

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

September 22, 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
Phillip Bariteau, County Planner
Rob Peterman, GIS Specialist

WELCOME: @ 9:01am

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

ROLL CALL: Mr. Archer was absent.

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Kate McMillion

There are no subdivision extensions this month.

TRANSFER OF APPROVAL

POD-35-97
POD2021-00131
Merit Hill Self-Storage
Parham Road (formerly
Prime Storage Parham Road)
– 2701 E. Parham Rd

Elizabeth Schlesinger for BFG VA LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Richard H. Youngblood, Jr., et. als and Parham Road Self Storage, LLC to BFG VA, LLC. The 5.12 -acre site is located on the southeast corner at the intersection of E. Parham Road and Ackley Avenue, on parcel 773-756-5673. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Brookland)**

APPROVED/EXPEDITED

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 April 13, 2021, including posting of the property address number and general site maintenance, have been completed.

The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)
(Applicant’s Representative: Elizabeth Schlesinger)
(Applicable Rezoning Cases and PUPS: C-27C-96)

TRANSFER OF APPROVAL

POD-73-05 (pt) and POD-31-06
POD2021-00316 and
POD2021-00317
Short Pump Station - 11301
West Broad Street (U.S.
Route 250)

David Hamm for RE Plus SP LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from AMCAP Richmond, LLC to RE Plus SP LLC. The 11.54-acre site is located at the southwest corner of the intersection of West Broad Street (U.S. Route 250) and John Rolfe Parkway, on parcel 741-761-3418. The zoning is B-2C, Business District (Conditional) and WBS-O, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

APPROVED/EXPEDITED

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. At time of staff's inspection on August 13, 2021, no deficiencies were identified on site.

The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)
(Applicant's Representative: David Hamm)
(Applicable Rezoning Cases and PUPS: C-18C-03)

TRANSFER OF APPROVAL

POD-15-09
POD2019-00062
Chick-Fil-A at Ridge
Shopping Center – 1529
North Parham Road

Todd Goldberg for PR II/RP Ridge Shopping Center, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Ridge Addition, LLC to PR II/RP Ridge Shopping Center, LLC. The 0.99-acre site is located in an existing shopping center on the eastern line of N. Parham Road, approximately 850 feet south of Fargo Road, on parcel 754-745-0612. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

APPROVED/EXPEDITED

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 February 25, 2019, included replacing missing landscaping.

The staff recommends approval of this transfer request.

(Staff Report by Christina Goggin)
(Applicant's Representative: Todd Goldberg)
(Applicable Rezoning Cases and PUPS: C-45C-80)

TRANSFER OF APPROVAL

POD-34-03
POD2021-00312
Parc Place at Short Pump
Town Center – 11736 West
Broad Street (U.S. Route
250)

APPROVED/EXPEDITED

Christopher La Mack for Auerbach-Parc Short Pump LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Short Pump Town Center, LLC and SBRD No. 4, LP to Auerbach-Parc Short Pump LLC. The 8.55-acre existing shopping center site is located approximately 800 feet north of West Broad Street (U.S. Route 250) and 600 feet west of Pouncey Tract Road (State Route 271), on parcel 739-763-1874. The zoning is B-3C, Business District (Conditional) and WBS-O, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The site inspection report dated August 10, 2021, noted there were no deficiencies.

The staff recommends approval of this transfer request.

(Staff Report by Salim Chishti)
(Applicant's Representative: Christopher LaMack)
(Applicable Rezoning Cases and PUPS: C-29C-98)

PLAN OF DEVELOPMENT

POD2021-00327
Bacova Village – Pouncey
Tract Road (State Route 271)

APPROVED/EXPEDITED

Youngblood Tyler & Associates for North Gayton Village LLC and Legacy Land Development: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 41 detached, age-restricted one and two-story residential condominiums for sale. The 11.2-acre site is located on the west line of Pouncey Tract Road (State Route 271), approximately 500 feet south of N. Gayton Road, on part of parcel 738-768-5488. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)**

The applicant requests approval to construct 41 detached residential condominiums for sale with age-restriction. This plan replaces the previously proposed single family residential development that was designed to be an extension of the North Gayton Village subdivision located to the north of the subject site. There will no longer be a connection southward from the first section of North Gayton Village, but instead a single point of access to Pouncey Tract Road under this plan to serve the 41 proposed units.

