

1 Minutes of the regular monthly meeting of the Planning Commission of the County of Henrico,
2 Virginia, held in the Board Room of the County Administration Building in the Government
3 Center at Parham and Hungary Springs Roads, Beginning at 9:00 a.m. Wednesday, November 15,
4 2006.

5

6 Members Present: Mr. C. W. Archer, C.P.C., Chairperson (Fairfield)
7 Mr. Tommy Branin, Vice Chairperson (Three Chopt)
8 Mrs. Bonnie-Leigh Jones (Tuckahoe)
9 Mr. E. Ray Jernigan, C.P.C. (Varina)
10 Mr. Ernest B. Vanarsdall, C.P.C. (Brookland)
11 Mrs. Bonnie Leigh Jones (Tuckahoe)
12 Mr. Randall R. Silber, Director of Planning, Secretary

13

14 Member Absent: Mrs. Patricia S. O'Bannon (Tuckahoe), Board of Supervisors

15

16 Others Present: Mr. David D. O'Kelly, Jr., Assistant Director of Planning
17 Ms. Leslie A. News, CLA, Principal Planner
18 Mr. James P. Strauss, CLA, County Planner
19 Mr. Kevin D. Wilhite, C.P.C., AICP, County Planner
20 Mr. Michael F. Kennedy, County Planner
21 Ms. Christina L. Goggin, AICP, County Planner
22 Mr. Anthony Greulich, County Planner
23 Mr. Greg Garrison, County Planner
24 Mr. Michael Jennings, Assistant Traffic Engineer
25 Ms. Diana B. Carver, Recording Secretary

26

27 Mr. Archer - Welcome to the November 15, 2006 edition of subdivisions and
28 plans of development. I don't think our agenda is too long today. We will try to get through it as
29 speedily as we can. I see no one from the press. With that, I will turn it over to Mr. Randall
30 Silber, Director of Planning, and Secretary of the Commission. Mr. Silber.

31

32 Mr. Silber - Thank you, Mr. Chairman. We do have a quorum this morning.
33 Mrs. O'Bannon will not be attending the meeting today. She is not feeling well, but we do have
34 the other five members present and we can conduct business. First on the agenda would be
35 consideration of deferrals and withdrawals. We have a number of deferrals and we can go
36 through those first. Ms. News.

37

38 Ms. News - Good morning, Mr. Secretary, Mr. Chairman, and members of the
39 Commission. We have five requests for deferrals and withdrawals this morning. The first is on
40 page 5 of your agenda and is located in the Fairfield District, POD-55-06.

41 **PLAN OF DEVELOPMENT (Deferred from the September 27, 2006 Meeting)**

42

POD-55-06 **Foster & Miller, P.C. for Robert B. Ball, Sr. and Empire**
Magellan Center – Brook **Development:** Request for approval of a plan of development as
Road and Telegraph Road required by Chapter 24, Section 24-106 of the Henrico County
(POD-38-97 Revised) Code, to construct a one-story, 10,000 square foot
office/warehouse building. The 5.3-acre site is located on the
east line of Brook Road (U.S. Route 1) and the west line of
Telegraph Road, approximately 1,300 feet north of the
intersection of Brook Road and Mountain Road on parcel 784-
760-1564. The zoning is B-3, Business District. County water
and sewer. **(Fairfield)**

43

44 Ms. News - The applicant is requesting a deferral to January 24, 2007.

45

46 Mr. Archer - Thank you, Ms. News. Is anyone present who opposes this
47 deferral, POD-55-06, Magellan Center. I see no one. I move that the Magellan Center, POD-55-
48 06, be deferred to the January 24, 2007 meeting at the request of the applicant.

49

50 Mr. Vanarsdall - Second.

51

52 Mr. Archer - Motion by Archer and second by Mr. Vanarsdall. All in favor of
53 the motion say aye. Those opposed say no. The ayes have it. The motion is carried.

54

55 At the applicant's request, the Planning Commission deferred POD-55-06, Magellan Center –
56 Brook Road and Telegraph Road (POD-38-97 Revised), to its meeting on January 24, 2007.

57

58 Ms. News - The next is on page 7 of your agenda and is located in the Varina
59 District.

60

61 **PLAN OF DEVELOPMENT**

62

POD-58-06 (Revised) **Vanasse Hagen Brustlin, Inc. for Forest City Commercial**
The Shops @ White Oak **Group, Inc:** Request for approval of a revised plan of
Village – 4500 S. Laburnum development as required by Chapter 24, Sections 24-106 and
Avenue 24-56 of the Henrico County Code, for approval of the outside
display of merchandise for a proposed Lowe's home
improvement store (major anchor B). The 13.21-acre site is
located at the northwest corner of the intersection of S.
Laburnum Avenue and I-64, west of Audubon Drive on part of
parcel 815-718-5710. The zoning is B-3C, Business District
(Conditional). County water and sewer. **(Varina)**

63

64 Ms. News - The applicant is requesting a deferral to the December 13, 2006
65 meeting.

66

67 Mr. Archer - OK. Is there anyone present who is opposed to this deferment,
68 POD-58-06 (Revised), The Shops @ White Oak Village. I see no opposition. Mr. Jernigan.

69

70 Mr. Jernigan - Mr. Chairman, I move for deferral of POD-58-06, The Shops @
71 White Oak Village outdoor display to December 13, 2006, by request of the applicant.

72

73 Mrs. Jones - Second.

74

75 Mr. Archer - Motion by Mr. Jernigan and seconded by Mrs. Jones. All in favor
76 say aye. All opposed say no. The ayes have it. The motion carries.

77

78 At the applicant's request, the Planning Commission deferred POD-58-06 (Revised), The Shops
79 @ White Oak Village, to its meeting on December 13, 2006.

80

81 Ms. News - The next case is on page 10 of your agenda and located in the Three
82 Chopt District.

83

84 **PLAN OF DEVELOPMENT**

85

POD-65-06
Lowe's @ Short Pump
Plaza – Garden Center
Expansion
(POD-85-97 Revised)

McKinney & Company for Lowes Home Centers, Inc.:
Request for approval of a plan of development, as required by
Chapter 24, Sections 24-106 and 24-56 of the Henrico County
Code, for approval for the outside display of merchandise and an
expansion of an existing garden center for an existing Lowe's
home improvement store. The 16.21-acre site is located in the
Short Pump Plaza Shopping Center on parcel 740-763-6239. The
zoning is B-3C, Business District (Conditional) and WBSO
(West Broad Street Overlay) District. County water and sewer.
(Three Chopt)

86

87 Ms. News - This is POD-65-06, formerly POD-85-97 Revised, Lowe's at Short
88 Pump Plaza – Garden Center Expansion. The applicant is requesting deferral to the December
89 13, 2006 meeting.

90

91 Mr. Archer - Thank you. Is there anyone present who is opposed to this
92 deferment, POD-65-06, Lowe's @ Short Pump Plaza – Garden Center Expansion? No
93 opposition. Mr. Branin.

94

95 Mr. Branin - Mr. Chairman, I'd like to move for deferral of POD-65-06, Lowe's
96 @ Short Pump Plaza, to the December 13, 2006 meeting, per the applicant's request.

97

98 Mrs. Jones - Second.

132 **SUBDIVISION**

133

SUB-59-06
Dalton Park @ Greenbrooke
(November 2006 Plan)
4320 – 4350 Belfast Road

Youngblood, Tyler & Associates for Fidelity Properties, Ltd.; Dalton Park LLC; Estate of Daisey A. Childress; Maynard L. Puryear, Helen D. Puryear, and Brenda H. Puryear; Larry C. Riley and Patricia R. Coleman and Myrtle B. Graves: The 2.254-acre site proposed for a subdivision of 30, single-family homes is located between the east line of I-295 entrance ramp and the west line of Belfast Road on parcels 743-763-3572, 743-762-7481, 743-763-8604 (part), 743-763-8655, 743-762-3527 (part) 9020 and 9533. The zoning is R-3C, One-Family Residence District (Conditional). County water and sewer. **(Three Chopt) 30 Lots**

134

135 Mr. Archer - Is there anyone present who is opposed to this deferral, Dalton Park
136 @ Greenbrooke, SUB-59-06? No opposition. Mr. Branin.

137

138 Mr. Branin - Mr. Chairman, I would like to move for deferral of Subdivision
139 Dalton Park @ Greenbrooke to the December 13, 2006 meeting, per the applicant's request.

