

**HENRICO COUNTY**  
**PLANNING COMMISSION AGENDA**  
**FOR**  
**SUBDIVISIONS AND PLANS OF DEVELOPMENT**

**January 27, 2010**

**9:00 A.M.**

**ADDENDUM ATTACHED**



**PLANNING COMMISSION**

Ernest B. Vanarsdall, C.P.C., Chairperson  
(Brookland)  
C. W. Archer, C.P.C., Vice-Chairperson (Fairfield)  
Tommy Branin (Three Chopt)  
E. Ray Jernigan, C.P.C. (Varina)  
Bonnie-Leigh Jones (Tuckahoe)  
David A. Kaechele, 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, AICP, County Planner  
Robert Peterman, GIS Technician  
Holly Zinn, Office Assistant/Recording Secretary

**ROLL CALL: TOMMY BRANIN (THREE CHOPT) ABSENT**

**REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News**

**EXPEDITED AGENDA: Leslie News**

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Lee Pambid**

**FOR PLANNING COMMISSION APPROVAL – SUBDIVISION WITHDRAWAL REQUEST**

<b>Subdivision</b>	<b>Original No. of Lots</b>	<b>Remaining Lots</b>	<b>Previous Extensions</b>	<b>Magisterial District</b>
<b>SUB2008-00155 (SUB-008-04) Gill Dale Forest (September 2004 Plan) WITHDRAWAL APPROVED</b>	<b>35</b>	<b>35</b>	<b>5</b>	<b>Varina</b>

**FOR INFORMATIONAL PURPOSES ONLY – SUBDIVISION EXTENSIONS**

<b>Subdivision</b>	<b>Original No. of Lots</b>	<b>Remaining Lots</b>	<b>Previous Extensions</b>	<b>Magisterial District</b>	<b>Recommended Extension</b>
<b>SUB2008-00177 (SUB-014-04) Grey Oaks (Formerly XYZ Subdivision) (January 2004 Plan)</b>	<b>208</b>	<b>87</b>	<b>2</b>	<b>Three Chopt</b>	<b>07/01/2014</b>
<b>SUB2008-00183 (SUB-001-01) Lafayette Park (Formerly Malvern Hill Manor) (January 2001 Plan)</b>	<b>121</b>	<b>80</b>	<b>8</b>	<b>Varina</b>	<b>07/01/2014</b>
<b>SUB2008-00134 (SUB-004-06) Shady Oaks Farm (January 2006 Plan)</b>	<b>16</b>	<b>16</b>	<b>3</b>	<b>Varina</b>	<b>07/01/2014</b>
<b>SUB2008-00135 (SUB-005-05) Westin (January 2005 Plan)</b>	<b>34</b>	<b>34</b>	<b>4</b>	<b>Three Chopt</b>	<b>07/01/2014</b>

## TRANSFER OF APPROVAL

POD-64-86  
POD2009-00393  
Oaks at Gayton Apartments  
(Formerly Gayton  
Apartments (Potomac Hunt  
Apartments)) – 12520  
Gayton Road

**APPROVED/EXPEDITED**

**Robert W. Hughes, Esq. for Culpeper Farms, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from The Carter Group, Gayton Road Assoc., LP, Security Capital Atlantic, and CAPREIT Gayton, LP to Culpeper Farms, LLC. The 16.23-acre site is located on the west line of Gayton Road, approximately 700 feet north of Ridgefield Parkway, on parcel 731-752-9790. The zoning is R-5, General Residence District. County water and sewer. **(Tuckahoe)**

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, November 16, 2009, have been corrected by the applicant. These deficiencies included paving improvements. The staff recommends approval of this transfer request.