The site layout and architectural elevations are consistent with the recent zoning case, REZ2021-00015, approved by the Board of Supervisors at their June 8, 2021 meeting, amending the zoning from R-3C to RTHC. The elevations demonstrate the requirement to provide a 2-car garage for each unit is met, and finished exterior materials are shown to include a mixture of brick and cementitious siding as specified by the proffered conditions. A conceptual landscape plan is

included for informational purposes, to demonstrate intended compliance with the proffered buffer and fence along Pouncey Tract Road, as well as street trees planted in each front and street side yard. Final detailed landscape plans will be evaluated after construction plan approval.

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

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 entrances and drainage facilities on Pouncey Tract Road (State Route 271) shall be approved by the Virginia Department of Transportation and the County.
32. 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.
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 VDOT standards shall be provided along the west side of Pouncey Tract Road (State Route 271).
35. Outside storage shall not be permitted.
36. The proffers approved as a part of zoning case REZ2021-00015 shall be incorporated in this approval.
37. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by the engineer. An engineer's report certifying the suitability of the fill materials and its compaction shall be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.
38. 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.
39. 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.
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. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public works, which addresses the possible future extension of any stub street.

(Staff Report by Aimee Crady)

(Applicant's Representative: Adam Werner)

(Applicable Rezoning Cases and PUPS: REZ2021-00015)

PLAN OF DEVELOPMENT, LIGHTING PLAN, AND SPECIAL EXCEPTION

POD2021-00330

Element by Westin at Short Pump Town Center - 11768 W Broad Street (U.S. Route 250)

APPROVED, INCLUDING SPECIAL EXCEPTION FOR HEIGHT

The Site Design Company for Magan and Sons, LLC: Request for approval of a plan of development, lighting plan and special exception, as required by Chapter 24, Sections 24-2 and 24-106 of the Henrico County Code, to construct a nine-story, 130 room, approximately 103,391 square foot hotel and to authorize a special exception for building height exceeding 45 feet, up to 95 feet. The 1.772-acre site is located north of West Broad Street (U.S. Route 250) at the intersection of Short Pump Town Center Circle and Towne Center West Boulevard, on parcel 736-764-3817. The zoning is B-3C, Business District (Conditional) and WBS-O, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

This plan of development is to construct a nine-story, 130 room, hotel and associated infrastructure and parking improvements. This request includes the approval of a special exception to allow a building height of up to 95 feet, exceeding the allowable height of 45 feet in a B-3 District. The hotel will contain several amenities that are only for the exclusive use of guests staying at the hotel, including a pool, fitness area and restaurant. The development achieves its required parking through the use of a previously recorded, shared parking agreement with a neighboring parcel containing the American Family Fitness. This parking is accessible by sidewalk from the main entrance of the hotel to this shared parking area.

The majority of the exterior is comprised of a combination of natural color stone and red brick, while the upper floors are comprised of grey, brown, and white dryvit. Dryvit also serves as accents on the lower floors and architectural features. Around the front and rear entrances an aluminum storefront wall window system will be constructed. The HVAC units are located on the roof and designed to not be seen from the adjacent drive aisles.

All proposed pole mounted light fixtures will have a mounted height of 26 feet, while the building mounted fixtures will be installed at 9 feet. Average foot candles proposed is 2.71 and includes the illumination of all sidewalks, including the existing sidewalks along Short Pump Town Center Circle and Towne Center West Boulevard.

The site is within the West Broad Street Overlay District and the required landscaping will be provided for staff to review when the landscape plan is submitted. Retaining walls have been adjusted to ensure that the required landscaping can be installed.

The site plan, lighting plan, and building architecture, including the requested height, adhere to the proffers as stated with C-29C-98 and C-14C-07, that govern this site.

Should the Planning Commission approve the special exception, staff recommends approval subject to the annotations on the plan, 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. Evidence that an engineer has certified the height of the building shall be provided to the Director of Planning prior to the issuance of a Certificate of Occupancy.
32. The proffers approved as a part of zoning case C-29C-98 and C-14C-07 shall be incorporated in this approval.
33. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans.
34. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
35. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
36. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, 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.