140

141 Mrs. Jones - Second.

142

143 Mr. Archer - Motion by Mr. Branin and second by Mrs. Jones. All in favor of
144 the motion say aye. All opposed say no. The ayes have it. The motion passes.

145

146 At the applicant's request, the Planning Commission deferred SUB-59-06, Dalton Park @
147 Greenbrooke (November 2006 Plan) to its meeting on December 13, 2006.

148

149 Mr. Silber - Next on the agenda would be consideration of those items on our
150 expedited agenda. Items from the expedited agenda are plans on a somewhat smaller scale,
151 smaller in size. These are plans that staff has reviewed, and the applicant is in agreement with all
152 of the conditions and annotations on the plans. The Planning Commissioner from the district is
153 comfortable with the plan and there is no known opposition. The plan is placed on the expedited
154 agenda to be heard. If there is opposition, the case would be pulled off of the expedited agenda
155 and heard in the order in which it is found on the full agenda. We have several plans, I believe,
156 on expedited agenda. Ms. News.

157

158 Ms. News - The first item is on page 2 of your agenda.

159 **TRANSFER OF APPROVAL**

160

POD-91-05 95 **Hirschler, Fleischer for Highwoods Realty Limited Partnership:** Request for transfer of approval as required by Albright Wilson Americas – 4851 Lake Brook Drive Chapter 24, Section 24-106 of the Henrico County Code from Innsbrook North Associates, Gilbane Properties Inc. and A & W Virginia Corporation to Highwoods Realty Limited Partnership. The 9.33-acre site is located at the northern terminus of Lake Brook Drive on parcel 751-768-2072. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Three Chopt)**

161

162 Ms. News - This is located in the Three Chopt District, and this is Transfer of
163 Approval, POD-91-95, Albright Wilson Americas. There is an addendum item on page 1 of your
164 addendum which contains an added condition, No. 1, stipulating the date for addressing
165 deficiencies, and the staff recommendation for approval.

166

167 Mr. Archer - Thank you, Ms. News. Is anyone present who is opposed to this
168 transfer, POD-91-95, Albright Wilson Americas? No opposition. Mr. Branin.

169

170 Mr. Branin - Mr. Chairman, I would like to move for approval of POD-91-95,
171 Transfer of Approval, Albright Wilson Americas, on the expedited agenda, including the
172 addendum additional condition.

173

174 Mr. Vanarsdall - Second.

175

176 Mr. Archer - Motion by Mr. Branin and second by Mr. Vanarsdall. All in favor
177 say aye. All opposed say no. The motion carries.

178

179 The Planning Commission approved Transfer of Approval for POD-91-95, Albright Wilson
180 Americas – 4851 Lake Brook Drive, subject to the owner accepting and agreeing to be
181 responsible for continued compliance of the original approval and the following additional
182 condition:

183

184 1. The site deficiencies, as identified in the inspector’s report dated **October 3, 2006**, shall
185 be corrected as follows:

186

187 a. pavement markings and curb and gutter repair by **December 31, 2006**; and

188 b. tree replacement by **April 30, 2007**.

189 Ms. News - The next item is on page 12 of your agenda, Granger Estates,
190 November 2006 Plan, for two lots. It is in the Varina District.

191

192 **SUBDIVISION**

193

SUB-56-06
Granger Estates
(November 2006 Plan)
6907 Miller Road

Engineering Design Associates for Kenny Wilbourne Realty & Construction Company: The 2.37-acre site proposed for a subdivision of 2 single-family homes is located on the southern side of Miller Road adjacent to I-895, approximately 0.21 miles west of the intersection of Miller Road and Darbytown Road on parcel 814-698-5579. The zoning is A-1, Agricultural District. Individual well and septic tank/drainfield. **(Varina) 2 Lots**

194

195 Mr. Archer - Is there anyone present who is opposed to this subdivision, Granger
196 Estates in the Varina District? No opposition. Mr. Jernigan.

197

198 Mr. Jernigan - Mr. Chairman, I move for approval of subdivision SUB-56-06,
199 Granger Estates (November 2006 Plan) with the standard conditions for subdivisions not served
200 by public utilities and the following additional conditions Nos. 11, 12, 13 and 14 and on the
201 expedited agenda.

202

203 Mr. Vanarsdall - Second.

204

205 Mr. Archer - Motion by Mr. Jernigan and second by Mr. Vanarsdall. All in
206 favor of the motion say aye. Those opposed say no. The ayes have it. The motion is carried.

207

208 The Planning Commission granted conditional approval to subdivision SUB-56-06, Granger
209 Estates (November 2006 Plan) subject to the annotations on the plans, the standard conditions for
210 subdivisions not served by public utilities and the following additional conditions:

211

212 11. Each lot shall contain at least 43,560 square feet.

213 12. The detailed plant list and specifications for the landscaping to be provided within the 20-
214 foot-wide planting strip easement along I-895 shall be submitted to the Department of
215 Planning for review and approval prior to recordation of the plat.

216 13. Any necessary offsite drainage easements must be obtained prior to approval of the
217 construction plan by the Department of Public Works.

218 14. Any future building lot containing a BMP, sediment basin or trap and located within the
219 buildable area for a principal structure or accessory structure, may be developed with
220 engineered fill. All material shall be deposited and compacted in accordance with the
221 Virginia Uniform Statewide Building Code and geotechnical guidelines established by a
222 professional engineer. A detailed engineering report shall be submitted for the review and
223 approval by the Building Official prior to the issuance of a building permit on the affected
224 lot. A copy of the report and recommendations shall be furnished to the Directors of
225 Planning and Public Works.

226 Ms. News - The final item is on page 13 of your agenda and located in the
227 Varina District.

228

229 **SUBDIVISION**

230

SUB-58-06

Bluffs @ Battery Hill
(November 2006 Plan)
1400 Battery Hill Drive

Timmons Group for Christopher Rand and Karen Budlong:

The 8.42-acre site proposed for a subdivision of 3 single-family homes is located at the western terminus of Battery Hill Drive approximately 1,200 feet east of the intersection of Battery Hill Drive and Osborne Turnpike on part of parcels 804-676-2063, 804-676-4672, 5364, 1236 and 4233. The zoning is R-2A, One-Family Residence District. Individual well and septic tank/drainfield. **(Varina) 3 Lots**

231

232 Ms. News - There is an addendum to revise the square footage, condition No.
233 11 on page 2 of your addendum which corrects the acreage of the lots 43,560, as required for lots
234 on well and septic.

235

236 Mr. Vanarsdall - All right. Is there opposition to this subdivision, SUB-58-06,
237 Bluffs @ Battery Hill? No opposition. Mr. Jernigan.

238

239 Mr. Jernigan - Mr. Chairman, I move for approval of subdivision SUB-58-06,
240 Bluffs @ Battery Hill, November 2006 Plan, subject to the annotations on the plans, the standard
241 conditions for subdivisions not served by public utilities, and the following additional conditions:
242 No. 11, which was revised for the acreage, and 12 through 15.

243

244 Mr. Vanarsdall - Second.

245

246 Mr. Archer - Motion by Mr. Jernigan and seconded by Mr. Vanarsdall. All in
247 favor say aye. All opposed say no. The ayes have it. That motion passed.

248

249 The Planning Commission granted conditional approval to subdivision SUB-58-06, Bluffs @
250 Battery Hill (November 2006 Plan) 1400 Battery Hill Drive, subject to the annotations on the
251 plans, the standard conditions for subdivisions not served by public utilities and the following
252 additional conditions:

253

254 11. Each lot shall contain at least 43,560 square feet exclusive of the flood plain areas.

255 12. The limits and elevation of the 100-year frequency flood shall be conspicuously noted on
256 the plat and construction plans and labeled "Limits of 100-year floodplain." Dedicate
257 floodplain as a "Variable Width Drainage & Utilities Easement."

258 13. A plan shall be submitted prior to recordation of the plat showing the buildable area for
259 each lot to properly recognize the limitations for dwelling unit dimensions and setbacks.
260 Buildable area is that area within which a dwelling unit may legally be located
261 considering the front yard, side yard, and rear yard setback requirements of Chapter 24, of
262 the Henrico County Code.

263 14. Any necessary offsite drainage easements must be obtained prior to approval of the
 264 construction plan by the Department of Public Works.