**(Staff Report by Aimee Berndt)**

**(Applicant's Representative: Robert W. Hughes, Esq.)**

## LANDSCAPE & LIGHTING PLAN

LP/POD-25-08  
POD2009-00401  
POD2009-00402  
The Corner at Short Pump –  
11801 W. Broad Street

**APPROVED**  
**SEE ADDENDUM PG. 1**

**Bignell, Watkins, Hasser for Archon Group:** Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 41.07-acre site is located on the southwest corner of the intersection of W. Broad Street (U. S. Route 250) and Lauderdale Drive, on parcel 736-762-2022. The zoning is B-2C, Business District (Conditional), **RTHC, Residential Townhouse District (Conditional)**, and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

Staff has received a revised landscape and lighting plan to address initial staff comments, including streetscape buffers, conflicts with grading and utilities, species selection, provision of ornamental light fixtures, and various miscellaneous items. The revised plan indicates installation of the landscaping and lighting in two phases.

The first phase includes interior landscaping and lighting for the Kroger site within the shopping center, provision of decorative light fixtures along the major shopping center internal access drives, and provision of the majority of the plant material for the streetscape buffers along West Broad Street, Lauderdale Drive and Three Chopt Road, as well as all of the plant material for the buffer along the western property line.

The second phase includes all the remaining interior parking lot landscaping and lighting, the plant material and hardscape near the future buildings, and the decorative hardscape features at the intersection of West Broad Street and Lauderdale Drive.

As of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the revised plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for landscape and lighting plans, the following additional conditions are recommended:

6. Phase 1 landscaping and lighting shall be complete prior to issuance of a certificate of occupancy for the Kroger building.
7. Phase 2 landscaping and lighting shall be complete prior to issuance of a certificate of occupancy for any additional buildings, unless an additional phasing plan is approved by the Director of Planning.

**(Staff Report by Greg Garrison)**  
**(Applicant's Representative: David O'Dell)**  
**(Applicable Rezoning Cases and PUPs: C-65C-07)**

## **PLAN OF DEVELOPMENT AND TRANSITIONAL BUFFER DEVIATIONS**

POD-02-10  
POD2009-00441  
Parham Road BB & T – 1300  
E. Parham Road  
(POD-37-76 Rev.)

### **APPROVED**

**Balzer and Associates, Inc. for BB & T:** Request for approval of a plan of development and transitional buffer deviations, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish an existing 3,171 square foot bank building and to construct a one-story, 4,284 square foot bank with drive-through facilities **and a temporary modular building**. The transitional buffer deviation is requested to relocate the 10-foot transitional buffer east of the building to the area adjacent to E. Parham Road. A second transitional buffer deviation is requested to reduce the width of the 35-foot transitional buffer **to 13 feet** near the existing entrance on the north line of E. Parham Road. The 2.71-acre site is located on the north line of E. Parham Road at its intersection with Hungary Road and across from its intersection with Villa Park Drive, on parcel 783-756-2866. The zoning is B-3, Business District, O-2, Office District, and R-4, Residential District. County water and sewer. **(Fairfield)**

Staff is working with the applicant to reduce and relocate two types of transitional buffers that transect the site. The first transitional buffer deviation is for a 22-foot reduction in a portion of the width of the required 35-foot transitional buffer adjacent to residential zoning to the west. The second request is to enhance the landscaping along Parham Road by relocating the required 10-foot transitional buffer on the east side of the property. A temporary modular building to conduct banking business will be in use during construction of the new bank building.

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 Hungary Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

30. The temporary parking and related improvements shall be removed from the site within sixty (60) days after the issuance of a certificate of occupancy.
31. All temporary improvements shall be removed from the site no more than one year after approval of the construction plans, regardless of the status of the occupancy permit, unless an extension is granted by the Director of Planning.
32. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up teller facilities, the owner/occupant shall close the drive-up teller facilities until a solution can be designed to prevent traffic backup.
33. The owners shall not begin clearing of the site until the following conditions have been met:
  - (a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.
  - (b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.
  - (c) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Department of Planning and the Department of Public Works.
  - (d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for approval.
34. The 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 Greg Garrison)**  
**(Applicant's Representative: Jeff Staub)**

## PLAN OF DEVELOPMENT

POD-33-09

POD2009-00370

Kroger Fuel Center at  
Laburnum Square Shopping  
Center– 4816 S. Laburnum  
Avenue

