

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

May 26, 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:

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
SUB2009-00006 (SUB-02-09) Elizabeth Place (February 2009 Plan)	3	3	0	Varina	5/25/2011
SUB2008-00143 (SUB-31-07) Grayson Hill (May 2007 Plan)	17	17	2	Tuckahoe	7/1/2014
SUB2008-00144 (SUB-08-05) Grey Oaks Meyer (October 2005 Plan)	34	34	2	Three Chopt	7/1/2014
SUB2008-00145 (SUB-05-06) Kingsland Green (May 2006 Plan)	56	56	3	Varina	7/1/2014
SUB2008-00146 (SUB-24-06) The Ridings at Warner Farm (April 2006 Plan)	656	656	3	Varina	7/1/2014
SUB2008-00179 (SUB-23-04) Settler's Ridge (May 2004 Plan)	166	69	3	Varina	7/1/2014
SUB2009-00048 (SUB-08-09) Staples Mill Centre (May 2009 Plan)	52	52	0	Brookland	5/25/2011

TRANSFER OF APPROVAL

POD-119-84
POD2010-00129
Buz and Ned's (Formerly
Fuddruckers) – 8205 W.
Broad Street (U.S. Route
250)

APPROVED

Higgins and Gerstenmaier for Buz and Ned's of Parham and Broad Land, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from A. T. Andrews and Blanche J. Andrews and Atlantic Restaurant Ventures, Inc. to Buz and Ned's of Parham and Broad Land, LLC. The 1.8-acre site is located at the intersection of Old Parham Road and W. Broad Street (U.S. Route 250), approximately 500 feet east of Parham Road on the south line of W. Broad Street at 8205 W. Broad Street, on parcel 762-753-4189. The zoning is B-1, Business District. County water and sewer. **(Three Chopt)**

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

1. A plan detailing updated landscaping and any site revisions shall be submitted to the Planning Department for review and approval prior to the issuance of any Certificates of Occupancy.

(Staff Report by Lee Pambid)
(Applicant's Representative: Keith VanInwegen)

TRANSFER OF APPROVAL

POD-78-99
POD2010-00088
Pier 1 Imports at
Brookhollow Center – 11114
W. Broad Street (U.S. Route
250)

APPROVED/EXPEDITED

Peter Apostal for Apostal Partners Virginia, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from S & K Famous Brands and BR of Wisconsin 24, LLC to Apostal Partners Virginia, LLC. The 2.32-acre site is located on the northeast corner at the intersection of W. Broad Street (U.S. Route 250) and Brookriver Drive, on parcel 743-761-7135. The zoning is M-1, Light Industrial District and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

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 January 21, 2010, have been corrected by the applicant with the exception of the removal of a temporary construction dumpster being utilized by a future tenant. The site deficiencies included the unscreened construction dumpster and missing landscaping. All landscaping deficiencies have been addressed. The staff recommends approval of this transfer request with the following condition:

1. All temporary construction dumpsters or trash containers located outside of the dumpster screening area shall be removed no later than June 1, 2010.

(Staff Report by Aimee Berndt)
(Applicant's Representative: Peter Apostal)

TRANSFER OF APPROVAL

POD-29-97
POD2010-00054
Courtyard by Marriott Hotel
– 5400 Williamsburg Rd.
(U.S. Route 60)

APPROVED/EXPEDITED

Inland American Lodging Advisor, Inc. for Richmond Hotel Associates, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Cattle-town, Inc, Huestis Ltd. Company, Windward Invest Assoc, LLC, and DHM Richmond Hotel, LP to Richmond Hotel Associates, LLC. The 3.23-acre site is located on the north line of Williamsburg Road (U.S. Route 60), approximately 3,200 feet west of Airport Drive, on parcel 819-714-2741. The zoning is B-3, Business District, and ASO, Airport Safety Overlay 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. The staff recommends approval of this transfer request with the following condition:

1. The site deficiencies, as identified in the inspection report, dated March 2, 2010, shall be corrected by June 30, 2010.

The deficiencies include missing landscaping and damaged areas of fence.

(Staff Report by Greg Garrison)
(Applicant's Representative: Denise Pickles)

TRANSFER OF APPROVAL

POD-39-83 (Part)
POD2010-00120
Virginia Center Technology
Park, Phase I - 1001
Technology Park Drive

APPROVED/EXPEDITED

First Potomac for Virginia Center, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Principal Life Insurance Co. to Virginia Center, LLC. The 16.91-acre site is located on the west line of Jeb Stuart Parkway, approximately 1,050 feet north of the intersection of Jeb Stuart Parkway and Virginia Center Parkway at Technology Park Drive, on parcel 785-768-0723. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. (**Fairfield**)

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. No site deficiencies were identified upon inspection of the property. The staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)
(Applicant's Representative: James Thomas)
(Applicable Rezoning Cases and PUPs: C-22C-83)