265 15. Any future building lot containing a BMP, sediment basin or trap and located within the
 266 buildable area for a principal structure or accessory structure, may be developed with
 267 engineered fill. All material shall be deposited and compacted in accordance with the
 268 Virginia Uniform Statewide Building Code and geotechnical guidelines established by a
 269 professional engineer. A detailed engineering report shall be submitted for the review and
 270 approval by the Building Official prior to the issuance of a building permit on the affected
 271 lot. A copy of the report and recommendations shall be furnished to the Directors of
 272 Planning and Public Works.

273
 274 Mr. Silber - Next on the agenda would be consideration of Subdivision
 275 Extensions of Conditional Approval. All of the items listed on your agenda today are for
 276 informational purposes only. All of these extensions can be handled administratively and will be
 277 handled administratively. We are providing these for your information.

278
 279 **FOR INFORMATIONAL PURPOSES ONLY**

280

Subdivision	Magisterial District	Original No. of Lots	Remaining Lots	Previous Extensions	Year(s) Extended Recommended
Kain Estates (September 2004 Plan)	Three Chopt	96	96	1	1 Year 11/14/07
Kingsridge (October 2003 Plan)	Varina	164	117	2	1 Year 11/14/07
Pemberton Grove, Section A (November 2005 Plan)	Brookland	16	16	0	1 Year 11/14/07
River Mill Estates (October 2004 Plan)	Brookland	12	12	1	1 Year 11/14/07
Rocketts Landing Townhouses (November 2005 Plan)	Varina	42	42	0	1 Year 11/14/07
Sweetbay Hills (October 2005 Plan)	Fairfield	144	144	0	1 Year 11/14/07
Wilton Collector Roads, Phase 1 (October 2005 Plan)	Varina	0	0	0	1 Year 11/14/07
Woodman Hills (November 2001 Plan)	Fairfield	34	1	1	1 Year 11/14/07

281

282 Mr. Silber - These are the Conditional Approval Extensions today and if you
283 have any questions, staff is prepared to answer your questions. Otherwise, they can just be
284 accepted. It requires no action by the Commission. Does the Commission have any questions on
285 any of these conditional approvals?

286

287 Ms. Goggin - I would like to point out that Kain Estates is being withdrawn. The
288 applicant is letting it expire.

289

290 Mr. Silber - OK, so that is not one that would be extended.

291

292 Ms. Goggin - It is as shown on page 1 of your addendum.

293

294 Mr. Silber - Thank you. Hearing no other comments on that, we can move on to
295 page 3 of your agenda.

296

297 **PLAN OF DEVELOPMENT RECONSIDERATION & PHASE ONE LANDSCAPE PLAN**

298

POD-74-05

Reynolds Crossing One –
Glenside Drive and
Forest Avenue

**Rummel, Klepper & Kahl, LLP and Higgins & Gerstenmaier
for Reynolds Holdings, LLC:** Request for approval of a
reconsideration of a plan of development for revisions to the site
layout and architectural plans, and for approval of a phase one
landscape plan, as required by Chapter 24, Sections 24-106 and
24-106.2 of the Henrico County Code. The revised site layout
includes a 72,000 square foot, three-story office building and a
one-story, 7,785 square foot coffee shop/restaurant. The 9.18-
acre site is located on the southwest corner of the intersection of
Glenside Drive and Forest Avenue on part of parcel 765-744-
6557. The zoning is O-3C, Office District (Conditional) and B-
2C, Business District (Conditional). County water and sewer.
(Three Chopt)

299

300 Mr. Silber - This is a plan of development for reconsideration and Phase One
301 landscape plan, POD-74-05, Reynolds Crossing One, in the Three Chopt District.

302

303 Mr. Archer - Is there anyone present who is opposed to this plan of development,
304 POD-74-05, Reynolds Crossing One at Glenside Drive and Forest Avenue? There is no
305 opposition. Good morning, Mr. Strauss.

306

307 Mr. Strauss - Good morning. Thank you, Mr. Chairman and members of the
308 Commission. This is a request for approval of both a reconsideration of the site plan layout of the
309 original plan of development, and Phase 1 of the landscape plan. The Commission may recall
310 that the Reynolds Crossing One portion of the Reynolds tract, which was rezoned in December of
311 2004, allowed for redevelopment under the B-2, B-3 and O-3 Districts for construction of a hotel,
312 office and retail uses. The Reynolds Crossing One project consists of the western portion only at
313 Forest Avenue and Glenside Drive. This nine-acre tract was granted plan of development

314 of development approval last December for construction of a three-story office building, a one-
315 story restaurant coffee shop, and a future drug store. Since that time, the applicant has submitted
316 construction plans for the building, but in a slightly different configuration. It is now closer to
317 the property line of the Charles Glen Subdivision. It is more like the original conceptual plan for
318 the zoning of the tract. That building location was closer to the property line, as well. Staff has
319 handed out additional plans this morning in the packet which includes the original approved site
320 plan in December of 2005 and the most recent revision, which shows the three-story office
321 building closer to the southern property line, but the minimum 75 feet away as mandated by the
322 proffers in the rezoning case. Staff and the neighborhoods most interested in the site plan, the
323 Charles Glen Subdivision and the Crestview Subdivision, have met with the applicant on several
324 occasions and we have recently met on Sunday, and we are now in a position to recommend
325 approval for the revised site plan. But we do not at this time have revised architectural plans,
326 however, for the revised building, so we will be seeing those architectural plans at a future date.
327 You will also see the revised landscape plan for the Reynolds property in your new packet. This
328 annotated staff plan is the result of the recent meeting on Sunday with the neighborhood and a
329 meeting on November 1. The applicant seeks approval for the Phase 1 portion of the landscape
330 plan and installation of Phase 1 buffer plantings before the planting season is over. Staff is aware
331 of some additional concerns regarding the need for supplemental screen planting along the
332 property line near the three houses on Cornell Avenue in the Crestview Subdivision. There was a
333 meeting to discuss this planting last Sunday night and the applicant walked the site with the
334 neighbors last week. Although it has not been determined at this time what additional plantings
335 might be necessary, both the applicant and the neighbors are in agreement they do not want a
336 delay of approval of this Phase 1 buffer plan, in order to get the installation completed.
337 Therefore, we have agreed to review the issue of supplemental plantings after installation of the
338 Phase 1 buffer, when Phase 2 landscaping comes to the Commission in the future. And this is
339 annotated on the plan that was handed out. So, with that, staff is recommending approval of the
340 revised site plan in accordance with the original conditions of approval, which are included in
341 this packet for your convenience, Phase 1 conditions Nos. 1 through 32. And staff is
342 recommending the approval of the Phase 1 landscape plan, subject to standard conditions for
343 landscape plan approval. I will be happy to answer any additional questions you may have.

344

345 Mr. Archer - Thank you, Mr. Strauss. Are there questions from the
346 Commission?

347

348 Mr. Vanarsdall - Jim, the shop and restaurant, do you know the name of that? The
349 rumor a long time ago was Starbucks, of course.

350

351 Mr. Strauss - The original plan of development had Caribou Coffee and I don't
352 know what the name of the restaurant was.

353

354 Mr. Vanarsdall - Ruth Chris?

355

356 Mr. Strauss - It may have been. Right now I am hearing a Max and Erma's, and
357 Starbucks.

358 Mr. Vanarsdall - And my other question was, what is the largest building that has

359 been approved for this? What is the square footage of the largest building?

360

361 Mr. Strauss - Up to this portion?

362

363 Mr. Vanarsdall - Yes.

364

365 Mr. Strauss - I believe it was 70,000.

366

367 Mr. Vanarsdall - That is what I thought. That is not big enough for a Wal-Mart, is
368 it?

369

370 Mr. Strauss - There is farther east a Westin Hotel, which is already approved. On
371 the site, I don't know, off hand.

372

373 Mr. Vanarsdall - I remember in the rezoning they restricted the square footage of any
374 building for some reason.

375

376 Mr. Strauss - Well, the retail portion north of Forest Avenue had a 125,000 sq. ft.
377 commercial component. That is the largest building.

