

PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

October 28, 2009

9:00 A.M.

ADDENDUM ATTACHED



PLANNING COMMISSION

Bonnie-Leigh Jones, Chairperson (Tuckahoe)
Ernest B. Vanarsdall, C.P.C., Vice-Chairperson
(Brookland)
Tommy Branin (Three Chopt)
E. Ray Jernigan, C.P.C. (Varina)
C. W. Archer, C.P.C., (Fairfield)
James B. Donati, Jr., Board of Supervisors Representative
R. Joseph Emerson, Jr., AICP, Director of Planning,
Secretary

DEVELOPMENT REVIEW AND DESIGN
DIVISION – DEPARTMENT OF PLANNING

David D. O’Kelly, Jr., Assistant Director of Planning
Leslie A. News, CLA, Principal Planner
Kevin D. Wilhite, C.P.C., AICP, County Planner
Michael F. Kennedy, County Planner
Christina Goggin, AICP, County Planner
Anthony R. Greulich, C.P.C., County Planner
Matthew Ward, County Planner
Greg Garrison, County Planner
Lee Pambid, C.P.C., County Planner
Aimee Berndt, County Planner
Jonathan W. Steele, G.I.S. Manager
Holly L. Zinn, Office Assistant/Recording Secretary

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Lee Pambid

FOR INFORMATIONAL PURPOSES ONLY

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2008-00161 (SUB-12-04) Crowder Farms (October 2004 Plan)	43	43	4	Varina	07/01/2014
SUB2008-00162 (SUB-09-04) Pocahontas Estates (October 2004 Plan)	16	16	4	Varina	07/01/2014
SUB2008-00163 (SUB-01-06) West Broad Village (July 2006 Plan)	545	326	2	Three Chopt	07/01/2014

TRANSFER OF APPROVAL

POD-31-76
POD2009-00272
Beautiful Temple
Empowerment Center
(Formerly Bonanza East) –
5004 Nine Mile Road

APPROVED/EXPEDITED

Beautiful Temple for East End Resources: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from PPF Enterprises, The Warehouse Company, and Sternheimer Bros., Inc. to East End Resources. The 0.97-acre site is located on the north line of Nine Mile Road (State Route 33), approximately 200 feet east of Kenway Avenue, on parcel 811-724-7148. The zoning is B-2, Business District and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. The deficiencies, as identified in staff's letter dated March 18, 2009, have been corrected by the applicant. These deficiencies included paving improvements, traffic control measures, missing landscaping, sidewalk and lighting repairs, and the removal of all dumpsters on site. The staff recommends approval of this transfer request.

(Staff Report by Aimee Berndt)
(Applicant's Representative: Shawn Nicholson)
(Applicable Rezoning Cases and PUPs: C-69-98)

TRANSFER OF APPROVAL

POD-78-86
POD2009-00251
Pearson Mazda (Formerly
Haynes Jeep) – 9520 W.
Broad Street (U.S. Route
250)
(POD-31-84 Rev.)

APPROVED/EXPEDITED

Commercial Construction Corporation for 9520 W. Broad, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Stuart E. Haynes, Jr. to 9520 W. Broad, LLC. The 3.47-acre site is located at the northeast quadrant of the intersection of Springfield Road and W. Broad Street (U.S. Route 250), on parcel 755-758-3145. The zoning is B-3, Business District and B-3C, Business District (Conditional). County water and sewer. **(Brookland)**

This site and building are being completely renovated to house the Pearson Mazda dealership. The applicant has been working to address deficiencies identified in the August 21, 2009 inspection report. The remaining items relevant to this transfer of approval include replacement of missing landscaping, pavement repair and striping, replacement of stop signs and stop bar, and repair of a damaged gate. The applicant has provided copies of signed contracts with vendors to perform this work.

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The staff recommends approval of this transfer request with the following condition:

1. The site deficiencies, including missing landscaping, broken pavement, pavement striping, missing stop signs and stop bars, and a damaged gate shall be corrected by November 30, 2009.

