

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
March 25, 2020
9:00 A.M.

The Planning Director has acted on the cases on this agenda as noted within, as designated agent of the Board of Supervisors in accordance with Temporary Ordinance approved April 14, 2020 addressing approval of preliminary subdivision plats and plans of development during the COVID-19 Pandemic.



PLANNING COMMISSION

C. W. Archer, C.P.C., Chairperson (Fairfield)
William M. Mackey, Jr. Vice-Chairperson (Varina)
Gregory R. Baka, (Tuckahoe)
Melissa L. Thornton (Three Chopt)
Robert H. Witte, Jr. (Brookland)
Tyrone E. Nelson, 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
Cherie Wyatt, County Planner
Phillip Bariteau, County Planner
Edith Golden, GIS Specialist
Melissa S. Ferrante, Office Assistant/Recording
Secretary

WELCOME: NO MEETING WAS HELD

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS CONDITIONAL APPROVAL: Kate McMillion

There are no subdivision extensions this month.

TRANSFER OF APPROVAL

POD-43-78
POD2018-00247
US Electric Co Inc (Formerly
Greendale Auto Parts) –
6914 Staples Mill Road

**APPROVED BY
DIRECTOR ON 4/15/2020**

David W. Madrin for NERDAM, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Russell E. Holland to NERDAM, LLC. The 0.54-acre site is located on the western line of Staples Mill Road, (U.S. Route 33), approximately 175 feet south of Greencourt Road, on parcel 773-748-4705. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Brookland)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The applicant has resealed and restriped the parking lot, painted the building and replaced missing stop bars and stop signs. The building passed final building inspection for an electrical warehouse December 12, 2018.

The staff recommends approval of this transfer request.

**(Staff Report by Christina Goggin)
(Applicant's Representative: David W. Madrin)
(Applicable Rezoning Cases and PUPS: C-39C-99)**

TRANSFER OF APPROVAL

POD-37-80 and POD-85-81
POD2020-00076 and
POD2020-00080
U.S. Electric Co. Inc.
(Formerly Gordon
Enterprises and Crystal
Pistol) – 6922 Staples Mill
Road

David Madren for Nerdam, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Gordon Enterprises and Russell E. Holland to NERDAM, LLC. The 0.74-acre site is located at the southwestern corner of the intersection at Greencourt Road and Staples Mill Road (U.S. Route 33), on parcel 773-748-4616. The zoning is B-2, Business District. County water and sewer. **(Brookland)**

**APPROVED BY
DIRECTOR ON 4/15/2020**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The applicant has resealed and restriped the parking lot, painted the building and replaced missing stop bars and stop signs. The building passed final building inspection for an office building May 28, 2019.

The staff recommends approval of this transfer request.

**(Staff Report by Christina Goggin)
(Applicant’s Representative: David W. Madrin)**

TRANSFER OF APPROVAL

POD-39-83
POD2015-00348
Virginia Center Technology
Park – 1001 Technology
Park Drive

Kathryn Bungo for Baker-Properties Limited Partnership: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Virginia Center, LLC to Baker-Properties Limited Partnership. The 16.91-acre site is located on the western line of Jeb Stuart Parkway, approximately 1,050 feet north of Virginia Center Parkway, on parcel 785-768-0723. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Fairfield)**

**APPROVED BY
DIRECTOR ON 4/15/2020**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The applicant has corrected the deficiencies identified in staff’s inspection report dated September 27, 2015 which included repainting all the stop bars, patching potholes, repairing broken curb, and replacing missing landscaping.

The staff recommends approval of this transfer request.

**(Staff Report by Christina Goggin)
(Applicant’s Representative: Kathryn Bungo)
(Applicable Rezoning Cases and PUPS: C-22C-83)**

TRANSFER OF APPROVAL

POD-91-77
POD2016-00144
5010 Building (Formerly
Pearle Vision Center) - 5010
Nine Mile Road

**APPROVED BY
DIRECTOR ON 4/15/2020**

Linda Walker for 5010, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Pearle Vision Center to 5010, LLC. The 0.36-acre site is located on the northwest corner of Nine Mile Road (US Route 33) and Cedar Fork Road, on parcel 811-724-9752. The zoning is B-2, Business District and ASO, Airport Safety Overlay 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 applicant has corrected the deficiencies identified in staff's inspection report dated April 4, 2016, which included replacing missing landscaping, repainting pavement directions signage and stop bars, and replacing the dumpster screen.

The staff recommends approval of this transfer request.