378

379 Mr. Silber - Mr. Vanarsdall, are you talking about the business zoning on the
380 north side of Forest Avenue?

381

382 Mr. Vanarsdall - Yes.

383

384 Mr. Silber - I think there was a restriction on the maximum size of that retail
385 building.

386

387 Mr. Vanarsdall - It was restricted and I was just wondering what the square footage
388 was.

389

390 Mr. Strauss - The largest was 125,000.

391

392 Mr. Vanarsdall - Thank you.

393

394 Mrs. Jones - May I ask, Mr. Strauss, the plan that I am considering now is the
395 11/15/06 plan. Is that correct?

396

397 Mr. Strauss - Is that the small plan in your packet? Yes.

398

399 Mrs. Jones - What you are showing us, if you go back to the original was the
400 three buildings.

401

402 Mr. Strauss - Yes.

403 Mrs. Jones - So what we are considering now has been changed to two.

404

405 Mr. Strauss - It is two, one of them has a small addition attached to it. That
406 would be the coffee shop attached to the north side.

407

408 Mrs. Jones - One, two, three.

409

410 Mr. Silber - I think her point, Mr. Strauss, is that the previous plan did show
411 three separate free-standing buildings. The current plan shows two, one being a three-story
412 medical office building, and the second being a one-story restaurant and attached coffee shop. It
413 looks as though the two buildings were formerly three.

414

415 Mrs. Jones - I just wanted to understand what I was considering here, and the
416 neighbors are fine with the initial planting now to be supplemented later as necessary, as part of
417 the second phase?

418

419 Mr. Strauss - Yes. The concern here is that the additional supplemental planting
420 would have to be done among the existing trees, and whenever we do that, we have got to be
421 careful what we are digging up or damaging with the original trees that are there. So, we have to
422 selectively look at that. We need a little bit more time to do that. They don't want to delay the
423 approval of this phase one buffer. They would just like to get the planting in to start growing
424 now.

425

426 Mrs. Jones - OK. Thank you.

427

428 Mr. Silber - And the applicant is agreeable to supplementing landscaping with
429 phase two as necessary?

430

431 Mr. Strauss - My understanding is that Mr. Reynolds walked that site last week
432 and was agreeable to some of that planting. They, obviously, don't want to give a blank check,
433 but want to be selective as to what they will be planting.

434

435 Mr. Silber - I understand.

436

437 Mr. Archer - All right. Anything further from Mr. Strauss?

438

439 Mr. Branin - I am going to ask the applicant to come up, but I also have two
440 people in the audience that represent the neighborhood directly behind, and I want to make sure
441 that they are comfortable and have seen the latest proposal.

442

443 Mr. Archer - All right. Will the applicant come forward?

444

445 Mr. Reynolds - Good morning. My name is Sarge Reynolds and I am the applicant.

447

448 Mr. Branin - Good morning, Mr. Reynolds. How are you today?

449 Mr. Reynolds - I am well, thank you. And how are you all?
450

451 Mr. Branin - Very good, thank you. Just with the supplemental plantings, I want
452 to make sure that you are in agreement that we are going to get some in and then there will be
453 additional. Are you in agreement?
454

455 Mr. Reynolds - Yes, I am in agreement. We have worked well with the neighbors
456 in good faith and will continue to do so.
457

458 Mr. Branin - That is all I needed from you, Mr. Reynolds.
459

460 Mr. Archer - Does anybody else have a question for Mr. Reynolds? All right.
461 Mr. Branin.
462

463 Mr. Branin - With that, Mr. Chairman, I'd like to move for approval of POD-74-
464 05 including the revised staff plan with the annotations and the standard conditions for landscape
465 plans of this type, including the original additional conditions Nos. 1 through 32.
466

467 Mrs. Jones - Second.
468

469 Mr. Archer - Motion by Mr. Branin and second by Mrs. Jones. All in favor say
470 aye. Those opposed say no. The ayes have it. The case is approved.
471

472 The Planning Commission approved POD-74-05, Plan of Development Reconsideration and
473 Phase One Landscape Plan for Reynolds Crossing One, subject to the standard conditions for
474 developments of this type, the standard conditions for landscape plans, including the original
475 additional conditions Nos. 1 through 32.

476 **PLAN OF DEVELOPMENT - ARCHITECTURALS**

477

POD-42-06
West Broad Village –
W. Broad St./Three Chopt
Road

Timmons Group for West Broad Village, LLC, West Broad Village II, LLC and Unicorp National Developments, Inc.: Request for approval of architectural plans, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a ~~one~~ **two-story, 63,875** ~~60,000~~ square foot grocery store, a three-story, ~~58,000~~ **61,450** square foot retail/office building, and a one-story, 4,050 square foot bank building with drive-thru facilities in an urban mixed use development. The 115.04-acre site is located along the south line of W. Broad Street (U. S. Route 250), the north line of Three Chopt Road, and the east line of the future John Rolfe Parkway on parcel 742-760-7866. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

478

479 Mr. Archer - Is anyone present who is opposed to POD-42-06, West Broad
480 Village? No opposition. Good morning, Mr. Wilhite.

481

482 Mr. Wilhite - Good morning, Mr. Chairman. Thank you. This is the first set of
483 architectural plans submitted for approval for the West Broad Village project. They have three
484 buildings before you today. The first building, the Wachovia Bank, is located here along West
485 Broad Street, right across from where S&K Clothing is located. This building is 4,500 square
486 feet and is constructed primarily of brick and cast stone construction. Staff believes that it is in
487 keeping with the guidelines of the West Broad Village Master Plan and we can recommend
488 approval. The retail office building, the square footage, we have been told at this point, is 61,450
489 square feet. It is a three-story building with the first story retail, the upper two stories is office. It
490 is constructed primarily of brick, stucco and cast stone accents. Staff also feels this is in keeping
491 with the West Broad Village guidelines. We had made a comment about treatment of the
492 southern façade of this building, and recommended additional enhancements, which the applicant
493 has agreed to do, by adding more brick and changing the coloration in the back. This building is
494 located here, which is just going to be just to the south of the Whole Foods Grocery Building,
495 which is the third building in this package. This is the one that staff does have concerns about.
496 The requirements of the UMU limits are for 30,000 square feet, with provisional use permit
497 approval for this project. The Planning Commission and Board of Supervisors approved this
498 building at 60,000 square feet. There is the ability to increase the square footage and we have
499 been informed by the applicant that final square footage of the building is 63,875. Because of the
500 way the conditions of the provisional use permit are worded, specific approval of this square
501 footage is required. Staff does have concerns about designs of this building and how it fits within
502 the guidelines of the West Broad Village master plan. This is an industrial looking building.
503 Staff has not been convinced that examples of this were provided with the master plan and the
504 pattern book. They are proposing the use of corrugated metal panel wall systems. These are the
505 lighter colored material that appear on all of the four elevations. This was not a material that was
506 specified in the proffers of the zoning case and would require specific Planning Commission

507 specific Planning Commission approval. In addition, the café area, they have an outdoor café
508 here on the south side of the building, which has columns and a painted structured steel trellis on
509 top. Staff was concerned about how that treatment is going to appear. Guidelines for the West
510 Broad Village architectural standards indicate that all commercial buildings are supposed to have a base, a
511 middle, and a top. The bottom elevation that you see here is the façade that faces what W. Broad
512 Street and it is arguably the most visible side on this building. We are not sure how that façade
513 really follows that guideline. Also, the guidelines specify that upper floor windows are supposed
514 to be square or of a vertical design, and as you can see here, this is a horizontal window treatment
515 on the second story. That does not follow the guidelines of West Broad Village. The applicant is
516 here today, including their two principal architects for the project. Staff is in a position to
517 recommend approval of the Wachovia Bank and the retail/office buildings; however, we are not
518 in a position at this time to recommend approval of the Whole Foods Grocery Store building. If
519 you have any questions, I will be happy to try and answer them.

520

521 Mr. Archer - Thank you, Mr. Wilhite. Any questions from the Commission?

522

523 Mr. Jernigan - Mr. Wilhite, you say that the green portions of that building are
524 corrugated steel?

525

526 Mr. Wilhite - A corrugated metal wall system. We don't have details or a
527 material sample, but these are the lighter colors that take up significant portions of the façade.

528

529 Mrs. Jones - I would like to know about Whole Foods design alternatives on that
530 on a nationwide basis. Is that something the applicant could address or do you know?

531

532 Mr. Wilhite - I believe so. Actually, I was on their web site yesterday and they
533 did have one web page that showed a wide variety of different designs. They are not wedded to a
534 single design philosophy. There is quite a wide variation in the buildings on the web site.

535

536 Mrs. Jones - I would think that opens the door then to some discussion of design
537 without having a problem with the...

