

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

June 23, 2021

9:00 A.M.



PLANNING COMMISSION

William M. Mackey, Jr., Chairperson (Varina)
Melissa L. Thornton, Vice-Chairperson (Three Chopt)
C. W. Archer, C.P.C. (Fairfield)
Gregory R. Baka, (Tuckahoe)
Robert H. Witte, Jr. (Brookland)
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
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/Recording Secretary
Salim Chishti, County Planner
Spencer Norman, County Planner
Cherie Wyatt, County Planner
Phillip Bariteau, County Planner
Rob Peterman, GIS Specialist

WELCOME: @ 9:05AM

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

ROLL CALL: Mr. Witte and Mr. Baka absent.

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

**SUBDIVISION EXTENSIONS AND WITHDRAWALS OF CONDITIONAL APPROVAL:
Kate McMillion**

EXTENSIONS - FOR INFORMATIONAL PURPOSES ONLY

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2008-00042 (SUB-022-07) Tredinnock Farm (March 2007 Plan)	20	20	6	Varina	7/1/2022
SUB2008-00043 (SUB-025-07) Carters Green (April 2007 Plan)	41	41	5	Varina	7/1/2022
SUB2008-00056 (SUB-039-07) Hanover-Meadow (June 2007 Plan)	11	11	5	Varina	7/1/2022
SUB2008-00134 (SUB-004-06) Shady Oaks Farm (January 2006 Plan)	16	16	7	Varina	7/1/2022
SUB2008-00142 (SUB-006-04) Majestic Meadows (September 2004 Plan)	123	123	8	Varina	7/1/2022
SUB2008-00153 (SUB-002-04) Britton Oaks Section 1 (September 2004 Plan)	26	26	8	Varina	7/1/2022

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continued

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2008-00157 (SUB-003-04) Hidden Haven (September 2004 Plan)	50	50	8	Varina	7/1/2022
SUB2008-00158 (SUB-001-02) Newstead Landing (September 2002 Plan)	30	17	10	Varina	7/1/2022
SUB2008-00159 (SUB-070-05) Techpark (September 2005 Plan)	0	0	6	Varina	7/1/2022
SUB2008-00162 (SUB-009-04) Pocahontas Estates (October 2004 Plan)	16	16	8	Varina	7/1/2022
SUB2008-00168 (SUB-010-04) River Mill Estates (October 2004 Plan)	12	12	8	Brookland	7/1/2022
SUB2008-00172 (SUB-063-06) Wilton Parkway (December 2006 Plan)	0	0	6	Varina	7/1/2022
SUB2008-00173 (SUB-013-05) Michael's Way (October 2005 Plan)	18	18	7	Varina	7/1/2022
SUB2008-00182 (SUB-069-05) Techpark (June 2005 Plan)	0	0	8	Varina	7/1/2022
SUB2008-00184 (SUB-001-98) Effinger Drive (June 1998 Plan)(A Dedication of Effinger Drive)	0	0	14	Fairfield	7/1/2022

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continued

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2011-00011 (SUB-010-10) Wilton View Reconsideration (July 2010 Plan)	22	17	3	Varina	7/1/2022
SUB2011-00054 Kings Manor (July 2011 Plan)	9	9	8	Varina	7/1/2022
SUB2012-00155 Ridings at Warner Farm (December 2012 Plan)	314	247	6	Varina	7/1/2022
SUB2017-00046 Centennial Commons (May 2017 Plan)	27	27	3	Varina	7/1/2022

TRANSFER OF APPROVAL

POD-63-77, POD-93-79,
POD-19-83, POD-22-85 (pt),
POD-163-85, POD-45-86,
and POD-46-86
POD2019-00449,
POD2019-00451,
POD2019-00452,
POD2019-00453,
POD2019-00454,
POD2019-00455, and
POD2019-00456
Villages at West Laurel
(Formerly Olde West Village
Apartments Phases I and II,
and Cedar Trace Apartments)
– 5541 Olde West Drive

McCann Realty Partners, LLC for AG-MR West Laurel Owner, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Realty Industries, Inc. and United Dominion Realty Trust to AG-MR West Laurel Owner, LLC. The 41.995-acre site is located on the north and south lines of Olde West Drive, approximately 200 feet west of Hungary Spring Road, on parcel 765-756-8270. The zoning is C-1C, Conservation District (Conditional), R-5, General Residential District, R-5C, General Residential District (Conditional), R-6C, General Residential District (Conditional), and R-2A, One-Family Residential District. County water and sewer. **(Brookland)**

APPROVED ON EXPEDITED AGENDA

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. All deficiencies identified in staff's inspection report dated November 7, 2019, including landscaping replacement, paving maintenance, and general maintenance, have been completed.