(Staff Report by Lee Pambid)
(Applicant's Representative: A.C. Copley)
(Applicable Rezoning Cases and PUPs: C-45C-98)

TRANSFER OF APPROVAL

POD-50-08
POD2009-00357
Merchant's Tire at
Downtown Short Pump –
4390 Pouncey Tract Road

APPROVED/EXPEDITED

Hirschler Fleischer for DAV-LEV, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Short Pump Mini Storage to DAV-LEV, LLC. The 0.753-acre site is located in an existing shopping center on the west line of Pouncey Tract Road, approximately 1,750 feet north of its intersection with W. Broad Street (U. S. Route 250), on parcel 739-763-9067. The zoning is M-1C, Light Industrial District and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

This site is newly developed and recently received a certificate of occupancy, and there are no outstanding issues or deficiencies.

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)
(Applicant's Representative: Marshall Jones)
(Applicable Rezoning Cases and PUPs: C-8C-08)

TRANSFER OF APPROVAL

POD-71-82
POD2009-00316
Financial Services Office
(Formerly Bank of Virginia)
– 1401 Gaskins Road
(POD-54-82 Rev.)

APPROVED/EXPEDITED

Dalal Salomon for D2 Independence, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Norman Bernstein et al TRS and Essex Savings Bank FSB to D2 Independence, LLC. The 0.95-acre site is located north of the intersection of Gaskins Road and Stoneridge Lane, on parcel 746-745-4537. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Tuckahoe)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The staff recommends approval of this transfer request with the following condition:

1. The site deficiencies, as identified in the inspection report, dated August 24, 2009, shall be corrected by November 30, 2009, or a bond shall be posted to cover the cost of the work.

Staff has received a revised landscape plan that addresses the site deficiencies identified in the inspection report. Deficiencies include missing landscaping.

(Staff Report by Greg Garrison)
(Applicant's Representative: Dalal Salomon)
(Applicable Rezoning Cases and PUPs: C-18C-82)

PLAN OF DEVELOPMENT

POD-31-09
POD2009-00340
Mini Price Warehouse –
4300 W. Broad Street

APPROVED
SEE ADDENDUM PG. 1

Martin Engineering for Don Barry, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish two existing buildings and construct a three-story 132,390 square foot self-storage warehouse. The 2.72-acre site is located on the north side of W. Broad Street (U. S. Route 250), approximately 1,000 feet south of Westmoreland Street, on parcel 776-734-8993. The zoning is M-1, Light Industrial District. City of Richmond water and sewer. **(Brookland)**

This property is a 2.72-acre parcel which straddles the City/County corporate line. The portion in the County totals 1.8 acres. The corporate line runs through the building, and the 23,670 square-foot office portion of the project lies within the City of Richmond while the majority of the proposed 105,720 square-foot storage portion of the building is located within Henrico County. Both access points to W. Broad Street are within the City of Richmond.

The staff has requested a revised plan to address perimeter landscape strip requirements and fire lanes, as well as revised architectural plans to address recommended revisions to the building elevations.

As of the preparation date of the agenda, staff has not received revised plans. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

29. Outside storage shall not be permitted.
30. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
31. Evidence that the City of Richmond has reviewed and approved construction plans for the portion of this site located within the City limits shall be provided prior to final approval of construction plans by Henrico County.

(Staff Report by Greg Garrison)
(Applicant's Representative: Brad Martin)

PLAN OF DEVELOPMENT

POD-28-09
POD2009-00345
Faison Residences – 5215 W.
Broad Street

**APPROVED/EXPEDITED
SEE ADDENDUM PG. 1**

Vanasse Hangen Brustlin, Inc. for 5215 West Broad Street, 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 three-story 79,780 square foot mixed use building with 4,865 square feet of commercial space and 45 residential units. The 2.31-acre site is located on the south line of W. Broad Street (U. S. Route 250), the east line of Byrd Avenue, and the north line of Markel Road, approximately 800 feet west of Willow Lawn Drive, on parcel 772-738-8719. The zoning is R-6C, General Residential District (Conditional). County water and sewer. **(Brookland)**

The Faison Residences is a mixed use building intended to support the activities of the Faison School for Autism directly across the street on Markel Road. Forty-five (45) market rate residential units for rent are intended for a variety of residents, including high-functioning individuals with autism.