**APPROVED**

**SEE ADDENDUM PG. 2**

**Balzer and Associates, Inc. for Laburnum Square, LLC:**  
Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish a portion of an existing building and construct a fuel center in an existing shopping center. The 2.83-acre site is located on the north line of Williamsburg Road (U. S. Route 60), approximately 800 feet west of S. Laburnum Avenue, on part of parcel 815-714-7661. The zoning is B-2, Business District; B-3, Business District; and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The applicant is requesting approval to demolish a portion of the Laburnum Square Shopping Center closest to Williamsburg Road and to construct a Kroger fueling station with a 180 square foot kiosk for the station attendant.

Elevations provided by the applicant clarify that the kiosk will have outdoor display of merchandise and vending limited to two vending machines and three low-level merchandise display units within three feet of the kiosk building that will not block the attendant's view.

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

29. Outside storage shall not be permitted.
30. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
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: Andrew Bowman)**

## LANDSCAPE & LIGHTING PLAN

LP/POD-70-08  
POD2009-00438  
POD2009-00439  
The Learning Experience at  
Lauderdale Square Shopping  
Center – Lauderdale Drive  
**APPROVED/EXPEDITED**

**Koontz-Bryant, P.C. for The Wilton Companies:** Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 1.69-acre site is located within the Lauderdale Square Shopping Center, approximately 200 feet east of Lauderdale Drive and 300 feet south of Rutgers Drive, on parcel 734-757-5023. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

The plan included in the agenda packet is a revised plan that addresses staff's request for additional landscaping and the addition of 2 light poles.

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

**(Staff Report by Greg Garrison)**  
**(Applicant's Representative: Robert Fitz, Jr.)**  
**(Applicable Rezoning Cases and PUPs: C-55C-85)**

## PLAN OF DEVELOPMENT

POD-29-09  
POD2009-00371  
Surrey Lea – 2400 North  
Parham Road  
**DEFERRED TO 2/24/10**

**Koontz-Bryant, P.C. for Haeja O. Namkoong:** 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 11,998 square foot office building. The 1.65-acre site is located along the west line of N. Parham Road and the east line of Nesselwood Road, approximately 600 feet north of Fordson Road, on parcel 756-751-0563 and part of parcel 756-751-2085. The zoning is O-1C, Office District (Conditional). County water and sewer. **(Three Chopt)**

This plan of development request will permit demolition of two existing single family homes and construction of a one-story 11,998 square foot office building and a new driveway accessing Nesselwood Road. To fulfill proffers, a joint pedestrian access will be shared with the adjacent parcel located at 2404 Parham Road.

The building has been revised to provide a more residential appearance in accordance with proffered requirements, and will have brick and EIFS walls accented with tinted glass windows and red aluminum frames. It will also have a simulated slate shingled roof accented with three cupolas. HVAC units will be screened with brick walls.

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

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.

11. **AMENDED** - Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
29. A concrete sidewalk meeting County standards shall be provided along the west line of Parham Road.
30. The proffers approved as a part of zoning cases C-21C-93 and C-36C-93 shall be incorporated in this approval.
31. 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 Matt Ward)**

**(Applicant's Representative: Dan Jamison)**

**(Applicable Rezoning Cases and PUPs: C-21C-93; C-36C-93)**

## **PLAN OF DEVELOPMENT AND MASTER PLAN**

**(Deferred from the November 18, 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 2/24/10**

**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 and part of parcel 740-765-7333. The zoning is B-2C, Business District (Conditional), A-1, Agricultural District, and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

**The applicant has requested a deferral to the February 24, 2010 meeting.**

As of the preparation date of the agenda, the staff has not received a revised layout and landscaping plan, as requested.

Staff's outstanding concerns relate 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 requirements of a traffic analysis have been approved by Virginia Department of Transportation.

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 proffers in 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 landscape would be affected by the proposed turn lane and sidewalk along Twin Hickory Lake Drive. However, staff has requested more clarification from the landscape architect in regard to removal of existing landscaping and screening of service areas along Twin Hickory Lake Drive.