**(Staff Report by Christina Goggin)
(Applicant's Representative: Linda Walker)**

TRANSFER OF APPROVAL

POD-67-90
POD2019-00090
Onedna Care, LLC
(Formerly First Virginia
Bank – Colonial) – 5900
Brook Road

**APPROVED BY
DIRECTOR ON 4/15/2020**

Vandana Patel: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from First Virginia Bank to Vandana Patel. The 0.94-acre site is located on the western line of Brook Road (U.S. Route 1), approximately 1,500 feet north of Wilmer Avenue in an existing shopping center, on parcel 784-748-8302. The zoning is B-3C, Business 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 applicant has corrected the deficiencies identified in staff's inspection report dated March 14, 2019, which included replacing missing landscaping, repainting pavement markings, and adding stop signs.

The staff recommends approval of this transfer request.

**(Staff Report by Christina Goggin)
(Applicant's Representative: Vandana Patel)
(Applicable Rezoning Cases and PUPS: C-30C-88)**

TRANSFER OF APPROVAL

POD-30-06 (pt)
POD2019-00417
Fresnius Kidney Care West
at Forest Office Park
(Formerly Village Offices) –
1501 Santa Rosa Road

**APPROVED BY
DIRECTOR ON 4/15/2020**

Michael R. Anderson for ARG DI51PCK001, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Santa Rosa Investments, LLC and Woodard Group to ARG DI51PCK001, LLC. The 1.07-acre site is located on the eastern line of Santa Rosa Road, approximately 150 feet north of Three Chopt Road, on parcel 758-743-7963. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The applicant has corrected the deficiencies identified in staff's inspection report dated October 10, 2019, which included replacing missing landscaping and cleaning debris from around the dumpster.

The staff recommends approval of this transfer request.

**(Staff Report by Christina Goggin)
(Applicant's Representative: Christina Whipple)
(Applicable Rezoning Cases and PUPS: C-4C-04)**

TRANSFER OF APPROVAL

POD-51-73
POD2017-00179
Athens Warehouse and
Office Building (Formerly
Warehouse and Office
Building) – 1101 Athens
Avenue

**APPROVED BY
DIRECTOR ON 4/15/2020**

MZ Corporation for Athens Land Company, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from R&M Investment & Development Corporation to Athens Land Company, LLC. The 1.81-acre site is located on the southwestern corner of the intersection at Athens Avenue and Aberdeen Street, on parcel 784-757-6941. The zoning is M-1, Light Industrial 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 applicant has corrected the deficiencies identified in staff's inspection report dated April 21, 2017, which included missing plantings.

The staff recommends approval of this transfer request.

**(Staff Report by Salim Chishti)
(Applicant's Representative: Mike Zacharias)**

PLAN OF DEVELOPMENT AND MASTER PLAN

POD2020-00062
QTS East – Phase 1 and
Revised Master Plan – 6000
Technology Boulevard

**APPROVED BY
DIRECTOR ON 4/15/2020**

Townes Site Engineering for Quality Investment Property Richmond LLC: Request for approval of a plan of development and revised master plan as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a two-story, 166,467-square foot data center, three future two-story data centers totaling 499,392 square feet, and associated infrastructure, within the existing data center complex. The 210-acre site is located on the southern line of Technology Boulevard, approximately 4,700 feet north of its intersection with Portugee Road, on parcel 847-703-4371. The zoning is M-2, General Industrial District. County water and sewer. (**Varina**)

This plan of development is for the expansion of the existing QTS data center complex and a modification to the existing master plan. The original site and Master Plan were approved by the Planning Commission on September 24, 1996 under POD-097-96. That approval included a special exception for height permitting structures up to 75 feet in height.

Under this plan of development, Phase I proposes a two-story, approximately 166,467-square foot building with associated support facilities. These include screened mechanical courtyards and a guard house. The master plan proposes an additional three buildings of similar size and appearance totaling approximately 499,392 square feet, and their associated mechanical courtyards.

The building's exterior will consist of precast concrete panels, insulated smooth and ribbed metal wall panels, and glass paneling. The color palette will predominantly consist of grey tones with a red accent around the main entrances. The future building would generally appear to be consistent with the buildings proposed with Phase I.

The buildings will be approximately 47 feet in height, with a roof mounted HVAC screen wall that is approximately 12 feet in height, for a total height of approximately 59 feet in height. The screening wall for the attached mechanical courtyards will be approximately 23 feet in height. The screening wall will conceal all the proposed mechanical and electrical units contained within each courtyard. The guardhouse will be approximately 14 feet in height.

There is a vegetative buffer along the frontage of Technology Boulevard that is a minimum of 75 feet in width, except for the construction of a utility line. This buffer will be left in its natural state and preserved.

Construction and tractor trailer traffic will be prohibited from Elko Road, Elko Tract Road, Portugee Road west of the development, and Portugee Road east of Technology Boulevard.

The proposed development is within the White Oak Technology Park and therefore is subject to review and approval by the White Oak Technology Park Development Review Board (DRB). Changes required by the DRB will be incorporated in subsequent submittals.