(Staff Report by Tony Greulich)

(Applicant's Representative: Christopher Thompson)

(Applicable Rezoning Cases and PUPS: C-29C-98 and C-14C-07)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2021-00332

Panera and Retail Building at Staples Mill Marketplace Shopping Center - 9080 Staples Mill Road (U.S. Route 33)

**APPROVED – SEE
ADDENDUM**

RK&K LLP for PR II RP Staples Mill Marketplace 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 3,500 square foot restaurant with drive-through facilities and a 6,850 square foot one-story retail building in an existing shopping center. The 1.534-acre site is located on the east line of Hungary Spring Road approximately 750 feet south of Staples Mill Road (State Route 33), on parcel 767-757-7059. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

The applicant proposes a 3,500 square foot Panera restaurant with double drive-through and a proposed 6,850 square foot retail building on an outparcel in Staples Mill Marketplace Shopping Center. This outparcel fronts Hungary Spring Road and the proposed development would leave one remaining outparcel to be developed within the shopping center.

The retail building is mostly block with EFIS accenting at the top of the structure, broken up by shoulder courses and accent block. The building has a decorative cornice.

The elevations for the Panera building provide architectural detailing such as soldier courses, canopies, and a proposed brick mural to break up the back wall mass. A patio surrounded by a black rail is shown in front of the main entrance. The developer provided additional brick on the side of the building facing Hungary Spring Road, which also contains the mural.

Proffers require the HVAC equipment to be screened from public view and the architect has verified Panera wishes to utilize a roof screen, while the parapet on the retail building is tall enough to accommodate screening the equipment.

A lighting plan has also been submitted for review and approval. The freestanding lights are limited to 25 feet in height per proffers, and the proposed fixtures match the existing lights within the shopping center. Planning and Police have requested that an additional pole light and building lighting be provided to raise the footcandles by the drive-through and dumpster areas, which the applicant has agreed to provide.

A conceptual landscape plan was submitted for the project. Staff requested and the developer has agreed to provide a shrub row at the upper side of the slope from Hungary Springs Road.

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. Only retail business establishments permitted in a B-2 district may be located in this center.
30. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.

31. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
32. The proffers approved as a part of zoning case C-3C-09 shall be incorporated in this approval.
33. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by the engineer. An engineer's report certifying the suitability of the fill materials and its compaction shall be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.
34. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.

(Staff Report by Christina Goggin)
(Applicant's Representative: Malachi Mills)
(Applicable Rezoning Cases and PUPS: C-3C-09)

PLAN OF DEVELOPMENT

POD2021-00333
 Landmark Section 1 - 310
 Clayman Road

APPROVED/EXPEDITED
– SEE ADDENDUM

Balzer and Associates, Inc. for Salvatore J. Cangiano and Godsey Properties, Inc.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 57 two and three story townhouses for sale. The 13.25-acre site is located on the east line of Dry Bridge Road, approximately 550 feet north of the intersection of Dry Bridge Road and Williamsburg Road (U.S. Route 60), on part of parcel 836-713-7564. The zoning is RTHC, Residential Townhouse District (Conditional) and AS-O, Airport Safety Overlay District. County water and sewer. **(Varina)**

This plan of development request for Landmark, Section 1 consists of 57 townhouse lots for sale. Seven sections are proposed in total per the masterplan. The 13.25 acre site that comprises this section is a portion of the overall site rezoned by the Board of Supervisors with case REZ2020-00041. Conditional subdivision approval was granted for the entire 76-acre project by the Planning Commission at its June 23, 2021, meeting.

The layout is in substantial conformance with the proffered layout and the conditional subdivision. This section provides two public access points from Dry Bridge Road and a roundabout at the intersection of the east-west public spine road and the north-south public road.

Blocks A, B, J and I front public roads with parking provided in a lot at the rear of the lots. Blocks C through H are accessed from an interior access road with parking in front of the units. Sidewalks are proffered to be installed along the front of lots and along the public roads. A trail system is proposed comprised of sidewalks and improved trails throughout the property. Stamped concrete paving will be provided for the roundabout enhancements and pedestrian crossings at the intersections within the development. Construction details for these improvements will be included with the construction plans for signature.

Proffered landscaping for the project requires a 10' transitional buffer along the east-west road with the roundabout, for the length of the road as shown on the schematic landscape plan. Proffers also require a 2.5-inch caliper tree every 35-feet +/- along all interior roads and parking areas. By zoning code, a 15% tree canopy and 5% interior parking lot canopy are required per section.