538

539 Mr. Wilhite - I think so.

540

541 Mr. Archer - All right. Anything further for Mr. Wilhite? All right. I think we
542 need to hear from the applicant. Would the applicant come forward, please?

543

544 Mr. Joe Antunovich- Thank you, Mr. Chairman. Joe Antunovich here representing West
545 Broad Village, LLC. I am also joined here by Mr. Jim Voelzke, the architect for Whole Foods,
546 and we will kind of do this together. We won't drag it out. You have been very patient with us
547 over the last several months, and so we just handed out a book that is just a little summary of
548 what Mr. Wilhite talked about and the images on the screen simply go back to show a little bit of
549 what we have presented in our master plan and our master plan approval. The overall
550 development that we are so excited about along West Broad. These buildings are the first
551 buildings that we are up for approval on. The office building, I will just go through these

552 quickly, that is illustrated here (referring to rendering), the site plan, and then the elevations. It
553 just helps to see these in color a little closer up because we are very excited about the eclectic
554 architecture that we have here, and as we went through the master planning we gave you some
555 ideas of how we would be putting these buildings together. The important thing is that the
556 buildings are a collection of different buildings, even this office building here that is 260 odd feet
557 long is expressed as a collection of six different facades, just like a city goes together, just like a
558 village goes together, and a village goes together with a combination of different architectural
559 styles, and while the architectural styles have an overall unifying element, every now and then
560 there is an exclamation point. So, as we go forth here, you can see that. These buildings are
561 eclectic. They have different personalities and staff did not like this elevation on the rear side of
562 the office building, and so we very quickly resubmitted another that had more brick on it. This is
563 a lousy coloration of it, but we have added a lot more brick and been able to keep staff very, very
564 happy on this one particular building. The Wachovia Building, as we discussed a little bit earlier,
565 out right on the street. That is a brick and stone building that we worked closely with our tenants
566 on. This has undergone several redesigns before we submitted. We are very happy with the way
567 that bank building has come forth, and with Whole Foods, this is really our major tenant in our
568 entire development. The facades of this building really we didn't show a lot of different designs
569 on, when we brought it through the master planning process. As you well know, Whole Foods
570 has a wonderful reputation for eclectic design throughout the country, and what we are trying to
571 do is do something exciting. I was somewhat shocked at the response from everyone when they
572 said we had some concerns here. When I first saw these elevations, I was thrilled. This really
573 takes our development, I believe, a huge step forward. This is a signature building. It integrates a
574 lot of brick and it integrates a lot of, I believe, almost like the farm architecture that you found
575 here in Richmond, and we have integrated somewhat of the old, the old industrial with that barn-
576 like architecture, and yet integrated it with brick. You can see the brown colors here, those very
577 tall elements that extend up, and the trellises that help make a very eclectic façade for the
578 building. I am going to get the renderings, because really you shouldn't be looking at this
579 building without all of the elevations. These are two of the elevations, two of the primary
580 elevations, and I think the one elevation, the lower elevation we are thrilled with. I mean, look at
581 the brick that is here as you see this building on two sides. On the right-hand side of the lower
582 elevation, the taller element that actually is an exclamation point, and it creates what we believe
583 is really a wonderful composition. I think that one of the concerns, the largest concern that staff
584 had was the elevation that you see at the top, and I think we are anxious to get going and get
585 going quickly here, and if there is some concern about the particular elevation on the top, we
586 would appreciate hearing about that, and if we can talk about it and figure out a way that we
587 could move forth here, we'd be very appreciative. The other elevations here, you can see the
588 elevations from the parking lot at the bottom. We believe it shows a wonderful eclectic energy
589 and at the key locations where our project is, we'd be very proud to have this building in as the
590 first building. And so, while it is not identical to all of the kind of pseudo-classical elements that
591 were shown on the master plan, it says something about the tenant, Whole Foods, and we are
592 very, very conscious of that. It is a different kind of building, but we believe through its
593 materials integrates very well with the overall sense of Whole Foods, and Jim, perhaps you'd like
594 to say a few words as we go forward. And, if you like, the other four elements, the four images
595 are here.

596

597 Mr. Jim Voelzke - Good morning. I am the architect for Whole Foods Market. I have
598 been designing Whole Foods for the last 15 years and have been primarily responsible for all
599 their work in the mid-Atlantic and in the Midwest, and I want to address the first question as to
600 “Do they have a national standard?” and they don’t. They purposely don’t and that is one of the
601 reasons my firm and I, particularly, get along well with Whole Foods is that their first task in a
602 new market is to send me down to kind of investigate local vernacular, local styles, local
603 buildings, and really come out with a design that reflects the community, not Whole Foods. They
604 want the building to be a part of the community as soon as they open up and that is an architect’s
605 dream. They are great clients and they want me down here today to sort of make it clear that they
606 are trying to do a piece of architecture here that reflects the community. With that said, they also
607 give us a lot of leeway as far as architectural style and design, and they really are trying to move
608 forward. They are a very progressive company. They have a progressive style management, a
609 progressive style of running their stores, and they really want the architecture to reflect that, as
610 well. So, whatever the task, we are sort of putting a mirror up to what is there, but a task that we
611 are drawing out what’s there, what is part of the history of the community, but then also putting it
612 back together in a way that reflects the forward thinking. And that is, pretty much as Joe said,
613 what we try to do here. We spent a couple of days in Richmond, in the spring, going to all
614 different parts of town and different neighborhoods and tried to find forms and styles and even
615 materials that we thought we could use to do the Whole Foods at West Broad Village. It is a
616 particular challenge in that this is a 65,000 square foot box. It is very hard to break that down
617 into kind of smaller buildings. We are sort of stuck with the proportion that is challenging, to say
618 the least, and the Whole Food Stores have gotten bigger. I am going to go through a couple of
619 examples of some other Whole Foods so you can see how we sort of met that task, to reflect the
620 community. I want you to be a little sympathetic in that some of these stores are smaller. They
621 are 35,000 to 38,000 square feet, and now the Whole Foods prototype has gotten bigger.

623

624 This is a Whole Foods in Downtown Washington, D.C. on P Street. It is, again, a very modern
625 interpretation of some kind of classical styles in the neighborhood. This is a neighborhood that
626 was filled with pseudo-industrial and a lot of auto-related industries, car repair shops, car show
627 rooms in the 1930s and 1940s. We borrowed from a lot of that in form and came up with a very
628 modern building with a lot of traditional feel to it. It is a very successful store. This store, as
629 well as almost every Whole Foods that we have done from the building side, has won numerous
630 design awards from the American Institute of Architects, as well as major institutions, and we are
631 confident that what we are proposing for West Broad Village is of similar quality.

632

633 This is a Whole Foods in Vienna, VA. It is a much smaller store, 27,000 square feet. This is
634 actually an existing building. The form that you see is an existing warehouse. We added that
635 clearstory on the top, and a modern piece dropped into kind of a traditional form, not unlike what
636 we are doing at West Broad, and we added the entrance to the left side.

637

638 This is a Whole Foods in Clarendon, Virginia in Arlington. This is the first Whole Foods that we
639 did. This is the first Whole Foods in Washington, D.C. This project was written up in the
640 *Washington Post* by their architectural critic as being a classic example of what to do with a big
641 box and how to break it down. It, again, won numerous awards. Again, it is taking kind of a

642 classical form, simple proportions, classical materials, like brick, but really reinterpreting them
643 into a modern vernacular.