The residential units will be complemented by a 3,265 square foot service area at the rear of the building intended to serve the purposes of the residents and school, and 4,865 square feet of leased commercial space fronting W. Broad Street.

The existing Executive Motor Inn will be demolished to accommodate this project.

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

29. Details for the gate and locking device at the entrance road shall be submitted for review by the Traffic Engineer, Police and approved by the County Fire Marshall. The owner or owner's contractor shall contact the County Fire Marshall prior to completion of the fence installation to test and inspect the operations of the gates. Evidence of the Fire Marshall's approval shall be provided to the Department of Planning by the owner prior to issuance of occupancy permits.
30. The proffers approved as a part of zoning case C-13C-09 and the conditions of provisional use permit P-8-09 shall be incorporated in this approval.
31. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans.
32. The existing VEPCO easements in conflict with the building footprint shall be vacated prior to approval of the building permit for the said building.
33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Lee Pambid)

(Applicant's Representative: Meaghan O'Brien)

(Applicable Rezoning Cases and PUPs: C-13C-09; P-8-09)

PLAN OF DEVELOPMENT

POD-27-09
POD2009-00341
Rising Mt. Zion Baptist
Church – 2705 Hartman
Street

**APPROVED/EXPEDITED
SEE ADDENDUM PG. 2**

Carter Design for Rising Mt. Zion Baptist Church: 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 10,554 square foot addition with ~~663~~ **723** seats and 1,124 square foot choir loft and a one-story 2,391 square foot office addition to an existing 13,000 square foot church and church school. The 6.91-acre site is located at the southeast corner of the intersection of Hartman Street and ElkrIDGE Lane, approximately 2,100 feet east of Mechanicsville Turnpike (U. S. Route 360), on parcels 801-729-9606 and 802-728-2384. The zoning is R-4, One Family Residential District. County water and sewer. **(Fairfield)**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested, providing a new site layout design that meets driveway separation distance along ElkrIDGE Lane, removal of parking spaces outside of the street side yard, and provision of the correct number of parking spaces based on the number of seats.

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 and annotations on the plan, the following additional conditions are recommended:

29. 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.
30. 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.
31. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
32. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.

(Staff Report by Matt Ward)

(Applicant's Representative: Michele Carter)

PLAN OF DEVELOPMENT

POD-25-09
POD2009-00327
The Pavilion at CrossRidge
Addition – 3300 Crossridge
Glen Way
(POD-97-00 Rev.)

Townes Site Engineering for CrossRidge Homeowners Association: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 12,447 square foot one-story addition to an existing community center. The 5.0-acre site is located on the north line of Crossridge Glen Way, approximately 500 feet west of Staples Mill Road (State Route 33), on parcel 764-764-3168. The zoning is R-6C, General Residence District (Conditional). County water and sewer. **(Brookland)**

APPROVED/EXPEDITED

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

29. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning case C-17C-00 shall be incorporated in this approval.
31. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Mike Kennedy)
(Applicant's Representative: Brian Mitchell, P.E.)
(Applicable Rezoning Cases and PUPs: C-17C-00)

PLAN OF DEVELOPMENT

POD-26-09
POD2009-00342
Car Pool at Towne Center
West – 11950 W. Broad
Street

APPROVED

Balzer and Associates, Inc. for Kalyan Plaza at Short Pump, LLC and CP Other Realty, 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 6,430 square foot car wash facility with vacuum and shade structures in an existing shopping center. The 1.68-acre portion of the 4.76-acre site is located on the north line of W. Broad Street (U. S. Route 250), approximately 1,625 feet east of its intersection with N. Gayton Road, on part of parcel 735-763-7898. The zoning is B-3C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not received additional architectural plans for the vacuum and shade structures, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