The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

29. The right-of-way for widening of Twin Hickory Lake Drive as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. The entrances and drainage facilities on Pouncey Tract Road (State Route 271) 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 County standards shall be provided along the south side of Twin Hickory Lake Drive.
33. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans.
34. The proffers approved as a part of zoning case C-27C-05 shall be incorporated in this approval.
35. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
36. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
37. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
38. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
39. The applicant shall incorporate into the construction plans for signature any comments generated by the County's Traffic Engineer from his review of the Traffic Impact Study for this development.
40. Only retail business establishments permitted in a B-2 Zone may be located in this center.
41. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
42. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

43. Prior to final construction plan approval, a conditional subdivision plat shall be submitted for the dedication of Pouncey Place. The subdivision plat shall be recorded prior to issuance of a certificate of occupancy.

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

## **PLAN OF DEVELOPMENT**

POD-03-10  
POD2009-00442  
Little Caesars at Woodman  
Road – 9514 Woodman Road  
(POD-86-75 Rev.)

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

**Resource International for JD Properties, LP and Robert C. Peery, Jr.:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to add drive-through facilities and provide driveway improvements for an existing 2,510 square foot restaurant building. The 0.72-acre site is located on the west line of Woodman Rd., approximately 240 feet north of Hungary Rd. on parcel 773-759-9426. The zoning is B-2C District (Conditional). County water and sewer. **(Brookland)**

The site has been completely renovated since September 2008, when a transfer of approval was granted. At that time, the original 7-11 convenience store was converted to a Little Caesars carryout and delivery store. This new plan of development request is to add drive through lanes, and seven parking spaces on site.

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

29. A concrete sidewalk meeting County standards shall be provided along the west side of Woodman Road.
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning case C-70C-86 shall be incorporated in this approval.
32. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up facilities, the owner/occupant shall close the drive-up facilities until a solution can be designed to prevent traffic backup.
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 Matt Ward)**  
**(Applicant's Representative: S. Courtney)**  
**(Applicable Rezoning Cases and PUPs: C-70C-86)**

## PLAN OF DEVELOPMENT

POD-38-09  
POD2009-00403  
Christ Church Episcopal  
Youth Center – 5000  
Pouncey Tract Road  
(POD-63-08 Rev.)

**DEFERRED TO 2/24/10  
SEE ADDENDUM PG. 3**

**Borden Engineering, PLC for Christ Church Episcopal:** 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 6,640 square foot youth center on the site of an existing church. The 11.98-acre site is located on the west line of Pouncey Tract Rd. (State Route 271) at the northwest quadrant of its intersection with Shady Grove Rd., on parcel 738-769-3891. The zoning is A-1, Agricultural District. County water and sewer. **(Three Chopt)**

This proposal is for a 6,640 square foot youth center.

While the existing buildings are primarily board and batten siding, the building as currently proposed at the time of this report is shown as metal siding. The future North Gayton Road extension is adjacent to the site. Once completed, it will intersect with Pouncey Tract Road and Shady Grove Road to the north and will increase the visibility of this building. Staff has recommended that revisions to the building materials be incorporated to reflect the primary building materials of the existing buildings.

As of the preparation date of the agenda, the staff has not received a revised plan, 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. Outside storage shall not be permitted.
30. 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: Ronald Borden)**

## SUBDIVISION

SUB-01-10  
Highland Springs  
(January 2010 Plan)  
209 Bridge Street

**APPROVED/EXPEDITED  
SEE ADDENDUM PG. 3**

**Engineering Design Associates for Robert H. Jones:** The 0.49-acre site proposed for a subdivision of 2 single-family homes is located on the south line of West Washington Street, at the southeast quadrant of its intersection with Bridge Street, on parcel 823-727-1417. The zoning is R-4, One Family Residence District. County water and sewer. **(Varina) 2 Lots**

The Department of Public Works- Traffic Division requires dedication of additional right-of-way along Bridge Street to match the existing right-of-way line.