The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)
(Applicant's Representative: Mike Dowd)
(Applicable Rezoning Cases and PUPS: C-5C-81 and C-60C-84)

TRANSFER OF APPROVAL

POD-28-95
POD2021-00036
Lotus School (formerly
Patterson Avenue Rite Aid) -
8935 Patterson Avenue (State
Route 6)

Sammy Salem for Richsan Company, LLC and WEC 97A-23 Investment Trust: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Rite Aid of VA INC to Richsan Company, LLC and WEC 97A-23 Investment Trust. The 1.29-acre site is located on the south line of Patterson Avenue (State Route 6) at the intersection of Patterson Avenue and Starling Drive, on parcel 750-741-4944. The zoning is B-2, Business District. County water and sewer. **(Tuckahoe)**

APPROVED ON EXPEDITED AGENDA

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 February 19, 2021, including replacement of missing trees and shrubs, sign post replacements, and mending the fence to be straight with no missing boards.

The staff recommends approval of this transfer request.

(Staff Report by Cherie Wyatt)
(Applicant's Representative: Sammy Salem)

TRANSFER OF APPROVAL

POD-43-77
POD2021-00160
Place One Apartments –
4222 Almora Avenue

APPROVED ON
EXPEDITED AGENDA

Sheyla Batres for Place Once Preservation Limited Partnership: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from SP Place One LP to Place Once Preservation Limited Partnership. The 8.33-acre site is located on the north line of Almora Avenue between Beth Road and Portland Road, on parcel 770-750-3086. The zoning is R-5, General Residential District. County water and sewer. **(Brookland)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of original approval.

As part of the Memorandum of Understanding required for County approval of the tax-exempt bonding for this renovation project, and for Housing VA (VHDA) approval of Low-Income Housing Tax Credits for this project, the new owner has submitted a revised Plan of Development (POD2021-00081) for administrative review and approval. As a condition of the revised POD construction plan, the new owner is also required to submit revised landscape and lighting plan for administrative review and approval.

The revised POD construction plan, landscape plan and lighting plan, will address the repair and remediation of all site plan deficiencies identified during staff's site inspection on April 27, 2021. The revised POD plans also address Housing VA (VHDA) requirements.

In general, the revised POD will address the following items:

- 1) Repair pavement in all drive aisle and parking spaces as needed and restripe all parking areas.
- 2) Repair sidewalks and curb and gutter; and regrade as necessary for ADA compliance.
- 3) Provide handicapped accessible units in accordance with VHDA requirements.
- 4) Renovate building interiors and exteriors in accordance with VHDA standards.
- 5) Provide fire hydrants to satisfy DPU and Division of Fire ISO and hose lay requirements.
- 6) Replace dumpster enclosures with ADA accessible enclosures.
- 7) Regrade the site to provide positive drainage, correct roof drain outfalls, and improve the existing storm water management system to satisfy VHDA requirements.
- 8) Provide common area improvements, including the proposed community center expansion, and recreation facilities in accordance with VHDA requirements.
- 9) Repair and replace fencing as needed.

- 11) Replace regulatory signs as needed.
- 12) Establish a Crime Prevention Thru Environmental Design (CPTED) program with the Division of Police.
- 13) The revised landscape plan will address County and VHDA requirements including parking area and foundation landscaping, tree canopy replacement, and HVAC equipment screening.
- 14) The revised lighting plan will address both County and VHDA requirements including replace existing site lighting fixtures with sharp cut-off, energy efficient LED fixtures, to provide adequate and energy efficient site lighting.

The revised POD plan also addresses code requirements related to renovation of existing dwellings in the Henrico County Special Flood Hazard Area.

The revised POD plans will substitute for the original POD plan. When the revised POD is implemented, the site will be in full compliance with both County and VHDA (VA Housing) Design Standards.

Staff recommends approval of the transfer of approval with the following condition:

1. Prior to approval of a new Certificate of Occupancy for the Enlarged Community Center pursuant to BLD2021-00634, all site improvements shown on the revised POD Construction Plan (POD2021-00634), and related Landscaping and Lighting plans shall be completed.

