

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

March 24, 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

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

ROLL CALL: Mr. Jernigan - Absent

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Lee Pambid

FOR INFORMATIONAL PURPOSES ONLY – SUBDIVISION EXTENSIONS

| Subdivision | Original No. of Lots | Remaining Lots | Previous Extensions | Magisterial District | Recommended Extension |
|---|-------------------------------------|---------------------------|--------------------------------|---------------------------------|----------------------------------|
| SUB2008-00184 (SUB-001-98) Effinger Drive – A Dedication of a portion of Effinger Drive (June 1998 Plan) | 0 | 0 | 10 | Fairfield | 7/01/2014 |
| SUB2008-00141 (SUB-021-06) Mansfield Woods (March 2006 Plan) | 105 | 41 | 3 | Varina | 7/01/2014 |
| SUB2008-00062 (SUB-053-07) Staples Mill Centre Reconsideration (September 2007 Plan) | 33 | 33 | 1 | Brookland | 7/01/2014 |

TRANSFER OF APPROVAL

POD-32-71
POD2010-00038
Bellsun Apartments – 129 S.
Oak Avenue

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

Joyner Fine Properties for Bellsun Apartments, LLC:
Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Bellsun Associates, Morge and Associates IV, Mary Gunnell Phillips, Bellsun Apartment, LP, Bruce Phillips, and Joy G. Phillips, Trustee, to Bellsun Apartments, LLC. The 4.27-acre site is located at the northeast corner of E. Beal Street and S. Oak Avenue, on parcel 823-722-0640. The zoning is R-5, General Residential District. County water and sewer. **(Varina)**

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

As of the preparation date of the agenda, the trash and debris on the site, as identified in the inspection report, dated March 5, 2010, has been removed. The staff recommends approval of this transfer request.

**(Staff Report by Christina Goggin)
(Applicant's Representative: Cheryl Hamm)**

TRANSFER OF APPROVAL

POD-50-06
POD2010-00022
St. Mary's Hospital – Maple
Avenue Parking Lot – 6203
Monument Avenue

APPROVED/EXPEDITED

J. Sargeant Reynolds for Maple Avenue Holdings, LLC:
Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from St. Mary's Hospital of Richmond and Sisters of Bon Secours to Maple Avenue Holdings, LLC. The 1.84-acre site is located on the southwest corner of Monument and Maple Avenues, north of W. Franklin Street, on parcel 768-738-2447. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

This site is currently under construction, and no deficiencies have been identified. Landscaping shall be completed prior to the issuance of a Certificate of Occupancy.

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 Greg Garrison)
(Applicant's Representative: J. Sargeant Reynolds)
(Applicable Rezoning Cases and PUPs: C-6C-06)**

PLAN OF DEVELOPMENT

POD-08-10
POD2010-00035
Wyndham Swim and
Racquet Club Expansion –
6401 Old Wyndham Drive
(POD-95-93 Rev.)

APPROVED
SEE ADDENDUM PG. 1

Higgins and Gerstenmaier for The Wyndham Foundation: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct an additional swimming pool, a tennis court, restroom facilities, and a pump house on the site of an existing private swim and racquet club. The 4.40-acre site is located south of Old Wyndham Drive, approximately 1,500 feet west of Wyndham Lake Drive, on parcel 737-779-0577. The zoning is R-3C, One Family Residential District (Conditional) and R-4C, One Family Residential District (Conditional). County water and sewer. **(Three Chopt)**

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

29. The proffers approved as a part of zoning case C-48C-90 shall be incorporated in this approval.

(Staff Report by Greg Garrison)
(Applicant's Representative: Randy Biltz)
(Applicable Rezoning Cases and PUPs: C-48C-90)

SUBDIVISION

SUB-02-10
Hungary Creek
(March 2010 Plan) -
Francistown Road
APPROVED/EXPEDITED
SEE ADDENDUM PG. 2

