64 and south of the Golf Galaxy (formerly Golfsmith) building and parking lot.

Two building types are proposed for a maximum of 61 additional units, and those are consistent with the building concepts reviewed and approved by the Board of Supervisors on October 9, 2018 for rezoning case REZ2018-00037. The conceptual elevations are included for informational purposes. As detailed architectural plans have not been finalized at this time, the applicant requests approval of the site plan component of this plan of development only. The architectural plans will be required to return for Planning Commission review and approval prior to final construction plan approvals. Added condition number 37 addresses this component.

Components of urban mixed use districts will be implemented on a more intimate scale in this portion of the development. With residential units now planned at the terminus of the Old Brick Road corridor, the urban streetscape elements will be incorporated into a four-foot wide planting strip and four-foot wide sidewalk, at minimum, to meet urban mixed use code design guidelines. A five-foot decorative wall will connect between the detached and semi-detached condominium units, and lighting will be installed in a combination of wall-mounted and pedestrian scale pole-mounted configurations with fixtures matching those installed throughout West Broad Village.

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The site plan demonstrates adequate parking and access. The five-story condominium units are designed to provide two parking spaces per unit, all located on the first floor of each of the three buildings, which contain 16 residential units each. The detached and semi-detached condominiums are designed to accommodate two garage spaces. Additional surface parking is also demonstrated, and pedestrian connectivity continues throughout the site.

A conceptual landscape plan is included to demonstrate that streetscape elements will meet the spirit and intent of the UMU ordinance and all applicable proffers. Screen walls at the ends of alleys facing the interstate ramp are shown, consistent with alley improvements throughout the overall development.

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. 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.
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning cases REZ2018-00037, C-12C-06, C-15C-07, and P-02-06 shall be incorporated in this approval.
32. 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.
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. 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.
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.

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36. 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.
37. Final architectural elevations shall be submitted for review and Planning Commission approval prior to final construction plan approval.

(Staff Report by Aimee Crady)

(Applicant’s Representative: Ryan Ritterskamp)

(Applicable Rezoning Cases and PUPS: REZ2018-00037, C-12C-06, C-15C-07, and P-02-06)

APPROVAL OF MINUTES: December 12, 2018 Minutes **APPROVED**

ADJOURN @ 9:41 a.m.

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
January 23, 2019**

ADDENDUM

PAGE 11 – REVISED PLAN

PLAN OF DEVELOPMENT (Deferred from the December 12, 2018 Meeting)

POD2018-00471
Middleton Place – 9460
Hungary Road

APPROVED

AES Consulting Engineers for Hungary Road Investments, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 23 detached dwellings for sale with zero lot lines. The 9.8-acre site is located on the northern line of Hungary Road, approximately 240 feet west of its intersection with Fairlake Lane, on parcel 756-761-2574. The zoning is R-5AC, General Residential District (Conditional). County water and sewer. **(Brookland)**

PAGE 7 – REVISED RECOMMENDATION

PLAN OF DEVELOPMENT

POD2018-00319
River Mill Section 5 –
Woodman Road

APPROVED

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 50 one-family dwellings. The 23.57-acre site is located approximately 2,000 feet north of future Woodman Road extended and approximately 1,500 feet west of Brook Road (U.S. Route 1), on part of parcel 781-773-2686. The zoning is R-5AC, General Residential District (Conditional), R-3C, One-Family Residential District (Conditional), and C-1C, Conservation District (Conditional). County water and sewer. **(Fairfield)**

The Board of Supervisors approved PUP2018-00019 on January 22, 2019 and therefore staff now recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the additional conditions listed in the agenda.

PAGE 15 – ADDED CONDITION

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2018-00529
West Broad Village –
Eastern Edge – 1900 Old
Brick Road

APPROVED

Timmons Group for West Broad Village IV, LLC and Eagle Construction of VA, 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 three five-story residential condominiums with first-story structured parking totaling 48 units, and 13 one- and two-story detached and semi-detached residential condominiums. The 11.88-acre site is located on the northern and southern line of Old Brick Road extended (private), the southern line of Interstate Route 64, the eastern line of Geese Landing (private), and the northern line of Three Chopt Road, on parcel 744-760-7007. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

38. ADDED: Landscaping to be located within the Three Chopt Road Buffer referenced in proffer 25 of zoning case C-12C-06 shall be installed in accordance with the approved plans or bonded prior to the issuance of a certificate of occupancy for the final unit of this development.

PAGE 18 – ADDED DISCUSSION ITEM

The time of the February 14, 2019 work session to be revised from 5:30 pm to 5:00 pm.