The developer is proposing two- and three-story townhomes for this section. Per proffers, all dwelling units have exposed exterior walls of stone, dryvit, brick, hardi-plank, vinyl siding or a combination of the foregoing with 30-year roof shingles. The units are 20 feet wide and 36 feet deep. The 3-story units are 36-feet tall, under the 45-foot height limit. Additional unit styles will be introduced as additional sections are submitted creating a variety of price points within the overall project.

As of the preparation of this report, the Department of Public Works cannot recommend approval of the plan as submitted, as Traffic Division has requested a revised plan showing the provision of additional right-of-way and road improvements along Dry Bridge Road, as well as provisions of dimensions, specifications, and truck movement details for the roundabout.

The staff recommendation will be made at the meeting. Should the Commission act on this request, the annotations on the plans, the standard conditions for developments of this type, and 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. The subdivision plat for Landmark Section 1 shall be recorded before any building permits are issued.
32. A concrete sidewalk meeting County standards shall be provided along the east side of Dry Bridge Road and both sides of all interior roads.
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. The proffers approved as a part of zoning case REZ2020-00015 shall be incorporated in this approval.
35. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by the engineer. An engineer's report certifying the suitability of the fill materials and its compaction shall be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.
36. 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.
37. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
 38. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
 39. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
 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. 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: F. Todd Chalmers)
(Applicable Rezoning Cases and PUPS: REZ2020-00015)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2021-00290
Landmark Section 2 - 310
Clayman Road

APPROVED/EXPEDITED

Bay Companies, Inc. for Salvatore J. Cangiano and Godsey Properties, 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 50 two and three story townhouses for sale. The 10.88-acre site is located on the north line of E. Williamsburg Road (U.S. Route 60) approximately 800 feet east of Dry Bridge Road, on part of parcel 836-713-7564. The zoning is RTHC, Residential Townhouse District (Conditional) and AS-O, Airport Safety Overlay District. County water and sewer. **(Varina)**

This plan of development request for Landmark, Section 2 consists of 50 townhouse lots for sale. This is the second of seven proposed sections per the masterplan. The 10.88 acre site that comprises this section is a portion of the overall site rezoned by the Board of Supervisors with case REZ2020-00041. Conditional subdivision approval was granted for the entire 76-acre project by the Planning Commission at its June 23, 2021, meeting.

The layout is in substantial conformance with the proffered layout and the conditional subdivision. This section continues the east- west spine road further east on the parcel towards Old Memorial Drive where it will ultimately connect. Access and parking for the units are located on the south side of the public road with a private access drive.

Sidewalks are proffered to be installed along the front of lots and along the public roads. A trail system is proposed comprised of sidewalks and improved trails throughout the property. Stamped concrete paving will be provided for the pedestrian crossings at the intersections within the development. Construction details for these improvements will be included with the construction plans for signature.

Proffered landscaping for the project requires a 10' transitional buffer along the east-west road for the length of the road as sections are submitted. Proffers also require a 2.5-inch caliper tree every 35-feet +/- along all interior roads and parking areas. There is a 25-foot transitional buffer with a fence proffered along E. Williamsburg Road (US Route 60). By zoning code, a 15% tree canopy and 5% interior parking lot canopy are required per section.

The applicant submitted a lighting plan with the POD submission. The proposed fixtures are night sky compliant and proffered to be a maximum of 15 feet tall. The developer is also providing 6-foot-tall yard lights that will be hardwired and cannot be turned off by the occupant.

The developer is proposing 3 different models of two- and three-story townhomes for this section with 30 of the proposed units having frontload garages. The units without garages are 20' wide and 36 feet deep. Some of the garage units are 20 feet wide and 60 feet deep and others are 20 feet wide and 46 feet deep providing a variety of unit styles. The 3-story unit is 36-feet tall, under the 45-foot height limit. Per proffers, all dwelling units have exposed exterior walls of stone, dryvit, brick, hardi-plank, vinyl siding or a combination of the foregoing with 30-year roof shingles.