As of the preparation date of the agenda, the staff has not received a revised plan, 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 subdivisions served by public utilities, the following additional condition is recommended:

13. Each lot shall contain at least 8,000 square feet.

**(Staff Report by Lee Pambid)**

**(Applicant's Representative: Randy Hooker)**

## **PLAN OF DEVELOPMENT AND TRANSITIONAL BUFFER DEVIATION**

POD-04-10  
POD2009-00440  
Thalhimer Plaza –  
11100 W. Broad Street  
(U.S. Route 250)  
(POD-12-84 Rev.)

**APPROVED**

**Balzer and Associates, Inc. for 11100 West Broad, LC:**  
Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code, to demolish a portion of an existing building, renovate the remaining building for a one story 52,672 square-foot trade school and two story 11,693 square-foot administrative offices, and to expand the parking lot. The transitional buffer deviation would permit a reduction in the width of the transitional buffer adjacent to I-64. The 8.49-acre site is located on the north line of W. Broad Street (U.S. Route 250), approximately 500 feet east of Brookriver Drive, on parcel 744-761-3043. The zoning is M-1, Light Industrial District. County water and sewer. **(Three Chopt)**

The applicant proposes a redevelopment of the former S&K warehouse and office building to allow office and trade school facilities. To accommodate parking needs, it is necessary to demolish approximately 17,500 square feet of the vacant single-story warehouse portion of the existing building where the trade school will be located. The trade school will host a variety of vocational programs for adults, including culinary education, nursing, and information technology. The office portion of the existing building will continue to function as office space. Parking lot configuration will be improved on all sides of the building. A façade renovation will also be performed to enhance the appearance of the building from West Broad Street.

The site is located immediately adjacent to Interstate 64, which is currently zoned A-1. The Thalhimer parcel is zoned M-1 and would require a 50-foot transitional buffer along the parcel line bordering I-64. Existing parking is located within 30 feet of the parcel line, and the applicant proposes to maintain this distance with additional parking proposed on the plan. In addition, there is an existing BMP adjacent to I-64 located approximately 25 feet from the parcel line. Department of Public Works has requested improvements to the BMP to bring it into compliance with current standards. This may cause the footprint of the BMP to be enlarged, requiring it to be within 10 feet of the parcel line. Therefore the applicant requests a transitional buffer deviation of 20 feet along the parking lot and 40 feet along the BMP to reduce the buffer from 50 feet to 30 feet along parking and 10 feet along the BMP. Staff has no objection to this request.

Should the Commission approve the transitional buffer deviation request, staff recommends approval of the plan of development. 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 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.
31. 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.
32. 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.
33. Future parking shall be constructed at such time as determined appropriate by the Director of Planning.

**(Staff Report by Aimee Berndt)**

**(Applicant's Representative: Andrew Bowman)**

**APPROVAL OF MINUTES: December 16, 2009 Minutes/APPROVED**

**ADJOURN @ 9:43**

**PLANNING COMMISSION AGENDA  
FOR  
SUBDIVISIONS AND PLANS OF DEVELOPMENT  
January 27, 2010**

**ADDENDUM**

**PAGE 2 – REVISED NUMBER OF LOTS**

**PLAN OF DEVELOPMENT**

**FOR INFORMATIONAL PURPOSES ONLY – SUBDIVISION EXTENSIONS**

<b>Subdivision</b>	<b>Original No. of Lots</b>	<b>Remaining Lots</b>	<b>Previous Extensions</b>	<b>Magisterial District</b>	<b>Recommended Extension</b>
<b>SUB2008-00177 (SUB-014-04) Grey Oaks (Formerly XYZ Subdivision) (January 2004 Plan)</b>	<b>208</b>	<del>87</del> <b>70</b>	<b>2</b>	<b>Three Chopt</b>	<b>07/01/2014</b>