644

645 Here is another picture of the Clarendon Store from a different angle. Again, one of the things
646 that we typically do, especially on a four-sided project, is try and break down each different
647 elevation and let each elevation respond to the needs of what is around it, what is across the
648 street, and let me go back to the design and just briefly kind of point out, you see some stuff
649 repeated in here. We pride ourselves on being sort of a brick or masonry aficionado. What you
650 are starting to see here is the development of the masonry details. These are not flat sort of brick
651 walls. These are heavily articulated, heavily designed, and I will show you P Street and what we
652 did with brick there. I think you can start to see some of the detailing on the left side. You'll see
653 that and look over the windows around the loading dock there, details on top of that brick stair
654 tower. It is hard to convey that in kind of computer renderings, but be assured there will be a
655 tremendous amount of texture. We are also looking at, at least two, and possibly three, brick
656 colors, that are going into the project. You start to see that top form from that clear story form.
657 That is really a much larger interpretation of what we have done in the Vienna store, and modern,
658 but still feels comfortable within the proportion. It will glow at night time. It really is kind of a
659 beacon for the store. Unlike Vienna, it is envisioned here as being transparent glass, so you will
660 be able to see inside. These are the two sides. You can see this coming together very nicely.
661 Again, you are starting to see lots of brick detailing that will just continue to develop as we
662 continue. The trellis form, I was surprised to hear that there were some issues with that, that was
663 an attempt at a breakdown of a relatively blank façade. There are parts of the store, because of
664 the program, with food stores, where we need to have solid wall to back up against, and so we
665 were trying to use the trellis here to break down that and really create sort of a pattern along the
666 elevations. Then the northwest perspective is the entrance to the building. Now, this is the
667 entrance in the West Broad Village. We purposely located the store offices in this location,
668 because you could have windows of activity behind them. Again, you are at the back of the house
669 with regard to the store, so there is nothing really happening at ground level that we can show, so
670 we tried to put the offices, the conference room, the break room up on the second floor, so that
671 they will have a view and it will be activity. That is all I have for now, but again I want to assure
672 everybody that Whole Foods' goal is to create a building that we are all proud of, and that the
673 community embraces quickly (unintelligible).

674

675 Mr. Branin - Jim, I've got a couple of comments. I've got your website up here
676 and 90% of those I love. Most of the ones on your website are of other stores. Now the ones that
677 you just presented to us of Whole Foods are all too modern, and I don't see any of the other ones
678 that are on the Whole Foods website up there. They are more classical.

679

680 Mr. Voelzke I think you are going to see a variety of stuff on the website and the
681 Mid-Atlantic region they have more of a tradition of building their buildings from the ground up.
682 A lot of the facades that you are looking at are in shopping centers, strip malls, that part of the
683 architecture was done by the architect of the strip mall, not of...

684

685 Mr. Branin - Now, Joe will tell you from the get-go that I am excited about the
686 architecture. It is a step-up in the project. They are beautiful. In the original meeting with the

687 community when Joe first came in to Richmond, one of the big selling points to the community
688 as well as the County was that he was going out and he had spent hours and hours of time going
689 through Richmond, picking up the traditional Richmond feel and bringing it out, and that this
690 would be a new development, a different type of development being urban mixed use, but he was
691 bringing that characteristic of our area to this area. Now, I don't know where you guys got off
692 the train on it, but I hear you saying "break away from that" and where did we change you?
693 Because, the proffers reflect those original meetings.

694

695 Mr. Antunovich - We have had an interesting discussion, and please, this is a
696 discussion that is really a very open discussion because we will be coming back here with many
697 buildings, and I can assure you that this is the one building that is a little bit different. It is a huge
698 building. It is 64,000 square feet and we have tried to break this building down. Usually a
699 grocery store has three solid walls and one wall that is open, as you enter. This is a free-standing
700 building, and we collaborated here with what we think is really a marvelous, marvelous tenant,
701 and we tried to come up with something that is part of the village. The rest of the village, Mr.
702 Branin, looks exactly like the sketch books that we gave you, and we are committed to doing that.
703 We are in with connected buildings, a huge building that is 450 feet long, and you will see in a
704 month that is exactly consistent with the overall sketch pack. Here, though, our tenant is asking
705 us to consider a slightly different, more eclectic, design at this important location. And, if we
706 believe what we are saying about this being a village, we should be able to accept tenants,
707 forward-thinking tenants that come forth with a slightly different view, and I believe that it is the
708 material that will integrate this. The building, instead of just being a large box, has an enormous
709 amount of interest. I think if there is some concerns about that one particular elevation where
710 there is a lot of use of metal facing West Broad, in discussion earlier with our tenant, there would
711 be some willingness to warm that elevation up and look at other materials.

712

713 Mr. Branin - Let me stop you right there. If you had said in your initial
714 presentation, "Hey, look. We know we had a vision. We sold that vision to you all. We came in
715 with that vision, and our tenant is now asking that we change it and we would like it to be
716 considered." But, instead, you took it a different direction in my opinion, and you said, there is
717 no need to keep with this same pattern. We need to go with something different. I think it is the
718 right building if it was an airport, or a school, or not in this development. I truly do. It is a
719 beautiful building, but the architecture that you well-defined in the beginning, this is a far stretch,
720 and I believe it doesn't fall in line with proffers already provided. So, that is my comment. I am
721 sure some of the other commissioners would like to ask a few questions.

722

723 Mr. Archer - I have got a couple of questions. Mr. Wilhite, in his presentation,
724 indicated that staff felt like there was sort of an industrial flavor to the architectural, and Jim, I
725 believe your name is, said you all had made a study of the vernacular at the time to see what
726 might blend well in this area. Were you specific in where you looked, because...to try to gain
727 that place?

728

729 Mr. Voelzke - Yes, we spent time in a bunch of different neighborhoods, more
730 urban neighborhoods in Richmond, and one of the things we originally borrowed from is, when
731 you are looking at kind of historical retail architecture, the sizes are much smaller than 60,000

732 square feet, and so we tried. We did deliberately try to look as well at how were 50,000 square
733 foot buildings built back then, and we are certainly borrowing from both some more industrial
734 vernacular, but also an agrarian vernacular in trying to blend those two together. Some of those
735 that were a particular influence on this building were, I apologize and I don't know the names of
736 the neighborhood, but we spent a lot of time in a neighborhood going into the City, on Broad
737 Street, maybe a mile or two west of Downtown. There is a TV station there and an art deco
738 building and then a lot of kind of quasi warehouses, light industrial buildings.

739

740 Mr. Branin - Scott's Addition and Seaboard? That area? Midtown?

741

742 Mr. Antunovich - Yes. There is fantastic architecture there and it looks like there is
743 going to be some development happening and there is plenty of stuff going on. So, we spent a
744 little bit of time there looking at a lot of kind of "30s" and early "40s" light industrial buildings,
745 and then really tried to introduce to a standard retail in the smaller storefront openings and
746 smaller canopies. It was intended to be reflective of numerous different kinds of vernacular in
747 your community. I stress that it is hard. One of the things that we struggle with and are open to
748 suggestions on is that it is hard to find a historical prototype for 60,000 square foot stores, and we
749 struggled, not really struggled, but it is a goal of ours – it behooves us that the architectural
750 details that we do create, have a certain architectural integrity to them. They are not sort of
751 pasted on pieces onto a box that doesn't look appropriate. One of the things that we had them do
752 here is create a building that has some architectural integrity to it and that it is not trying to be
753 anything other than what it is, which is, I am hesitant to say a grocery store, because Whole
754 Foods is much more than that, but reflective of Whole Foods and the community.

755

756 I think, also, this building is very unique on our site. It is a single-story building, apart from the
757 small mezzanine. That is a very, very large user. All of the other buildings except for the smaller
758 out parcels that we will bring to you have either office above the retail, a hotel above the retail, or
759 residential above the retail, and in that kind of design vernacular where we are dealing with four-
760 story or three-story buildings where we can make them different and make them very consistent
761 with what we had our original idea. I don't want you to think that this is a vast separation,
762 because I was looking at the book and I regret that we perhaps did not include some of the
763 photographs and some of the sketches on Whole Foods, because I think at the time we were just
764 not; I regret doing that now. But the other buildings that will come, because of their use, because
765 of their mixed-use, will be very consistent with what we have committed to deliver to you.

767 Mr. Vanarsdall - Mr. Chairman, this is sort of like looking at art. One person sees
768 something and another person sees another, and flying in and out of several airports, the top
769 photo looks like an airport, looks like a hangar and I don't think it is certainly intended for it to,
770 but...