(Staff Report by Mike Kennedy)
(Applicant's Representative: Sheyla Batres)

TRANSFER OF APPROVAL

POD-110-83
 POD2021-00034
 Octapharma Plasma Facility
 (formerly Mulligan's) – 8006
 West Broad Street (U.S.
 Route 250)

APPROVED ON
EXPEDITED AGENDA

Kerry Clish for Currant, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from East Coast Oil Corp. And Jones Realty & Construction Corp. to Currant, LLC. The 1.53-acre site is located on the north line of Fountain Avenue at the intersection with Colyer Street, on parcel 764-752-4572. The zoning is B-3C, Business District (Conditional) and M-1, Light Industrial District. County water and sewer. **(Brookland)**

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 February 9, 2021, including repairing of potholes, replacement of landscaping, and provision of signage and markings of handicapped parking spaces, have been addressed.

The staff recommends approval of this transfer request.

(Staff Report by Salim Chishti)
(Applicant's Representative: Ralph Falls)

(Applicable Rezoning Cases and PUPS: C-16C-88)

TRANSFER OF APPROVAL

POD-74-87
POD2018-00523
Interair Business Center
(Formerly Interair
Associates) – 5371 Glen
Alden Drive

**APPROVED ON
EXPEDITED AGENDA**

Thalhimer for Conner Bros Grove, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Interair Associates to Conner Bros Grove LLC. The 3.82-acre site is located on the northeast corner of the intersection of Glen Alden Drive and Charles City Road, on parcel 814-710-3477. The zoning is M-1, Light Industrial District and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. The applicant has corrected all deficiencies identified in staff's inspection report dated December 2, 2020, including replacement of missing landscaping, replacement of stop bars and stop signs, and provision of additional dumpster enclosures.

The staff recommends approval of this transfer request.

**(Staff Report by Spencer Norman)
(Applicant's Representative: Jason Crowder)**

PLAN OF DEVELOPMENT AND MASTER PLAN

POD2021-00051
Anthology Senior Living and
Master Plan - 11120 Nuckols
Road

**APPROVED ON
EXPEDITED AGENDA**

Youngblood Tyler & Associates for Nuckols Road, LLC, HHHunt Holloway LLC, and CA Senior Living Holdings, LLC: Request for approval of a plan of development and master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 3-story, 140,833 square foot 150-unit life care facility, with 58 independent living, 60 assisted living and 32 memory care units, and master planned access roads within the development. The 16.71-acre site is located on the east line of Nuckols Road at its intersection with Fords Country Lane, and on the south line of Hickory Park Drive on parcel 748-771-3527 and part of parcel 747-771-9985. The zoning is B-2C, Business District (Conditional) and R-6C, General Residence District (Conditional). County water and sewer. **(Three Chopt)**

Anthology Senior living is a proposed 3-story, 150-unit life care facility including 32 memory care units, 60 assisted care units and 58 independent care units on part of a 16.7-acre parcel. The site was rezoned from A-1 to R-6C and B-2C by the Board of Supervisors May 19, 2020 and is subject to rezoning case REZ2020-00003 and provisional use case PUP2020-00002. The site layout and building elevations are in substantial conformance with the approved proffers.

The R-6C zoning and assisted living facility are located on the eastern side of the property. The remainder of the site is zoned B-2C. The proposed master plan for the site provides an access drive from the eastern line of Nuckols Road through the property to the western line of Hickory Park Drive extended. Another entrance road from Hickory Park Drive on the northern side of the property intersects with the east/west access road and continues around the back of the new facility. A roundabout is provided at the intersection near the front entrance of the buildings. Three pad sites for future developments are included with the master plan. Plans of Development will need to be submitted for review and approval prior to future development on the on the site.

Dedication of right-of-way for Hickory Park Drive extended to the southern parcel line is provided to accommodate future road construction for potential future development of the adjacent parcels to the south.

The developer has reduced the proposed number of units in the facility 20% since the rezoning request. The proposed building material is red brick on the first floor of the building and on the entire main entrance façade. The rest of the building is blue cement clapboard and white cement panels and battens with metal accents around the windows and railings. The developer wants this building to reflect architectural materials and colors of nearby residential townhouse developments across Nuckols Road and Hickory Park Drive. The building is approximately 42.3 feet tall to the midpoint of the roof. The dumpster enclosures will be masonry to match the building with opaque gates and the fencing around the memory care garden is shown to be trex style fencing for long term maintenance.