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. Details for the gate and locking device at the entrance gate 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.
30. 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.
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. Prior to issuance of a building permit, the developer must furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.
33. The owners shall not begin clearing of the site until the following conditions have been met:
 - (a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.
 - (b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.
 - (c) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Department of Planning and the Department of Public Works.
 - (d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for approval.
34. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction needed to implement this conceptual plan may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/ approval.
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. No construction traffic shall use Elko Road (State Route 156), Elko Tract Road (State Route 380), Portugee Road west of the site, and Portugee Road east of Technology Boulevard.

37. No tractor trailers shall use Elko Road (State Route 156), Elko Tract Road (State Route 380), Portugee Road west of the site, and Portugee Road east of Technology Boulevard.
38. The developer shall provide a telephone number for citizen concerns during any construction activity on site in order to respond to citizen concerns and complaints as expeditiously as possible.
39. The development and operations conducted on the property shall comply with the restrictive covenants applicable to White Oak Technology Park.
40. The proposed development is subject to final Development Review Board (DRB) approval. Any required changes by the DRB must be reflected in the POD and any subsequent plans.
41. The proposed architectural elevations are subject to final approval by the Development Review Board (DRB) and the Director of Planning. Any required changes by the DRB must be reflected in the architectural elevations and any subsequent drawings.

**(Staff Report by Tony Greulich)
(Applicant’s Representative: Zackary Wilkins)**

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2020-00067
Fulton Yard – Site B – 37th
Street

**APPROVED BY
DIRECTOR ON 4/15/2020**

Timmons Group for ZP No. 341, LLC and Zimmer Development Company: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 72,500-square foot, five-story multifamily apartment building (Building 3) with 7,408 square feet of leasing and amenity space on the first floor, and 60 dwelling units on all five floors. Two additional 83,761-square foot buildings (Buildings 1 and 2) will be located in the City of Richmond, and each will contain 3,195 square feet of retail space on the first floors, and 108 dwelling units on all five floors. Of the overall 5.68-acre site, the 3.03-acre portion in Henrico County is located on the western line of South 37th Street, approximately 175 feet south of Orleans Street, on parcel 798-713-5365 and part of parcel 798-713-3911. The zoning is R-6C, General Residential District (Conditional). County water and sewer. **(Varina)**

The applicant is proposing to construct a five-story multi-family apartment building. This building (Building 3) is in Henrico County and is part of a three-building development. Buildings 1 and 2 combine retail and residential and are in the City of Richmond.

Building 3 will total 72,500 square feet with 7,408 square feet of leasing and amenity space on the first floor and 60 dwelling units total on all five floors.

The property was recently purchased from CSX Railroad Company and is one of three parcels that will eventually make up the Fulton Yard Project.

The application includes a lighting plan and a conceptual landscape plan as well as the site layout, floor plans, and elevations.

The plan conforms to all the proffers of the rezoning case (REZ2019-00011) including the number of dwelling units, provided ride share pickup location, exterior wall and dumpster enclosure materials, landscape buffers, and open space requirements.

The elevations show exterior wall materials to be metal panels, aluminum banding, wood siding, three colors of fiber cement wall panels (colors are not specified, but they are visible in the color elevations), composite wall panels, and aluminum door and window components.

Because part of the project is in the City of Richmond, County staff has met jointly with City staff and the developer to ensure coordinated review and resolution of differences of approach. Continued cooperation and coordination will continue throughout the construction approval process.

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

1. **MODIFIED** – The owner shall enter into the necessary contracts with the City of Richmond Department of Public Utilities for connections to public water and sewer.
2. **MODIFIED** – The City of Richmond Department of Public Utilities shall approve the plan of development for construction of public water and sewer prior to beginning any construction of these utilities. The City of Richmond Department of Public Utilities shall be notified at least 48 hours prior to the start of any water or sewer construction.
- 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.
17. **MODIFIED** – The owner shall have a set of plans approved by the Director of Public Works, City of Richmond Public Utilities and Secretary of the Planning Commission available at the site at all times when work is being performed. A designated responsible employee shall be available for contact by County Inspectors.
24. **MODIFIED** – The developer shall provide fire hydrants as required by the City of Richmond Department of Public Utilities and the Henrico Division of Fire.
25. **MODIFIED** – Insurance Services Office (ISO) calculations shall be included on the final construction plans for approval by the City of Richmond Department of Public Utilities and the Henrico Division of Fire prior to issuance of a building permit.
29. The right-of-way for widening of South 37th Street as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. A concrete sidewalk meeting County standards shall be provided along the southern side of South 37th Street.
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 owners shall not begin clearing of the site until the following conditions have been met:
 - (e) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits

- of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.
- (f) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.
 - (g) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Department of Planning and the Department of Public Works.
 - (h) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for approval.
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. Evidence that the City of Richmond has reviewed and approved construction plans for the portion of this site located within the City limits shall be provided prior to final approval of construction plans by Henrico County.