Parker Consulting for David R. Gibbs and Dominion Land & Development: The 6.107-acre site proposed for a subdivision of 14 single-family homes is located on the east line of Francistown Road, opposite from its intersection with Nuckols Road, on parcels 759-765-7424, 7456, and 8939. The zoning is R-3C, One Family Residence District (Conditional). County water and sewer. **(Brookland) 14 Lots**

As of the preparation date of this agenda, staff has not received a revised plan showing the required 65-foot front yard setback from Francistown Road and the adequate lot width for Lot 9, as requested. In addition, staff requested that the common area location be accessible by all lot owners, and that the layout be substantially similar to the layout that was presented at time of rezoning with respect to the proposed common area. 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 conditions are recommended:

13. Each lot shall contain at least 11,000 square feet.

14. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Department of Planning for review. Such covenants and restrictions shall be in a form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
15. The details for the landscaping to be provided within the 20-foot wide planting strip easement along Francistown Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
16. A County standard sidewalk shall be constructed along the east side of Francistown Road.
17. The proffers approved as part of zoning case C-20C-09 shall be incorporated in this approval.

(Staff Report by Aimee Berndt)
(Applicant's Representative: Philip Parker)
(Applicable Rezoning Cases and PUPs: C-20C-09)

PLAN OF DEVELOPMENT – ARCHITECTURALS

POD-76-05
 Reconsideration:
 Architecturals – St. Clair
 Ridge Condominiums –
 Elkridge Lane and 20th Street

APPROVED

Style Craft Homes Development Corporation for Saint Claire Ridge Development Company: Request for approval of revised architectural plans for 37 two-story, detached condominiums, as required by Chapter 24, Section 24-106 of the Henrico County Code. The 6.98-acre site is located at the north intersection of Elkridge Lane and 20th Street, adjoining the northwest property line of Oak Hill Subdivision, on parcel 800-730-7438. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Fairfield)**

This request by the developer, Style Craft Homes, is to substitute the previously approved architectural elevations with new revised elevations. The previous approval was for 3 models, and staff has included these elevations in the packet for informational purposes only. This request is for 4 models with 2 possible front elevations on each. These options will allow for more architectural styles and elevations within the neighborhood.

The staff recommends approval subject to the conditions previously approved for POD-76-05 by the Planning Commission at its meeting January 26, 2004.

(Staff Report by Christina Goggin)
(Applicant's Representative: Larry Horton)
(Applicable Rezoning Cases and PUPs: C-58C-04; C-2C-10)

**PLAN OF DEVELOPMENT AND MASTER PLAN
(Deferred from the February 24, 2010 meeting)**

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

DEFERRED TO 4/28/10

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 retail buildings totaling 32,500 square feet and a future phase consisting of 2 one-story retail 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 April 28, 2010 meeting.

As of the preparation date of the agenda, the staff has not received a revised site layout plan 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 and the County.

Additionally, issues related to access through VDOT controlled property have been resolved, although a revised plan is required.

A schematic landscape plan 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. This plan may also need to be modified based on the impact of the traffic study.

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 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.

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)

DISCUSSION ITEM: INNSBROOK AREA LAND USE STUDY: The Commission will discuss scheduling a work session for April 15, 2010, to review the Innsbrook Area Land Use Study. **APPROVED**

APPROVAL OF MINUTES: February 24, 2010 Minutes / APPROVED

ADJOURN @ 9:46

**PLANNING COMMISSION AGENDA
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March 24, 2010**

ADDENDUM

PAGE 2 – SUBDIVISION EXTENSIONS - ADDED MAP

PAGE 3 – REVISED CAPTION

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POD2010-00038
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PAGE 5 – REVISED PLAN

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Racquet Club Expansion –
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PAGE 6 – REVISED RECOMMENDATION AND REVISED PLAN

SUBDIVISION

SUB-02-10
SUB2010-00007
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