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 subdivision plat for Hickory Park Drive extended shall be recorded before any occupancy permits are issued.
30. The right-of-way for widening of Nuckols 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 prior to approval of construction plans.
31. A concrete sidewalk meeting County standards shall be provided along the east side of Hickory Park Drive.
32. The proffers approved as a part of zoning case REZ2020-00003 and conditions of provisional use case PUP 2020-00002 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 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.
35. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
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 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.
38. 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.
39. 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.
40. 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: Adam Werner)

(Applicable Rezoning Cases and PUPS: REZ2020-00003 and PUP2020-00002)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2021-00165
 Innsbrook Dominion
 Residences –
 Reconsideration - 5000
 Dominion Boulevard

**APPROVED ON
 EXPEDITED AGENDA**

RK&K for Virginia Electric & Power Company and Dominion Realty Partners, LLC: Request for approval of a revised plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 58 three-story townhouses for sale (in lieu of 58 townhouse style condominiums); as well as previously approved improvements including a 4-story, 329,044 square foot, 305-unit apartment building with an attached two-story, 220 space parking deck; and related infrastructure improvements, including reconstruction of a portion of Dominion Boulevard (private) and the extension and dedication of Waterfront Place. The 12.583-acre site is a portion of the overall 63.29-acre site at the existing terminus of Waterfront Place, approximately 650 feet west of its intersection with Cox Road, on part of parcel 748-763-6189. The zoning is UMUC, Urban Mixed Use District (Conditional), O-3C, Office District (Conditional), and IRO, Innsbrook Redevelopment Overlay District. County water and sewer. **(Three Chopt)**

The applicant originally received approval for 58 townhome style condominium units on April 28, 2021 with POD2021-00116. The applicant subsequently requested and received approval for a conditional subdivision to develop lots for residential townhouses for sale, in lieu of

condominiums on June 1, 2021 with SUB2021-00038. The applicant is now requesting approval of a revised plan of development to reflect the layout approved with the conditional subdivision.

The layout of the overall development remains generally the same as the plan approved in April, except for the addition of the individual lot lines. This layout is very similar to the conceptual layout that the Board of Supervisors granted approval to on February 9, 2021 with cases REZ2020-00044 and PUP2020-00024.

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 Innsbrook Section O (A Dedication of a Portion of Waterfront Place Section H) shall be recorded before any occupancy permits are issued.
32. The subdivision plat for Innsbrook Dominion Residences Section 1 shall be recorded before any occupancy permits are issued.
33. 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.
34. A concrete sidewalk meeting County standards shall be provided along the north side of Dominion Boulevard.
35. Outside storage shall not be permitted.
36. The proffers approved as a part of zoning case REZ2020-00044 and conditions of provisional use permit PUP2020-00024 shall be incorporated in this approval.
37. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
38. 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.
- 39. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
- 40. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, 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.
- 41. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
- 42. 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.
- 43. 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.
- 44. 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: Malachi Mills)

(Applicable Rezoning Cases and PUPS: REZ2020-00044, PUP2020-00024, C-10C-84, and C-53C-79)

PLAN OF DEVELOPMENT

POD2021-00190
Chase Bank at 4508 South
Laburnum Avenue

**APPROVED ON
EXPEDITED AGENDA**

Bohler Engineering for M&P Properties, LLC and OTJ Architecture, Inc.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish 2 existing office buildings and construct a one-story 3,280 square foot bank with a detached drive through ATM. The 1.18-acre site is located at the southwestern corner of South Laburnum Avenue and Jan Road, and on the north line of Orion Road, on parcels 814-717-4549 and 814-717-5637. The zoning is O-2, Office District, B-2C General Business District (Conditional), and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

This proposed redevelopment for a bank and free-standing ATM drive-through facility is located on unproffered O-2 zoned property originally developed as two office buildings with parking in the late 1960s.

The site is located across a neighborhood street from Lawndale Farms Subdivision. Lawndale was zoned R-4 in 1961. The subject parcel was zoned R-5 in 1969. The two existing buildings were approved with UP-12-69. In 1982 the county adopted the office zoning districts. Property owners with existing offices or other permitted uses in the R-5 and R-6 zoning districts could apply for office zoning to bring the parcels into compliance with the zoning ordinance. The O-2 zoning has been in place since that time.

The building is on the southern end of the site next to Jan Road and the freestanding ATM is on the northern end, adjacent to the existing shopping center. The existing entrance on to Orion Road is relocating to the south to line up Orion Court. A new sidewalk is being provided along Laburnum Avenue as well as a connection into the site, and both entrances are being upgraded to current development standards. Stormwater is being addressed with an underground BMP.

There is a required 10' transitional buffer required along the Orion and Jan Road frontages. In addition to the transitional buffers, the site will be required to meet 15% minimum canopy coverage, 5% interior parking canopy, and peripheral landscaping requirements. The landscaping and lighting plan will need to be approved and installed prior to final certificate of occupancy.

The proposed bank is to be constructed of cream brick with brown and ash tone fiber cement panels. Gray smooth metal is proposed for the front copy and an accent pilaster on the northern elevation, with bronze aluminum window frames.