TRANSFER OF APPROVAL

POD-02-98 (Part)
POD2010-00122
Park Central I (Formerly
Park Central Robinson
Development Phase I,
Building A) – 8701 Park
Central Drive

APPROVED/EXPEDITED

First Potomac for FP Park Central I, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Park Central Associates, LC and Robinson Development Group, Inc. to FP Park Central I, LLC. The 6.68-acre site is located on the east line of Park Central Drive, approximately 450 feet north of the intersection of E. Parham Road and Park Central Drive, on parcel 789-759-7180. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Fairfield)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The deficiencies, which included missing landscaping and a missing stop bar, have been addressed. The staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)

(Applicant's Representative: James Thomas)

(Applicable Rezoning Cases and PUPs: C-91C-97)

TRANSFER OF APPROVAL

POD-02-98 (Part)
POD2010-00124
Park Central II (Formerly
Park Central Robinson
Development Phase I,
Building B) – 8751 Park
Central Drive

APPROVED/EXPEDITED

First Potomac for FP Park Central II, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Park Central Associates, LC and Robinson Development Group, Inc. to FP Park Central II, LLC. The 8.19-acre site is located on the east line of Park Central Drive, approximately 1,300 feet north of the intersection of E. Parham Road and Park Central Drive, on parcel 789-760-5532. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Fairfield)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. No site deficiencies were identified upon inspection of the property. The staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)

(Applicant's Representative: James Thomas)

(Applicable Rezoning Cases and PUPs: C-91C-97)

TRANSFER OF APPROVAL

POD-02-00 (Part)
POD2010-00123
Park Central V (Formerly
Park Central Robinson
Development, Building 5) –
8801 Park Central Drive
(POD-84-99 Rev.)

First Potomac for FP Park Central V, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Park Central Associates, LC and Robinson Development Group, Inc. to FP Park Central V, LLC. The 4.19-acre site is located 800 feet at the end of the driveway found on the east line of Park Central Drive, approximately 900 feet north of the intersection of E. Parham Road and Park Central Drive, on parcel 789-760-9939. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Fairfield)**

APPROVED/EXPEDITED

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The deficiencies, which included missing landscaping and a pothole, have been addressed. The staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)
(Applicant's Representative: James Thomas)
(Applicable Rezoning Cases and PUPs: C-91C-97)

LANDSCAPE PLAN

LP/POD-58-07
Dillyn Place, Section 2 –
Dill Rd.

Bay Design Group, P.C. for Barrington Investors, Ltd.: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 11.4-acre site is located at the terminus of Dillyn Place and Dillyn Terrace, on parcel 799-732-4991. The zoning is R-5AC General Residence District (Conditional). **(Fairfield)**

APPROVED/EXPEDITED

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

(Staff Report by Christina Goggin)
(Applicant's Representative: Daniel Caskie)
(Applicable Rezoning Cases and PUPs: C-65C-06 and C-32C-09)

SUBDIVISION

SUB-04-10
SUB2010-00049
Clays Corner
(May 2010 Plan)
3000 Pump Road

APPROVED/EXPEDITED

Grattan and Associates, P.C. for Ed Clay: The 1.93-acre site proposed for a subdivision of 5 single-family homes is located at the northwest intersection of Sunrise and Pump Roads, on parcel 738-756-7754. The zoning is R-3C, One-Family Residential District (Conditional). County water and sewer. **(Three Chopt)**
5 Lots

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for subdivisions served by public utilities, and the following additional conditions:

13. Each lot shall contain at least 11,000 square feet.
14. The proffers approved as part of zoning case C-3C-10 shall be incorporated in this approval.

(Staff Report by Greg Garrison)
(Applicant's Representative: G. Stuart Grattan)
(Applicable Rezoning Cases and PUPs: C-3C-10)

SUBDIVISION

SUB-05-10
SUB2010-00050
Hidden Ridge
(May 2010 Plan)
10398 Warren Road

APPROVED/EXPEDITED

Draper Aden Associates for Gregory A. Windsor: The 1.47-acre site proposed for a subdivision of 1 single-family home is located southeast of Warren Road at the intersection of Cardigan Circle, on parcel 768-764-2462. The zoning is R-2, One-Family Residential District. County water and sewer. **(Brookland)**

1 Lot

The proposed one-lot subdivision has been submitted for the purpose of right-of-way dedication to provide the minimum 50 foot road frontage requirements to permit one dwelling. The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for subdivisions served by public utilities, and the following additional condition:

13. The limits and elevation of the Special Flood Hazard Area shall be conspicuously noted on the plat and construction plans and labeled "Limits of Special Flood Hazard Area." Dedicate the Special Flood Hazard Area as a "Variable Width Drainage & Utilities Easement."

(Staff Report by Aimee Berndt)
(Applicant's Representative: Ed Hofmann, Jr.)