**PAGE 4 – REVISED PLAN**

**LANDSCAPE & LIGHTING PLAN**

LP/POD-25-08  
POD2009-00401  
POD2009-00402  
The Corner at Short Pump –  
11801 W. Broad Street  
**APPROVED**

**Bignell, Watkins, Hasser for Archon Group:** Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 41.07-acre site is located on the southwest corner of the intersection of W. Broad Street (U. S. Route 250) and Lauderdale Drive, on parcel 736-762-2022. The zoning is B-2C, Business District (Conditional), **RTHC, Residential Townhouse District (Conditional)**, and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

**PAGE 7 – ADDED CONDITIONS**

**PLAN OF DEVELOPMENT**

POD-33-09  
POD2009-00370  
Kroger Fuel Center at  
Laburnum Square Shopping  
Center– 4816 S. Laburnum  
Avenue

**APPROVED**

**Balzer and Associates, Inc. for Laburnum Square, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish a portion of an existing building and construct a fuel center in an existing shopping center. The 2.83-acre site is located on the north line of Williamsburg Road (U. S. Route 60), approximately 800 feet west of S. Laburnum Avenue, on part of parcel 815-714-7661. The zoning is B-2, Business District; B-3, Business District; and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

Staff recommends approval subject to the conditions listed in the agenda and the following additional conditions:

32. Only retail business establishments permitted in a B-3 zone may be located in this center.
33. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.

**PAGE 13 – REVISED PLAN AND REVISED RECOMMENDATION**

**PLAN OF DEVELOPMENT**

POD-03-10  
POD2009-00442  
Little Caesars at Woodman  
Road – 9514 Woodman Road  
(POD-86-75 Rev.)

**APPROVED/EXPEDITED**

**Resource International for JD Properties, LP and Robert C. Peery, Jr.:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to add drive-through facilities and provide driveway improvements for an existing 2,510 square foot restaurant building. The 0.72-acre site is located on the west line of Woodman Rd., approximately 240 feet north of Hungary Rd. on parcel 773-759-9426. The zoning is B-2C District (Conditional). County water and sewer. **(Brookland)**

Staff has received a revised plan that shows a new dumpster location, provision of standard curb and gutter per Public Works' request, elimination of a parking space, and elimination of a 3-foot wide concrete ditch in the rear parking lot.

Staff recommends approval subject to the conditions listed in the agenda.

**PAGE 14 – REVISED ARCHITECTURALS**

**PLAN OF DEVELOPMENT**

POD-38-09  
POD2009-00403  
Christ Church Episcopal  
Youth Center – 5000  
Pouncey Tract Road  
(POD-63-08 Rev.)  
**DEFERRED TO 2/24/10**

**Borden Engineering, PLC for Christ Church Episcopal:** 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 6,640 square foot youth center on the site of an existing church. The 11.98-acre site is located on the west line of Pouncey Tract Rd. (State Route 271) at the northwest quadrant of its intersection with Shady Grove Rd., on parcel 738-769-3891. The zoning is A-1, Agricultural District. County water and sewer. **(Three Chopt)**

**PAGE 15 – REVISED PLAN AND REVISED RECOMMENDATION**

**SUBDIVISION**

SUB-01-10  
Highland Springs  
(January 2010 Plan)  
209 Bridge Street  
**APPROVED/EXPEDITED**

**Engineering Design Associates for Robert H. Jones:** The 0.49-acre site proposed for a subdivision of 2 single-family homes is located on the south line of West Washington Street, at the southeast quadrant of its intersection with Bridge Street, on parcel 823-727-1417. The zoning is R-4, One Family Residence District. County water and sewer. **(Varina) 2 Lots**

Staff has received a revised plan providing for the right-of-way as required by the Department of Public Works-Traffic Division. Twenty-five feet of right-of-way from the centerline of North Bridge Street to match the existing right-of-way line and 27.5 feet of right-of-way from the centerline of West Washington Street is now shown.

The previous comments regarding street widening and other improvements has been rescinded and are therefore no longer required by Public Works.

Staff can now recommend approval of this plan subject to the conditions listed in the agenda.