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 Laburnum Avenue 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 prior to approval of construction plans.
30. A concrete sidewalk meeting County standards shall be provided along the west side of Laburnum Avenue.
31. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up ATM facilities, the owner/occupant shall close the drive-up ATM facilities until a solution can be designed to prevent traffic backup.
32. 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.
33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
34. 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: Ryan Yauger)
(Applicable Rezoning Cases and PUPS: C-51C-06)

PLAN OF DEVELOPMENT

POD2021-00193
Morningside and West Broad
Mixed Use - 6303
Morningside Drive

**APPROVED ON
EXPEDITED AGENDA**

Christopher Consultants for Sky 88, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish two existing 1-story buildings totaling 3,315 square feet, and construct two new 2-story mixed use buildings, containing first floor retail and second floor residential apartments. Building #1 fronting on Morningside Drive, would have 8,820 square feet of gross floor area, consisting of 3,932 square feet of retail space and three studio apartments. Building #2 fronting on W. Broad Street would have 11,306 square feet of gross floor area, consisting of 5,175 square feet of retail space and four studio apartments. The 0.98-acre site is located at the southeast corner of W. Broad Street and Morningside Drive, on parcels 769-741-6348 and 769-741-7358. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

This plan would permit the applicant to demolish an existing one-story 1,677-square foot brick duplex built in 1962 located at 6303 Morningside Drive and an existing one-story 1,630-square foot brick and metal frame commercial building currently occupied by a vehicle rental business, that was built in 1970 located at 6109 West Broad Street.

The property is proposed to be redeveloped with 2 two-story mixed-use buildings, having retail space on their 1st floors and studio apartments on their 2nd floors. The property was rezoned B-2C (REZ2020-00038) on February 9, 2021, and the upper-floor apartment units were authorized by a provisional use permit (PUP2020-00022), approved at the same Board of Supervisor's meeting. The original proffered concept plan contemplated 22,308-square feet of total floor area and four apartment units in each of the buildings. However proffered buffers, existing floodplain and parking requirements limited the size of the two buildings. The proposed buildings would instead have 20,125 square feet of floor area and only 7 apartment units.

Despite the size limitations on the buildings, the two-mixed use buildings are in substantial conformance with the original building design and layout. The property is in the County's enterprise zone. The proposed redevelopment plan would increase retail floor area on the property from 1,630-square feet to a total of 9,107-square feet and increase the number of affordable dwelling units from 2 units to 7 units. The proposed buildings would have noncombustible construction and a more contemporary design and would have fire sprinkler systems and other quality features as proffered, including underground utilities and enhanced landscaping.

The layout plan eliminates a previously proposed driveway entrance along West Broad Street. The original site layout was not consistent with VDOT's access design requirements and had to be revised. The proposed building located closest to Broad Street is located slightly closer to West Broad Street than originally intended. However, the proffered buffer along West Broad Street is now proposed to be provided on-site instead of within VDOT's public right of way.

Redevelopment of the two properties includes area within an unimproved public alley located between the two parcels, which was vacated by the Board of Supervisors on February 9, 2021. The eastern segment of this alley was vacated by the Board of Supervisors in 1977.

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 entrances and drainage facilities on West Broad Street (U.S. Route 250) shall be approved by the Virginia Department of Transportation and the County.
30. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
31. 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.
32. A concrete sidewalk meeting VDOT standards shall be provided along the south side of West Broad Street (U.S. Route 250).
33. A concrete sidewalk meeting County standards shall be provided along the east side of Morningside Drive.
34. The proffers approved as a part of zoning case REZ2020-00038 and conditions of provisional use permit PUP2020-00021 shall be incorporated in this approval.
35. 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.
36. 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.
37. 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.
38. 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.
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 Mike Kennedy)

(Applicant's Representative: Steve Worthington)

(Applicable Rezoning Cases and PUPS: REZ2020-00038 and PUP2020-00021)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2021-00195
Wawa at West Broad and
Hampstead - 5900 West
Broad Street (U.S. Route
250)

**APPROVED ON
EXPEDITED AGENDA**

Kimley-Horn and Associates, Inc. for Bookcase on Broad, LLC, Arby's on Broad, LLC, D.E. Mitchell, LLC, and Wawa, Inc.: 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 7 existing buildings and construct a one-story, 6049 square foot convenience store with fuel pumps. The 1.895-acre site is located on the north line of West Broad Street between Hampstead Avenue and Bremono Road, on parcels 771-740-0065, 771-740-0560, 771-740-0972, 771-740-1254, 771-740-1275, 771-740-1961, 771-740-2365, and 771-740-2768. The zoning is B-3, Business District. County water and sewer. **(Brookland)**

The applicant is proposing to construct a one story, 6049 square foot convenience store with fuel pumps. Seven existing structures on eight lots between Hampstead Avenue and Bremono Road will be demolished and the lots will be consolidated into one. An existing alley right of way will need to be vacated as well.