**PLAN OF DEVELOPMENT AND MASTER PLAN
(Deferred from the May 13, 2010 Meeting)**

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

**APPROVED
SEE ADDENDUM**

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 2 one-story retail buildings totaling 27,555 square feet and a future site for a one-story building totaling 6,000 square feet; and Phase 2 consisting of 3 one-story retail buildings totaling 54,862 square feet. The 10.72-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)**

As of the preparation date of the agenda, the staff has not completed its review of the revised layout plan, master plan and landscaping plan.

To date, staff has requested a commitment from the applicant that the screening details from service areas and existing businesses along the internal access drive will be of compatible quality and design as proposed throughout the shopping center.

The architectural plans show brick veneer painted white and white EIFS building walls. The building's base and columns are accented with tan stone veneer. The Hunter green standing seam metal roof has slate colored dimensional shingles with white horizontal lap siding on the gables. White, painted, brick veneer walls are utilized to screen utility equipment for the shopping center.

The architectural plans, as shown, conform to proffers in rezoning case C-27C-05, which state 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:

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.
26. **MODIFIED** – Any necessary water and sewer easements must be obtained in a form acceptable to the County Attorney prior to final approval of the construction plans.
29. The subdivision plat for Pouncey Place shall be recorded before any occupancy permits are issued. The dedicated section of Pouncey Place adjacent to Phase 1 shall be improved, as determined by the Director of Public Works, prior to the issuance of any certificate of occupancy in Phase 1. The section of Pouncey Place adjacent to Phase 2 shall be

- improved, as determined by the Director of Public Works, prior to the issuance of any certificate of occupancy in Phase 2.
30. The right-of-way for widening of Twin Hickory Lake Drive as shown on approved plans shall be dedicated to the County with the subdivision plat for Pouncey Place prior to any occupancy permits being issued.
 31. The entrances and drainage facilities on Pouncey Tract Road (State Route 271) shall be approved by the Virginia Department of Transportation and the County.
 32. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
 33. A concrete sidewalk meeting County standards shall be provided along the south side of Twin Hickory Lake Drive.
 34. The proffers approved as a part of zoning case C-27C-05 shall be incorporated in this approval.
 35. 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.
 36. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
 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. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
 42. The developer acknowledges that the use of the property for a vehicle storage lot is nonconforming with the B-2C zoning. He further acknowledges that the vehicle storage lot was established without an approved plan of development. When the lease expires on October 31, 2013, it will be terminated, and the use of the property for a vehicle storage lot will be discontinued. The lease will not be renewed.
 43. The developer acknowledges that the use of the property for a dog kennel and car transmission shop will be terminated, and the uses will be discontinued. The leases will not be renewed beyond August 31, 2017.
 44. An offsite drainage easement or other permission acceptable to the Director of Public Works shall be obtained by the applicant prior to final approval of the construction plans.

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

REZONING CASE (Deferred from the May 13, 2010 Meeting)

Brookland

C-8C-10 **Martin Shane for JMW, LLC:** Request to amend proffered conditions accepted with Rezoning Case C-68C-00, on Parcel 776-744-1464, located at the southwest intersection of Dumbarton Road and Byrdhill Road. The applicant proposes to amend Proffer 2 related to building size and Proffer 4 related to building height. The existing zoning is M-1C Light Industrial District (Conditional) and O-2C Office District (Conditional). The Land Use Plan recommends Office. This site is in the Enterprise Zone. **Staff – Jamie Sherry**
RECOMMENDED FOR B.O.S. APPROVAL/EXPEDITED (SEE ADDENDUM)

DISCUSSION ITEM: Set work session date to review proposed amendments to Chapter 24 of the County Code to minimize the impact of refuse servicing on adjacent properties.
WORK SESSION TO BE HELD AT JUNE 23, 2010 MEETING

APPROVAL OF MINUTES: April 28, 2010 Minutes/APPROVED

WORK SESSION: Innsbrook Area Land Use Study
(Staff Contact: Ben Sehl)

RECOMMENDATIONS:

- **SADLER ROAD AREA TO BE INCLUDED IN INNSBROOK STUDY**
- **WORK SESSION TO BE HELD ON JUNE 10, 2010 AT 5:30 P.M. TO DISCUSS SADLER ROAD ADDITION**
- **WORK SESSION TO BE HELD ON JUNE 23, 2010 TO INCLUDE DISCUSSION OF DESIGNATING THE INNSBROOK AREA AS AN URBAN DEVELOPMENT AREA.**

ADJOURN @ 10:22

**PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
May 26, 2010**

ADDENDUM

PAGE 13 – REVISED CONDITION AND REVISED PLAN

**PLAN OF DEVELOPMENT AND MASTER PLAN
(Deferred from the May 13, 2010 Meeting)**

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

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APPROVED

43. **REVISED** - The developer acknowledges the use of a dog kennel and auto service is non-conforming, and the leases shall not be renewed beyond August 31, 2017, unless the developer submits and implements a plan of development that would bring that building into conformance with the architectural design proffers in rezoning case C-27-05.

PAGE 16 – REVISED PROFFERS

Brookland

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RECOMMENDED FOR B.O.S. APPROVAL/EXPEDITED