771

772 Mr. Antunovich - Are you referring to this photo?

773

774 Mr. Vanarsdall - It does look it.

775

776 Mrs. Jones - Are you finished, Mr. Vanarsdall? Just in addition to that, I wanted
777 to ask, because we are all as enthused as you are. I cannot wait for this to be here and open, but
778 our charge is to make sure that the case is moved ahead with the vision it was originally
779 presented. The area of Richmond that was emphasized over and over again, during the
780 presentation of West Broad Village, was the Fan District, and that, when you were using words to
781 describe the Whole Foods, such as industrial eclectic, that is not part of the same architecture and
782 vision, but just taking this first page of the handout today, looking at the middle section which is
783 part of the classic vision that was presented to us, even the bank and the retail buildings have less
784 delineation and rooflines than necessarily were presented at the first vision, and then Whole
785 Foods, while I happen to be a contemporary nut, I live in Richmond, Virginia and have to operate
786 under those taste guidelines a little more than most, but this is the first impression of West Broad
787 Village for many. They will be coming in. This is a key location. Maybe these renderings don't
788 do the detail justice, as you were saying. The bricks are detail, but if you can't place a façade
789 into individual building sections because of the size of this building, that makes it even more
790 important to emphasize what is distinctly Richmond, Fan, Village about this building. And I think
791 you can achieve a modern look, not being an architect, with glass and light without sacrificing
792 this vision with the roofline and the windows are redone. That is what is putting me off about
793 this building. The roof line and the windows. Even the retail building in my view, has too much
794 of a flat roof line as the solid line. And it is because, if you look at the middle pattern here, which
795 are representative of what was presented to us for original approval, and you look top and
796 bottom, it doesn't seem to blend in my view. So, not being an architect, I am going to ask you a
797 question. Are there roofline and window details and other things that can be done within the
798 confines of a 64,000 square foot building to make it work?

799

800 Mr. Antunovich - Absolutely. And we are getting into one of the primary reasons
801 why we wanted to come before you today, was really to sort of take from this what we need to do
802 to soften the building and make the building more appealing to you all. The windows, most
803 certainly, and we have tried, and we are looking at different options. The roofline was a sort of
804 foot forward. We probably have the sloping roof on the whole east elevation right now, and sort
805 of bring that whole roofline down and just create a different parapet, and then throughout the
806 building, we do have kind of multiple stepping parapet lines. This is not a flat roof building at
807 one elevation, so I think we will continue to look at ways to bring the roofline down. Penetration
808 and certainly the northwest elevation can be looked at in numerous kinds of ways. The goal is to
809 kind of create sort of a smaller punched opening rather than ribbon windows. I think that is a
810 great idea and we can certainly look at that, especially as it pertains to this elevation.

811 Mr. Branin - So you came hoping to get some feedback?

812 Mr. Antunovich - We are anxious to get this store open and so we are anxious to
813 move forward and we need to, we are well into construction documents at this point.

814

815 Mr. Branin - How long are you going to be in town?

816

817 Mr. Antunovich - I came from Washington, so it is an hour and a half drive.

818

819 Mr. Branin - So you don't mind spending some time with staff and getting a feel
820 for what we are looking for?

821

822 Mr. Antunovich - No. Anything, Mr. Branin. At this point, I think the response that
823 we got from the Planning Commission is exactly what we wished to, and I think what we would
824 like to do is have you consider Wachovia and the office and retail building, and we would like to
825 pull back on Whole Foods and would like to be able to continue this discussion. I think we are,
826 hopefully, on the agenda with another building a month from today, and perhaps we could defer
827 this and work with staff and come back again with a revised design that would be a little more in
828 keeping with...

829

830 Mr. Branin - You knew we were going to hate this?

831

832 Mr. Antunovich - Given the true spirit of collaboration with which we have worked
833 here, it would be terrible to ask for a vote on this today, don't you agree?

834

835 Mr. Branin - I don't think you would like the vote you got.

836

837 Mr. Archer - I think I was experiencing the same thought pattern that Mr.
838 Vanarsdall had when he talked about dealing in art. I don't know if the Mona Lisa is smiling or
839 frowning or smirking, and we have sort of got the same thing. UMU is sort of new to all of us
840 right now and architecture, particular modern architecture can take so many different things. We
841 haven't had a chance to get used to it yet. So, I can understand why staff has some concerns
842 about this because I think we all see something different when we look at these pictures, and I
843 don't know if we will ever reach a point where we all will see the same thing. We may not.

844

845 Mr. Branin - Unfortunately, we can't build a full-scale mockup.

846

847 Mr. Archer - But anyway, I do think that this does need some more discussion.

848

849 Mr. Jernigan - I want to say something. If this building came through in a separate
850 zoning case, and this was the architectural on a piece of property sitting somewhere, I think it is a
851 nice looking building. I would vote for it in a condition like that. But you have to remember, this
852 is 115 acre tract and we have proffers. This is a business of precedent, and if this building went
853 through as far off of the proffers as it is, the next person that comes to us, with another building
854 says, "Well, you let Whole Foods do it." So, we have to stick close to the proffers. It is tough for
855 your commissioners to get this far off of what is committed and get an approval on it. The
856 building, like I say, I like it, but it is just not right for the area.

857 Mr. Antunovich - We, perhaps, should have brought all the other buildings through
858 first, and then actually came with Whole Foods three months from now, and so it is just the
859 schedule that we have, although, given the general tenor of the group today, I am not sure that
860 even in three months we would have gotten a positive vote, so we will go back and...

861

862 Mr. Branin - I think one day of working it out, like I said when you came up and
863 started speaking, I pulled up the same website that I have looked at it five times preparing for this
864 meeting, and looked at a lot of the architectural of other buildings, and a lot of those
865 characteristics fall in line with the vision of this project, and, there are only 68,000 people that
866 have been keeping a close eye on this that I have to answer to, and when this airport shows up in
867 their backyard and when they are expecting to see traditional Richmond, I've got a problem on
868 my hands. So, does anybody else have anything?

869

870 Mr. Silber - Allow me to say from staff's perspective, we look forward to
871 working with you in the coming weeks to get this into a shape that we think may be more
872 appropriate and we will be happy to work with Mr. Branin and other Commission members to
873 bring back something more in keeping, and we look forward to working with you.

874

875 Mr. Vanarsdall - We don't want to run you off. We want to help you.

876

877 Mr. Branin - Like I said when we started, we are excited that Whole Foods is
878 coming. The people in the community are talking about it and they are excited about it, but they
879 haven't seen it.

880

881 Mr. Archer- OK. I guess we need to keep the meeting moving. Are we going to
882 defer this, Mr. Branin?

883

884 Mr. Vanarsdall - I have one question and not relating to this, but we have gone to
885 feet now and not floors, but on the, way down the road, but you are going to be handling that?
886 The building is a 13-story building. It was in the paper and it is still 13 floors.

887

888 Mr. Antunovich - Yes, that is what we had agreed to was 13 floors.

889

890 Mr. Vanarsdall - One article said it was marketed at that and then I think Andy told
891 me that it was, how many feet is that, 260?

892

893 Mr. Antunovich - It is 160 and I think we had also identified a height, had we not,
894 Andy?

895 Mr. Vanarsdall - I just happened to think about it. I know it has nothing to do with
896 this.
897

898 Mr. Antunovich - Just for your information, it is 13 floors at approximately 13 feet in
899 height, so that is 159, or approximately that height.
900

901 Mr. Archer - Mr. Branin, I think you...
902

903 Mr. Jernigan - The airport is in my district, so if you want to bring this down my
904 way, it would fit in.
905

906 Mr. Vanarsdall - I didn't want to say anything when he said it was OK for him, but I
907 wanted to say he lives near the airport and he grew up looking at big buildings.
908

909 Mr. Branin - Mr. Chairman, I am sure they are ready to get out of here. I would
910 like to move for approval of POD-42-06, the retail building and the bank.
911

912 Mr. Vanarsdall - Second.
913

914 Mr. Archer - Motion by Mr. Branin and second by Mr. Vanarsdall. All in favor
915 of that motion say aye. All opposed say no. The motion carries.
916

917 Mr. Silber - And I guess we are deferring the architecturals for Whole Foods
918 until one month from now?
919

920 Mr. Branin - Yes.
921

922 Mr. Vanarsdall - Second.
923

924 Mr. Silber - For us to come back on December 13.
925

926 Mr. Branin - Andy, are you deferring this or am I? I will defer it for you. I was
927 so rough on you. I feel guilty.
928

929 Mr. Wilhite - We have a second architectural package that has been submitted
930 and we can say it will be on the December agenda, so the Whole Foods Building can just be
931 incorporated with that.
932

933 Mr. Branin - December 13. That is a rough date. OK.
934

935 Mr. Silber - So the architecturals for Whole Foods will be deferred until
936 December 13.

937 Mr. Archer - Until December 13. It is just part of that motion. I think the
938 motion has been approved.

939

940 The Planning Commission approved POD-42-06, West Broad Village – West Broad Street/Three
941 Chopt Road, the retail/office building and the bank, and deferred the architectural for Whole
942 Foods until December 13, 2006.