A lighting plan is part of the proposal, including lighting for the fuel pump canopy, building mounted fixtures, and 20' concealed source LED pole mounted fixtures. Also included is a conceptual landscape plan showing all required buffers between the development and the residential district to the north and as well as adjoining roadways.

Elevations submitted show building exterior materials of manufactured stone veneer at the base with brick above. The trim is white metal with grey metal coping at the roof line. Most of the roof is flat with a peaked roof tower and awning of grey standing seam metal. The canopy over the fuel pumps is supported on stone columns with white metal above. The dumpster elevation shows manufactured stone veneer below EIFS with colors similar to the main building. Dumpster doors are metal colored "White Diamond". The included floor plan shows retail and food preparation areas.

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. Bulk storage of fuel shall be underground.
30. Outside storage shall not be permitted.
31. 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.
32. 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.

33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
34. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
35. The existing alley right of way in conflict with the Wawa building footprint shall be vacated prior to the approval of the building permit for the said building.

(Staff Report by Salim Chishti)
(Applicant's Representative: Carter Baum)

SUBDIVISION

SUB2021-00023
 Preserve at Turner Farm
 (June 2021 Plan) - 10915
 Opaca Lane

APPROVED ON
EXPEDITED AGENDA

Bay Companies, Inc. for Hundred Acre Woods, Inc. and Stanley Martin Homes: The 33.5-acre site proposed for 75 detached dwellings for sale with zero lot lines is located at the eastern terminus of Opaca Lane, on parcel 752-773-1086. The zoning is R-5AC, General Residential District (Conditional). County water and sewer. **(Three Chopt) 75 Lots**

This conditional subdivision request for Preserve at Turner Farm consists of 75 single family dwellings with zero lot lines. The site was rezoned by the Board of Supervisors at its May 11, 2021 meeting, subject to REZ2020-00041 and PUP2021-00006.

The layout is in substantial conformance with the proffered layout. There are proffered sidewalks on one side of each new road. The layout also shows the proffered active/passive amenity area for the amenities such as a tot lot or gathering area with features such as grills and tables. The developer also proffered street trees to be planted no more than 40 feet apart in the entire subdivision along with trails and walkways for common use and that will tie into the sidewalks. The details of the improvements will be included in the plan of development prior to signature.

Per proffers, all dwelling units shall have exposed exterior walls of stone, stone veneer, brick, hardi-plank, or a combination of the foregoing unless different architectural treatment. Additional exterior materials can be approved at plan of development.

After conditional approval, a plan of development and final subdivision plats will be submitted for review and approval prior to land disturbance for the project.

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

13. The limits and elevation of the Special Flood Hazard Area shall be conspicuously noted on the plat and construction plans and labeled "Limits of Special Flood Hazard Area."

- Dedicate the Special Flood Hazard Area as a "Variable Width Drainage & Utilities Easement."
14. Each lot shall contain at least 5,625 sq. ft., exclusive of the floodplain areas.
 15. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Department of Planning for review. Such covenants and restrictions shall be in a form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
 16. A County standard sidewalk shall be constructed along one side of each road.
 17. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
 18. The proffers approved as part of zoning case REZ2020-00041 and conditions of provisional use permit PUP2021-00006 shall be incorporated in this approval.
 19. The final plat for recordation shall contain information showing The Chesapeake Bay Preservation areas, if any, in accordance with Chapter 19, Section 19-72 (18), of the Henrico County Code, as determined by the Director of Public Works.
 20. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

(Staff Report by Christina Goggin)

(Applicant's Representative: Josh Krolewski)

(Applicable Rezoning Cases and PUPS: REZ2020-00041 and PUP2021-00006)

SUBDIVISION (Deferred from May 2021)

SUB2021-00040

Landmark (May 2021 Plan) –
310 Clayman Road

APPROVED

Balzer & Associates for Salvatore J. Cangiano and Doug Godsey – Godsey Properties: The 83.77 -acre site proposed for 2 single-family lots, 34 detached dwelling lots with zero lot lines, and 322 townhouses for sale is located at the northeast intersection of E. Williamsburg Road (U.S. Route 60) and Dry Bridge Road, on parcels 836-713-7564 and 837-713-0631. The zoning is R-3C, One-Family Residential District (Conditional), R-5AC, General Residential District (Conditional), RTHC, Residential Townhouse District (Conditional), B-2C, Business District (Conditional), and ASO, Airport Safety Overlay District. County water and sewer. **(Varina) 358 Lots**

This conditional subdivision request for Landmark includes 2 single family dwellings, 34 single family dwellings with zero lot lines and 322 townhouse lots for sale for a total of 358 lots. The 79.6 acre site of this proposed development was rezoned by the Board of Supervisors with cases REZ2018-00028 and REZ2020-00041.