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

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. The unit house numbers shall be visible from the parking areas and drives.
30. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be installed prior to any occupancy permit approval.
31. The subdivision plat for Landmark Section 2 shall be recorded before any building permits are issued.
32. Prior to issuance of a certificate of occupancy for any building in this development, the engineer of record shall certify that the site has been graded in accordance with the approved grading plans.
33. A concrete sidewalk meeting County standards shall be provided along both sides of all interior roads.
34. The proffers approved as a part of zoning case REZ2020-00015 shall be incorporated in this approval.
35. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by the engineer. An engineer's report certifying the suitability of the fill materials and its compaction shall be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.
36. 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.
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 conceptual master plan, as submitted with this application, is for planning and information purposes only.
39. 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.
40. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
41. 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: Josh Krolewski)
(Applicable Rezoning Cases and PUPS: REZ2020-00015)

PLAN OF DEVELOPMENT

POD2021-00340
Preserve at Turner Farm
Section 1 - 10915 Opaca
Lane

APPROVED/EXPEDITED

Bay Companies, Inc. for Hundred Acre Woods Inc. and Stanley Martin Homes: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 44 one-family dwellings for sale. The 17-acre site is located at the termini of Maben Hill Lane and Opaca Lane, approximately 50 feet east of Holman Ridge Road, on part of parcel 752-773-1086. The zoning is R-5AC, General Residence District (Conditional). County water and sewer. **(Three Chopt)**

The Planning Commission previously granted conditional subdivision approval for a subdivision of 75 one-family homes on June 23, 2021, for Preserve at Turner Farm. The Preserve at Turner Farm subdivision will be developed in two sections. Section 1 includes the southwestern half of the overall site area from the conditional approval, consisting of 44 one-family dwellings in Section 1. The layout remains consistent with the conditional approval, and in accordance with the proffered conditions for zoning case REZ2020-00041, and provisional use permit PUP2021-00006 to allow adjustable side yard setbacks in the R-5A district, as approved at the Board of Supervisors hearing on May 11, 2021.

Typical home elevations consistent with the zoning exhibits, and the conceptual landscape plan are included in the staff plan for plan of development approval. The plans demonstrate compliance with all applicable conditions for the district, such as provision of sidewalk along at least one side of each street, a perimeter trail system, and a tot lot amenity with structured play equipment.

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 Preserve at Turner Farm Section 1 shall be recorded before any building permits are issued.
30. The proffers approved as a part of zoning cases REZ2020-00041 and PUP2021-00006 shall be incorporated in this approval.
31. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by the engineer. An engineer’s report certifying the suitability of the fill materials and its compaction shall be submitted for review and approval by the Director of Planning and

Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.

32. The following note shall be added to the construction plans: "NOTICE: The subject property may contain a burial ground of unknown location. Any graves identified during construction activities shall be left undisturbed unless reburial of the remains is approved in accordance with applicable laws. Any known cemetery, burial ground, or graveyard shall be provided an access easement 16-feet in width at minimum."

(Staff Report by Aimee Crady)

(Applicant's Representative: Joe Faudale)

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

PLAN OF DEVELOPMENT

POD2021-00341

Preserve at Turner Farm
Section 2 - 10915 Opaca
Lane

APPROVED/EXPEDITED

Bay Companies, Inc. for Hundred Acre Woods Inc. and Stanley Martin Homes: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 31 one-family dwellings for sale. The 16.5-acre site is located approximately 700 feet northeast of Holman Ridge Road, on part of parcel 752-773-1086. The zoning is R-5AC, General Residence District (Conditional). County water and sewer. **(Three Chopt)**

The Planning Commission previously granted conditional subdivision approval for a subdivision of 75 single family homes on June 23, 2021, for Preserve at Turner Farm. The Preserve at Turner Farm subdivision will be developed in two sections. Section 2 includes the northeastern half of the overall site area from the conditional approval, consisting of 31 one-family dwellings in Section 2. The layout remains consistent with the conditional approval, and in accordance with the proffered conditions for zoning case REZ2020-00041, and provisional use permit PUP2021-00006 to allow adjustable side yard setbacks in the R-5A district, as approved at the Board of Supervisors hearing on May 11, 2021.

Typical home elevations consistent with the zoning exhibits, and the conceptual landscape plan are included in the staff plan for plan of development approval. The plans demonstrate compliance with all applicable conditions for the district, such as provision of sidewalk along at least one side of each street, a perimeter trail system, and a tot lot amenity with structured play equipment.

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 Preserve at Turner Farm Section 2 shall be recorded before any building permits are issued.
30. The proffers approved as a part of zoning cases REZ2020-00041 and PUP2021-00006 shall be incorporated in this approval.
31. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by

the engineer. An engineer's report certifying the suitability of the fill materials and its compaction shall be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.