29. The right-of-way for widening of W. Broad Street (U. S. Route 250) as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. The entrances and drainage facilities on U. S. Route 250 shall be approved by the Virginia Department of Transportation and the County.
31. 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.
32. A concrete sidewalk meeting VDOT standards shall be provided along the north side of W. Broad Street (U. S. Route 250).
33. Outside storage shall not be permitted.
34. The proffers approved as a part of zoning case C-8C-09 shall be incorporated in this approval.
35. 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.
36. The owner or manager on duty shall be responsible for temporarily closing the car wash facility when the on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way. The owner shall arrange with the Traffic Engineer to provide standard traffic control signs to notify customers that stopping or standing on the public right-of-way shall not be permitted near the entrances to the car wash facility.
37. 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.
38. The conceptual master plan, as submitted with this application, is for planning and information purposes only.

continue

Continued

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. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
41. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

(Staff Report by Kevin Wilhite)

(Applicant's Representative: Aaron Breed)

(Applicable Rezoning Cases and PUPs: C-8C-09)

PLAN OF DEVELOPMENT

POD-41-06

POD2009-00348

Reconsideration

Kroger Fuel Center – 9480

W. Broad Street –

(Reconsideration of POD
Condition)

DEFERRED TO 11/18/09

**Balzer and Associates, Inc. for Kroger Limited Partnership I
c/o Kroger Mid-Atlantic:** Request to amend a condition of approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, relating to outdoor display of merchandise at a fuel center in an existing shopping center. The 0.31-acre site is located on the north side of W. Broad Street (U.S. Route 250), approximately 800 feet east of Old Springfield Road, at 9480 W. Broad Street, on part of parcel 756-758-4127. The zoning is B-2, Business District. County water and sewer. **(Brookland)**

The original POD was approved by the Planning Commission at its June 28, 2006 meeting with condition #33 that stated, "No merchandise shall be displayed outside of the building." The applicant is now requesting that this condition be amended to allow merchandise for sale outside of the building in accordance with a plan that has been included in your packet.

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the proposed condition change and plan. The staff recommendation will be made at the meeting.

(Staff Report by Tony Greulich)

(Applicant's Representative: Christopher Shust)

PLAN OF DEVELOPMENT (Deferred from the September 23, 2009 Meeting)

POD-23-09

POD2009-00291

AutoZone – 9450 W. Broad Street

DEFERRED TO 11/18/09

Dewberry and Davis, Inc. for Woodhouse Family Limited Partnership and Autozone, Inc.: 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 7,147 square foot retail building in an existing shopping center. The 1.00-acre site is located on the north line of W. Broad Street (U.S. Route 250), approximately 600 feet east of Old Springfield Road, on parcel 756-757-2974. The zoning is B-2, Business District. County water and sewer. **(Brookland)**

The applicant proposes to demolish the existing 3,036 square-foot retail building and to construct a 7,147 square-foot retail building for the sale of automobile parts and accessories. The building is proposed to be constructed of integrated color split face block and EIFS consistent with the existing building materials in the surrounding shopping center.

This case was deferred at the applicant's request last month after staff received additional information indicating the possible existence of a private agreement among the shopping center property owner and the outparcel owner, limiting the size of any building on the outparcel property to 5,000 square feet. Staff does not typically enforce such private legal agreements or restrictive covenants among private property owners as part of the POD approval process. However, the applicant has been negotiating a revised private agreement and has reported progress in resolving this issue. The applicant seeks approval of the plan with the expectation that the revision, once recorded, will allow the proposed building without violating any private legal agreements.

Staff can recommend approval of this request. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

29. Outside storage shall not be permitted.
30. 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.
31. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Aimee Berndt)

(Applicant's Representative: Rebecca Cull)

**PLAN OF DEVELOPMENT AND MASTER PLAN
(Deferred from the September 23, 2009 Meeting)**

POD-41-07
POD2007-00101
Pouncey Place, Phase I –
Pouncey Tract Rd. and Twin
Hickory Lake Dr.
(POD-57-86 Rev.)

DEFERRED TO 11/18/09

Bay Design Group, P.C. for Pouncey Place, LLC: Request for approval of a plan of development and master plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a shopping center with Phase 1 consisting of 3 one-story buildings totaling 32,500 square feet and a future phase consisting of 2 one-story buildings totaling 57,200 square feet. The 9.89-acre site is located on the southeast corner of Pouncey Tract Road (State Route 271) and Twin Hickory Lake Drive on parcel 740-765-2150. The zoning is B-2C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The applicant has requested a deferral to the November 18, 2009 Planning Commission meeting.