The layout is in substantial conformance with the proffered layout. The layout also shows the proffered active/passive amenity areas for the proffered amenities such as a possible tot lot, fenced green space for a dog park, grills and tables/pavilions and a proffered focal point visible from Dry Bridge Road. The details of the improvements will be included in the construction plans prior to signature. Sidewalks are proffered to be installed along the front of lots and the public roads. A trail system is proposed throughout the development and prior to submitting the plan of development, the applicant proffered to submit a pedestrian phasing plan addressing path materials and possible pedestrian crossings across Dry Bridge Road to the future development across the street.

Per proffers, all dwelling units shall have exposed exterior walls of stone, dryvit, brick, hardiplank, vinyl siding or a combination of the foregoing with 30-year shingles.

There is a B-2C section of the property located at the southeastern intersection of Williamsburg (US Rt. 60) and Dry Bridge Roads. Plans of development will be required for the future development of that area.

After conditional approval, a plan of development and final subdivision plats will be submitted for review and approval prior to land disturbance for the project.

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for residential townhomes for sale subdivisions and zero lot line subdivisions, and the following additional conditions:

15. **MODIFIED** – Prior to a request for final approval for any R-5A lot, the developer shall provide a buildable area plan showing information for all lots within the subdivision. Such plan shall be a part of the construction plans submitted for review and for signature. The buildable area plan shall be a minimum of 1" to 50' scale or larger and shall show the buildable area for the principal structure, all setback dimensions, the minimum lot width (perpendicular to the center line of the lot at the front building line), and if applicable, any Special Flood Hazard Areas (floodplains) and the area of each lot exclusive of floodplain, wetlands, easements, buffers and Chesapeake Bay Act Areas.
16. The limits and elevation of the Special Flood Hazard Area shall be conspicuously noted on the plat and construction plans and labeled "Limits of Special Flood Hazard Area." Dedicate the Special Flood Hazard Area as a "Variable Width Drainage & Utilities Easement."
17. A County standard sidewalk shall be constructed along the fronts of all lots and the east side of Dry Bridge Road.
18. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
19. The proffers approved as part of zoning case REZ2018-00028 and REZ2020-00015 shall be incorporated in this approval.
20. The final plat for recordation shall contain information showing The Chesapeake Bay Preservation areas, if any, in accordance with Chapter 19, Section 19-72 (18), of the Henrico County Code, as determined by the Director of Public Works.
21. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a

professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

(Staff Report by Christina Goggin)

(Applicant's Representative: F. Todd Chalmers)

(Applicable Rezoning Cases and PUPS: REZ2018-00028, REZ2020-00015 and PUP2018-00009)

SUBDIVISION

SUB2021-00063

Reserve at Springdale Park
(June 2021 Plan) – 4000
Mechanicsville Turnpike
(U.S. Route 360)

**APPROVED ON
EXPEDITED AGENDA**

E. D. Lewis & Associates for GBR Henrico LLC/Plaza 360/National Realty & Dev. Group and The Reserve at Highland Park LLC: The 9.28-acre portion of the 27.45-acre site proposed for a subdivision of 108 townhomes for sale is located approximately 700 feet west of the northwest line of Mechanicsville Turnpike (U.S. Route 360) and approximately 900 feet north of Laburnum Avenue, on part of parcel 803-737-0018. The zoning is UMUC, Urban Mixed Use District and ASO, Airport Safety Overlay District. County water and sewer.
(Fairfield) 108 Lots

The applicant requests conditional approval for 108 residential townhouse lots for sale, within the Springdale Park Urban Mixed Use District (UMU), which is the former Henrico Plaza site. The location of the townhomes will be west of the apartment buildings and future commercial outparcel pads reviewed and approved on the previous plan of development agenda in May 2021. Architectural design details, lighting plans, and the conceptual landscape plan will be evaluated with the subsequent plan of development on a future agenda. The proposed subdivision complies 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 district.