(Staff Report by Aimee Crady)

(Applicant's Representative: Joe Faudale)

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

SUBDIVISION

SUB2021-00092
River Mill Townhomes
(September 2021 Plan) -
Woodman Road

APPROVED

Timmons Group for Winfrey Road LLC: The 20.9-acre site proposed for a subdivision of 82 townhomes for sale is located on the south line of Woodman Road, south of the intersection of Farmstead Mill Drive, on parcel 780-771-0875 and part of parcel 778-772-7200. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Fairfield) 82 Lots**

The applicant requests conditional subdivision approval for 82 townhome lots to be located south of Woodman Road. The Board of Supervisors granted RTHC zoning approval to this portion of the overall River Mill development, under the first River Mill zoning case, REZ2016-00002 on April 12, 2016. The 82 lots with this conditional subdivision request are designed to accommodate 24-foot wide townhome units.

A subsequent plan of development review and approval will be required for this development, and will include plan details such as typical unit elevations, conceptual landscaping, and lighting at time of that application. Sidewalk is required by proffer to be provided along the south line of Woodman Road and along at least one side of any public road. Exact alignment of these sidewalks will be determined at time of plan of development.

Staff recommends conditional approval subject to the annotations on the plan, the standard conditions for residential townhomes for sale subdivisions, and the following additional conditions:

15. 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."
16. The details for the landscaping to be provided within the 10-foot wide planting strip easement along the western property line adjacent to the Virginia Dominion Power easement shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
17. A County standard sidewalk shall be constructed along the south side of Woodman Road.
18. The proffers approved as part of zoning case REZ2016-00002 shall be incorporated in this approval.

(Staff Report by Aimee Crady)
(Applicant's Representative: Jared Condon)
(Applicable Rezoning Cases and PUPS: REZ2016-00002 and REZ2020-00043)

SUBDIVISION

SUB2021-00102
Shire Walk (September 2021
Plan) - 11901 Church Road

APPROVED/EXPEDITED

Kimley-Horn and Associates, Inc. for Rebkee Replacement, LLC: The 7.912-acre site proposed for 81 townhomes for sale and a reserved parcel for future commercial development is located on the southwest corner of the intersection of John Rolfe Parkway and Church Road, on parcel 739-754-5257, 739-754-6982, and part of parcel 739-754-2148. The zoning is R-6C, General Residence District (Conditional). County water and sewer. **(Tuckahoe) 81 Lots**

The proposed preliminary plat is consistent with the proffers of rezoning case REZ2021-00025, and the conditions and master plan of provisional use permit PUP2021-00009, that were approved by the Board of Supervisors on June 8, 2021. The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for residential townhomes for sale subdivisions, and the following additional conditions:

15. Prior to requesting recordation the developer must furnish a letter from Dominion Virginia Power, stating that this proposed development does not conflict with its facilities.
16. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
17. The proffers approved as part of zoning cases REZ2021-00025 and PUP2021-00009 shall be incorporated in this approval.
18. The developer will request vacation of the excess right of way and site distance easement dedicated in Deed Book 5484 Page 636 and Plat Book 132 Page 181.
19. The developer will request vacation of the portions of the existing drainage and utility easements dedicated in Deed Book 5484 Page 642 where they conflict with proposed Blocks H-J.

(Staff Report by Mike Kennedy)
(Applicant's Representative: Laura Anderson)
(Applicable Rezoning Cases and PUPS: REZ2021-00025 and PUP2021-00009)

SUBDIVISION

SUB2021-00107
Sadler Square (September
2021 Plan) - Edinburgh Road

**APPROVED/EXPEDITED
– SEE ADDENDUM**

Youngblood, Tyler and Associates for MS Richmond Investor, LLC: The 33.03-acre site proposed for 128 single family dwellings with zero lot lines is located between the east line of Belfast Road, the north line of Edinburgh Road, and the west line of Glasgow Road at its intersection with Ireland Lane, on parcels 744-762-4165, 744-762-4780, 744-762-5294, 744-762-9757, 744-763-8661, 744-763-9175, 745-762-0472, 745-763-2013, 745-763-2727, 745-763-3440, 745-763-4053, 745-763-4567, 745-763-5481, 745-763-6093, and 745-764-0618. The zoning is R-5AC, General Residence District (Conditional). County water and sewer. **(Three Chopt) 128 Lots**

The applicant requests conditional subdivision approval for 82 zero lot line lots is in the existing McDonald Small Farm subdivision. The Board of Supervisors granted R-5AC zoning approval to this portion of the overall McDonald Small Farm redevelopment with REZ2021-00008 on February 9, 2021. The 82 lots with this conditional subdivision request are designed to meet 60-foot wide proffered minimum lot width, and the plan is in substantial conformance with the proffered layout.