There are outstanding issues related to the traffic study, landscaping and screening. On October 16, 2009, the Department of Public Works Traffic Division received a copy of the Pouncey Place Development Traffic Impact Analysis. However, staff cannot recommend approval until the Virginia Department of Transportation completes its review of the traffic analysis and provides recommendations.

A revised layout plan related to access through VDOT-controlled property has been resolved. In addition, adequate separation distance between parking spaces and Pouncey Tract Road have been provided.

Revised architectural plans show more white brick veneer and utility screen walls on the rear of Building B facing Twin Hickory Lake Drive. Per the proffers of rezoning case C-27C-05, the buildings are required to be generally consistent in quality and style with the architecture of Belgrade Shopping Center.

A schematic landscape has been provided showing how existing landscaping would be affected by the proposed turn lane and sidewalk along Twin Hickory Lake Drive. Staff has requested more clarification from the landscape architect in regard to removal and replacement of existing landscaping, and screening of service areas along Twin Hickory Lake Drive.

**(Staff Report by Matt Ward)
(Applicant's Representative: Kenneth Barnes)
(Applicable Rezoning Cases and PUPs: C-27C-05)**

APPROVAL OF MINUTES: September 23, 2009 Minutes/**APPROVED AS CORRECTED**

ADJOURN @ 9:47

**PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
October 28, 2009**

ADDENDUM

PAGE 7 – REVISED PLAN AND ELEVATIONS

PLAN OF DEVELOPMENT

POD-31-09
POD2009-00340
Mini Price Warehouse –
4300 W. Broad Street

APPROVED

Martin Engineering for Don Barry, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish two existing buildings and construct a three-story 132,390 square foot self-storage warehouse. The 2.72-acre site is located on the north side of W. Broad Street (U. S. Route 250), approximately 1,000 feet south of Westmoreland Street, on parcel 776-734-8993. The zoning is M-1, Light Industrial District. City of Richmond water and sewer. **(Brookland)**

PAGE 8 – REVISED PLAN

PLAN OF DEVELOPMENT

POD-28-09
POD2009-00345
Faison Residences – 5215 W.
Broad Street

APPROVED/EXPEDITED

Vanasse Hangen Brustlin, Inc. for 5215 West Broad Street, 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 three-story 79,780 square foot mixed use building with 4,865 square feet of commercial space and 45 residential units. The 2.31-acre site is located on the south line of W. Broad Street (U. S. Route 250), the east line of Byrd Avenue, and the north line of Markel Road, approximately 800 feet west of Willow Lawn Drive, on parcel 772-738-8719. The zoning is R-6C, General Residential District (Conditional). County water and sewer. **(Brookland)**

The engineer submitted a revised layout plan showing corrections made to address certain comments and to show minor changes to the internal parking arrangement and traffic circulation, including the correct number of parking spaces, a turnaround space at the Markel Road entrance, wider landscape islands at the gate on the Broad Street end of the building, and islands which separate the parking area from the loading area at the front of the building. Staff continues to recommend approval subject to the conditions listed in the agenda.

PAGE 10 – REVISED PLAN AND REVISED RECOMMENDATION

PLAN OF DEVELOPMENT

POD-27-09
POD2009-00341
Rising Mt. Zion Baptist
Church – 2705 Hartman
Street

APPROVED/EXPEDITED

Carter Design for Rising Mt. Zion Baptist Church: 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 10,554 square foot addition with ~~663~~ **723** seats and 1,124 square foot choir loft and a one-story 2,391 square foot office addition to an existing 13,000 square foot church and church school. The 6.91-acre site is located at the southeast corner of the intersection of Hartman Street and Elkrige Lane, approximately 2,100 feet east of Mechanicsville Turnpike (U. S. Route 360), on parcels 801-729-9606 and 802-728-2384. The zoning is R-4, One Family Residential District. County water and sewer. **(Fairfield)**

A revised plan has been submitted which addresses staff comments, including revisions to the parking lot to remove parking from the side yard setback, and provision of driveway separation space. Staff recommends approval subject to the standard conditions for developments of this type, and the additional conditions listed in the agenda.