Staff recommends conditional approval subject to the annotations on the plans, the standard conditions for residential townhouses, and the following additional condition:

16. The proffers approved as part of zoning case REZ2020-00046 and conditions of provisional use permit PUP2020-00025 shall be incorporated in this approval.

(Staff Report by Aimee Crady)

(Applicant's Representative: Monte Lewis)

(Applicable Rezoning Cases and PUPS: REZ2020-00046 and PUP2020-00025)

PLAN OF DEVELOPMENT

POD2021-00194
Corner at Twin Hickory
Condominiums - Pouncey
Tract Road (State Route 271)

**APPROVED ON
EXPEDITED AGENDA**

Youngblood, Tyler & Associates for CA Twin Hickory LLC, HHHunt Corporation and Rose L. Farmer: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 12 buildings with 105 two-story condominium units and associated parking. The 10.95-acre site is located on the northeast corner of the intersection of Pouncey Tract Road (State Route 271) and Twin Hickory Lake Drive, on parcels 740-766-2619, 740-766-6112, 739-766-9016, 739-766-9601, 740-765-3690, and 740-766-3730. The zoning is R-6C, General Residential District (Conditional), O-2C, Office District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

This plan of development request is for 105 two-story condominium units located at the corner of Pouncey Tract Road and Twin Hickory Lake Drive. The Board of Supervisors granted R-6C zoning approval on May 18, 2021, with rezoning case REZ2021-00012. The Plan of Development is consistent with the proffered layout and architectural renderings provided with the rezoning case.

Nine 10-unit buildings and three, five-unit buildings are proposed. Both building types include exterior wall materials consisting primarily of cementitious siding. A three-foot brick watertable and soldier band are provided at the foundation of each building. The individual units range in size from 1,105 square feet to 2,358 square feet.

Road improvements to Pouncey Tract Road and Twin Hickory Lake Drive proffered with REZ2021-00012 will be constructed prior to issuance of any Certificate of Occupancy. These improvements are being reviewed under a separate administrative plan.

A conceptual landscape plan is included with the plan of development. The landscape plan shows the proffered transitional buffer 35 adjacent to the Hickory Woods subdivision and the 25' greenbelt next to Twin Hickory Lake Drive. The areas disturbed within the 25' foot greenbelt will receive replacement landscaping. The applicant has also agreed to provide a quantity and species type of plantings similar to those existing along Twin Hickory Lake Drive in order to provide a cohesive streetscape. The applicant will provide specific details of these landscape elements on a formal landscape and lighting plan submitted at a future date.

During the review, the Department of Public Works requested verification that the wetlands onsite would not be used for stormwater detention. As of the preparation date of the agenda, the staff has not received the information requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

29. 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. A plat for the widening of Pouncey Tract Road (State Route 271) right of way as shown on the approved plans shall be submitted to the County Real Property agent prior to approval of construction plans; and shall be submitted to VDOT following approval of the construction plans and recorded with appropriate conveyance instruments prior to requesting occupancy permits.
 32. The right-of-way for widening of Twin Hickory Lake Drive 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 prior to approval of construction plans.
 33. The entrances and drainage facilities on Pouncey Tract Road (State Route 271) shall be approved by the Virginia Department of Transportation and the County.
 34. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
 35. A concrete sidewalk meeting VDOT standards shall be provided along the eastern and western sides of Pouncey Tract Road (State Route 271).
 36. A concrete sidewalk meeting County standards shall be provided along the northern side of Twin Hickory Lake Drive.
 37. Outside storage shall not be permitted.
 38. The proffers approved as a part of zoning cases REZ2021-00012 and REZ2020-00029 shall be incorporated in this approval.
 39. 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.
 40. 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.
 41. 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.
 42. 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.
43. 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.
 44. 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.
 45. 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: Anne Tignor)

(Applicable Rezoning Cases and PUPS: REZ2021-00012 and REZ2020-00029)

ADJOURN @ 9:39AM

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
June 23, 2021**

ADDENDUM

PAGE – 11 POD2021-00051 and Master Plan - Anthology Senior Living and Master Plan - Three Chopt **APPROVED**

Additional Information

The applicant has agreed to increase the brick percentage on the building, and provided written confirmation. The 4 story elevations proffered at rezoning had 36.3% brick, while the elevations submitted with the POD have only 28.7%. The developer will provide revised elevations during the POD review process that increase the brick by 7.6% to match the percentage of brick on the proffered elevations. The architects indicate this would be accomplished by bringing the brick up onto the 2nd and 3rd stories, where they are currently showing the white color projections of the building.

With the revision of the building's brick percentage, staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type and the additional conditions in the agenda.