A subsequent plan of development review and approval will be required for this development and will include plan details such as typical unit elevations, conceptual landscaping, and lighting at time of that application. Sidewalks are required by proffer to be provided along all new public roads and the existing road frontages to be redeveloped.

Currently the Department of Public Works Traffic Division cannot recommend approval of the plan as submitted and needs additional right-of-way dimensions to verify compliance with DPW standards regarding horizontal curves and intersection design; additionally, a waiver has been request and is under review as the minimum access point spacing is not met between “Road C” and Hainesland Drive.

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:

13. 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.
14. A County standard sidewalk shall be constructed along all new public roads and existing roads within the development.
15. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
16. 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.

17. 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: Anne Tignor)

(Applicable Rezoning Cases and PUPS: REZ2021-00008)

LANDSCAPE PLAN

POD2020-00463

Glens at Scott Place Section
2 - Scott Place

APPROVED/EXPEDITED

Koontz Bryant Johnson Williams for Scott Place Developers,

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 4.4-acre site is located along the south line of Scott Road at its intersection with Interstate 95 (I-95), on parcel 785-757-9394. The zoning is RTHC, Residential Townhome District (Conditional). County water and sewer. **(Fairfield)**

The Plan of Development for the Glens at Scott Place, Section 2 was approved on December 16, 2020, by the Director of Planning, acting as agent for the Board of Supervisors in accordance with a Temporary Ordinance approved April 14, 2020, addressing approval of plans of development during the COVID-19 Pandemic. At the Planning Commission's July 28, 2021, meeting the Planning Commission approved the Plano Development for the Glens at Scott Place Section 3. The proposed landscape plan for Section 2 satisfies the proffered 25-foot along Interstate 95 (I-95). The proposed plan provides supplemental understory landscaping along the I-95 buffer, in addition to the existing tree 25-foot tree save area.

The previously approved landscape plan for the Glens at Scott Place, Section One satisfied the proffered 25-foot-wide landscape buffer along the subdivision's entire frontage along Scott Road. That plan also provided a decorative metal fence having a wrought iron appearance with stone (brick) columns fifty-foot on center along the entire Scott Road frontage.

The proposed landscape plan satisfies all applicable landscaping requirements of zoning case REZ2016-00024 and the zoning code.

The staff recommends approval subject to the standard conditions for landscape plans.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Gary Lee Scottow)

(Applicable Rezoning Cases and PUPS: REZ2016-00024)

APPROVAL OF MINUTES: July 28, 2021 Minutes APPROVED AS PRESENTED

ADJOURN @ 9:44am

PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
September 22, 2021

ADDENDUM

Revised Elevation

Page 11 – POD2021-00332 – Panera and Retail Building at Staples Mill Marketplace Shopping Center **APPROVED**

The applicant has relocated the loading door on the Retail Building, so it no longer faces Hungary Spring Road. The applicant has agreed to continue working with staff to relocate the handicap accessible parking to a location closer to the main entrance. Staff continues to recommend approval of the POD, subject to the annotations on the plans, the standard conditions for developments of this type and the additional conditions in the agenda.

Revised Plan and Revised Recommendation

Page 13 – POD2021-00333 – Landmark Section 1 **APPROVED**

A revised plan is included with the addendum showing the proffered right-of-way dedication and road improvements required along Dry Bridge Road, as well as dimensions, specifications and truck movement details for the roundabout. Staff can now recommend approval of the POD, subject to the annotations on the plans, the standard conditions for developments of this type and the additional conditions in the agenda.

Revised Plan and Revised Recommendation

PAGE 26 – SUB2021-00107 – Sadler Square (September 2021 Plan) **APPROVED/EXPEDITED**

A revised plan for this 128-lot subdivision is included with the addendum showing the necessary right of way cords at all intersections as required by the Public Works Traffic Division. A waiver request was submitted and approved by the Director of Public Works for access standards and intersection tangent lengths for roadways within the proposed subdivision. Staff can now recommend approval of the subdivision, subject to the annotations on the revised plans, the standard conditions for zero lot line subdivisions and the additional conditions in the agenda.