(Staff Report by Salim Chishti)
(Applicant’s Representative: Lee Ann Gudorp)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2020-00031
 Sam’s Xpress Car Wash at
 Eubank and Laburnum
 Commercial Center – 5400
 Robins Road

APPROVED BY
DIRECTOR ON 4/15/2020

Eagle Engineering, Inc. for SXCW Properties II, LLC:
 Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 4,162-square foot car wash. The 1.32-acre site is located on the eastern line of South Laburnum Avenue, approximately 200 feet south of its intersection with Eubank Road, on parcel 816-711-7848. The zoning is B-3C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

This project consists of the construction of a one-story, 4,162-square foot drive-through car wash with associated parking.

The carwash, approximately 29 feet in height, will primarily consist of red brick with a cream brick foundation, beige EIFs accents, and red trellis features. The proposed red brick is consistent with the red brick patterns approved for the adjacent Bojangles and Greater Unity Adult Daycare facility, both of which have received construction plan approval. The building’s interior includes the car wash, equipment room, and a small waiting area.

A lighting plan is included which includes seven freestanding LED fixtures. The applicant has also agreed to provide an additional LED fixture on the southwest corner of the site to increase light spread along the sidewalk along South Laburnum Avenue.

The site will be served by an entrance off the existing private drive serving the Eubank and Laburnum Commercial Center. A standard Henrico County sidewalk will be provided along this interior drive. Additionally, a connection to the existing public sidewalk along South Laburnum Avenue is also provided. The Department of Public Works, Traffic Division has found the site to meet all stacking length requirements.

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. A concrete sidewalk meeting County standards shall be provided along the northern side of the interior access drive adjacent to the subject site.
30. The proffers approved as a part of zoning case C-63C-06 shall be incorporated in this approval.
31. The owner or manager on duty shall be responsible for temporarily closing the car wash facility when the on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way. The owner shall arrange with the Traffic Engineer to provide standard traffic control signs to notify customers that stopping or standing on the public right-of-way shall not be permitted near the entrances to the car wash facility.
32. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
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 at the time of plan approval.
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: Matthew Kirchner)
(Applicable Rezoning Cases and PUPS: C-63C-06)

LANDSCAPE PLAN

POD2020-00037

Burger King at Glenside &
Broad Center – 5440
Glenside Drive

**APPROVED BY
DIRECTOR ON 4/15/2020**

SilverCore for Glenside Associates: 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 0.94-acre portion of the overall 11.14-acre site is located in an existing shopping center at the northeastern corner of West Broad Street (State Route 250) and Glenside Drive, on part of parcel 767-747-4508. The zoning is B-3, Business District. County water and sewer. **(Brookland)**

This request is for the approval of the landscape plan for the Burger King, which is currently under construction, at Glenside & Broad Center. A lighting plan was submitted in conjunction with this landscape plan and is being approved administratively.

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

(Staff Report by Salim Chishti)

(Applicant's Representative: Andrew Kavanaugh)

(Applicable Rezoning Cases and PUPS: REZ2017-00021)

LANDSCAPE PLAN

SUB2020-00010
North Gayton Village at
Bacova Section 1 – North
Gayton Road

**APPROVED BY
DIRECTOR ON 4/15/2020**

Youngblood, Tyler, and Associates for Bacova Texas, 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 9.373-acre site is located on the southern line of North Gayton Road, approximately 500 feet west of Pouncey Tract Road (State Route 271), on parcels 738-769-4425 and 738-769-2544. The zoning is R-3C, One-Family Residential District (Conditional). County water and sewer. **(Three Chopt)**

North Gayton Village at Bacova is a continuation of single-family residential home sites in the overall Bacova Development. The applicant proposes to implement the proffered enhanced 25-foot buffer along North Gayton Road, planted with quantities equal to those specified for transitional buffers 35 feet in width. This buffer includes a four-foot tall ornamental fence and is consistent with the buffer along North Gayton Road in the Leake's Mill subdivision, which abuts the site.

Two trees along each lot front, and in the case of corner lots also along the street side, have been provided. Typical lot landscaping is demonstrated in the lot detail showing sod and irrigation to be installed in all front and side yards.

The plan is in compliance with applicable code and the proffers governing the site. Staff recommends approval subject to the annotations on the plan and the standard conditions for landscape plans.

(Staff Report by Aimee Crady)

(Applicant's Representative: Anne Tignor)

(Applicable Rezoning Cases and PUPS: REZ2017-00008 and REZ2017-00012)

**APPROVAL OF MINUTES: February 26, 2020 Minutes - NO ACTION – REFERENCE
PLANNING COMMISSION MEETING APRIL 14, 2020**

ADJOURN – NO MEETING WAS HELD