943

944 **PLAN OF DEVELOPMENT**

945

POD-64-06

Advance Auto @ East Towne
Center – Charles City
Road and Williamsburg Road

Balzer & Associates, Inc. for Jill-East Towne, LLC and Peck-East Towne, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, ~~6,889~~ ~~6,800~~ square foot retail building on an outparcel in an existing shopping center. The ~~0.88~~ ~~0.45~~-acre site is located on the south side of Williamsburg Road (U.S. Route 60) at the intersection of Williamsburg Road and Charles City Road in the East Town Center Shopping Center on parcel 808-714-4906 and part of parcel 808-713-9182. The zoning is B-3, Business District. County water and sewer. (**Varina**)

946

947 Mr. Archer - Is there anyone in the audience in opposition to POD-64-06, Advance Auto
948 @ East Towne Center, in the Varina District? No opposition. Good morning, Mr. Greulich.

950

951 Mr. Greulich - Mr. Chairman, Planning Commission members, the applicant is requesting
952 to construct a one-story retail building that is just less than 7,000 square feet in size on
953 approximately 0.88 acres as shown on the addendum. This out parcel is considered part of the
954 previously approved East Towne Shopping Center. The majority of issues were resolved to the
955 satisfaction of the County; however, there was one outstanding issue that revolved around the
956 appearance of the building. Staff has received revised architectural as requested that depict
957 vertical pilasters on all sides that help to break up the expanses of split-face CMU block. These
958 can be more clearly seen on the overhead display of the revised architectural. While these
959 architectural do not necessarily incorporate the predominant design features from the existing
960 shopping center, they do represent an improvement over what was originally proposed. The
961 applicant has also agreed to provide additional landscaping in the rear of the building to help
962 screen it from Charles City Road.

963

964 With this staff recommends approval subject to the annotations on the plans, the annotations on
965 the handout in the addendum, standard conditions for developments of this type and the
966 additional conditions 24 through 42 as stated in the packet.

967

968 Staff and representatives of the applicant are present this morning to answer any questions that
969 you may have. Thank you.

970

971 Mr. Archer - Thank you, Mr. Greulich. Are there questions from the Commission for
972 Mr. Greulich?
973
974 Mr. Jernigan - You said they have agreed to put more landscaping in the back?
975
976 Mr. Greulich - Yes, sir.
977
978 Mr. Jernigan - Who is representing Advance?
979
980 Mr. Greulich - The representatives are the engineer and developer, not actually anyone
981 from Advance.
982
983 Mr. Jernigan - Okay. Well, just note that this is in an existing shopping center that was a
984 zoning case years ago but, in the future we are probably going to be looking for a little more roof
985 detail than what's on these buildings now. I know you had one built in your district.
986
987 Mr. Archer - Yes.
988
989 Mr. Jernigan - Down at the shopping center that's down near the Show Place....
990
991 Mr. Archer - Yes.
992
993 Mr. Jernigan - ... and I think you went by there and looked at that. Did that have a roof
994 line on it or was that a flat front like this?
995
996 Mr. Greulich - It did have more of a roof line on it. The roof line features, probably
997 around the top part, it looks more like they were constructed of metal. The building didn't have
998 split-face CMU that they are proposing all the way to the top.
999
1000 Mr. Jernigan - Well, there is not much we can do about it at this time....
1001
1002 Mr. Archer - It's in the Oakhill Shopping Center.
1003
1004 Mr. Jernigan - Right. Like I said, there is not much that we can do because of the proffers
1005 of the case, but for the future, just for the record, we will be looking for some more enhanced roof
1006 features. All right. I don't have any more questions, Mr. Chairman.
1007
1008 Mr. Archer - All right, then, sir, we are ready for a motion if you are.
1009
1010 Mr. Jernigan - Mr. Chairman, with that I will for approval of POD-64-06, Advance Auto
1011 @ East Towne Center – Charles City Road and Williamsburg Road, with the standard conditions
1012 for developments of this type, the following additional conditions Nos. 24 through 42 and on the
1013 addendum the square footage correction to the building at 6,889 and for the lot size at 0.88.
1014
1015 Mr. Vanarsdall - Second.

1016 Mr. Archer - The motion was made by Mr. Jernigan and seconded by Mr. Vanarsdall.
1017 All in favor say aye....all opposed say nay. The motion passes.

1018

1019 The Planning Commission approved POD-64-06, Advance Auto @ East Towne Center, subject
1020 to the standard conditions attached to these minutes for developments of this type, the annotations
1021 on the plans and the following additional conditions:

1022

1023 24. The right-of-way for widening of Williamsburg Road and Charles City Road as shown on
1024 approved plans shall be dedicated to the County prior to any occupancy permits being
1025 issued. The right-of-way dedication plat and any other required information shall be
1026 submitted to the County Real Property Agent at least sixty (60) days prior to requesting
1027 occupancy permits.

1028 25. The easements for drainage and utilities as shown on approved plans shall be granted to
1029 the County in a form acceptable to the County Attorney prior to any occupancy permits
1030 being issued. The easement plats and any other required information shall be submitted to
1031 the County Real Property Agent at least sixty (60) days prior to requesting occupancy
1032 permits.

1033 26. A notice of completion form, certifying that the requirements of the Virginia Department
1034 of Transportation entrances permit have been completed, shall be submitted to the
1035 Department of Planning prior to any occupancy permits being issued.

1036 27. The developer shall provide fire hydrants as required by the Department of Public
1037 Utilities and Division of Fire.

1038 28. A standard concrete sidewalk shall be provided along the south side of Williamsburg
1039 Road.

1040 29. A standard concrete sidewalk shall be provided along the east side of Charles City Road.

1041 30. All repair work shall be conducted entirely within the enclosed building.

1042 31. Outside storage shall not be permitted.

1043 32. Prior to issuance of a building permit, the developer must furnish a letter from **Dominion**
1044 **Virginia Power** stating that this proposed development does not conflict with their
1045 facilities.

1046 33. Any necessary off-site drainage and/or water and sewer easements must be obtained in a
1047 form acceptable to the County Attorney prior to final approval of the construction plans.

1048 34. Deviations from County standards for pavement, curb or curb and gutter design shall be
1049 approved by the County Engineer prior to final approval of the construction plans by the
1050 Department of Public Works.

1051 35. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of
1052 the Henrico County Code.

1053 36. Insurance Services Office (ISO) calculations must be included with the plans and
1054 contracts and must be approved by the Department of Public Utilities prior to the issuance
1055 of a building permit.

1056 37. Approval of the construction plans by the Department of Public Works does not establish
1057 the curb and gutter elevations along the Henrico County maintained right-of-way. The
1058 elevations will be set by Henrico County.

1059 38. The location of all existing and proposed utility and mechanical equipment (including
1060 HVAC units, electric meters, junction and accessory boxes, transformers, and generators)

1061 shall be identified on the landscape plans. All equipment shall be screened by such
1062 measures as determined appropriate by the Director of Planning or the Planning
1063 Commission at the time of plan approval.

1064 39. Except for junction boxes, meters, and existing overhead utility lines, and for technical or
1065 environmental reasons, all utility lines shall be underground.

1066 40. Only retail business establishments permitted in a B-3 zone may be located in this center.

1067 41. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of
1068 the total site area.

1069 42. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

1070

1071 Mr. Silber - That completes the plans for consideration. The remaining item on
1072 your agenda would be the approval of minutes. These are the minutes from the October 25, 2006
1073 meeting.

1074

1075 **APPROVAL OF MINUTES: October 25, 2006**

1076

1077 Mr. Archer - I think Mrs. Jones has corrected the minutes and posted her
1078 corrections on the web site.

1079

1080 Mrs. Jones - I move we approve the minutes of October 25, 2006 as corrected.

1081

1082 Mr. Branin - Second.

1083

1084 Mr. Archer - All in favor say aye. All opposed say no. The motion passes. The
1085 minutes are approved.

1086

1087 Mr. Archer - All right this ends our meeting. May I have a motion for
1088 adjournment?

1089

1090 Mrs. Jones - So moved.

1091

1092 Mr. Branin - Second.

1093

1094 Mr. Archer - With that, this meeting is adjourned at 10:11 a.m.

1095 On a motion by Mrs. Jones and seconded by Mr. Branin, the Planning Commission adjourned its
1096 November 15, 2006 meeting at 10:11 a.m.

1097

1098

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C. W. Archer, C.P.C., Chairman

Randall R. Silber, Secretary