

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

April 27, 2011

9:00 A.M.

ADDENDUM ATTACHED



PLANNING COMMISSION

C. W. Archer, C.P.C., Chairperson (Fairfield)
Tommy Branin, Vice-Chairperson (Three Chopt)
Ernest B. Vanarsdall, C.P.C., (Brookland)
E. Ray Jernigan, C.P.C. (Varina)
Bonnie-Leigh Jones, C.P.C. (Tuckahoe)
Patricia S. O'Bannon, 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: NONE PRESENT

ROLL CALL: ALL PRESENT

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
SUB2010-00025 (SUB-03-10) Inglenook Cottages (April 2010 Plan) (Formerly Maybeury)	30	30	0	Tuckahoe	4/25/2012
SUB2009-00041 (SUB-05-09) Riverview Green Phase 1 (April 2009 Plan)	47	6	1	Brookland	4/25/2012

TRANSFER OF APPROVAL

POD-33-97 and 100-97
POD2011-00019; POD2011-00061
Rite Aid - Lakeside – 5500
Lakeside Avenue

Gilbert Amoroso for S. J. Amoroso Properties Company:
Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Sigma Development of Virginia, Inc., GAG Associates, and Richmond RA 2003, LLC to S. J. Amoroso Properties Company. The 1.003-acre site is located on the northwest corner of the intersection of Lakeside Avenue and Dumbarton Road, on parcel 781-745-8920. The zoning is B-2, Business District. 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 staff recommends approval of this transfer request with the following condition:

1. The site deficiencies, as identified in the inspection report, dated February 18, 2011, shall be corrected by May 31, 2011.

The site deficiencies include repairing cracked pavement, seal-coating and striping the parking lot, straightening all sign posts, priming and painting the pylon sign supports, replacing a wheel stop, installing a dumpster enclosure gate, and planting missing landscaping. The applicant has provided evidence of contracts to correct the deficiencies identified by staff.

(Staff Report by Matt Ward)
(Applicant’s Representative: Gilbert Amoroso)
(Applicable Rezoning Cases and PUPs: C-54C-97)

TRANSFER OF APPROVAL

POD-14-10
POD2011-00120
Community Health Office at
Westerre Commons
(Formerly Virginia
Community Health Office at
Westerre Commons) – 3831
Westerre Parkway

Hirschler Fleischer for Community Health Properties, LLC:
Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Westerre Commons, LLC and Lingerfelt Development, LLC to Community Health Properties, LLC. The 1.84-acre site is located on the south line of Westerre Parkway, approximately 800 feet east of Cox Road, on parcel 748-759-9708. The zoning is B-2C, Business District (Conditional) and O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

APPROVED/EXPEDITED

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 staff’s inspection. The staff recommends approval of this transfer request.

(Staff Report by Aimee Berndt)
(Applicant’s Representative: Penny Koch)
(Applicable Rezoning Cases and PUPs: C-45C-04)

TRANSFER OF APPROVAL

POD-09-96
POD2011-00035
Taco Bell at Laburnum Park
Shopping Center – 4388 S.
Laburnum Avenue

Thomas Cook and Tassos Paphites for BurgerBusters IV, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from United Dominion Realty and Taco Bell Corporation to BurgerBusters IV, LLC. The 0.75-acre site is located on an outparcel in an existing shopping center on the west line of S. Laburnum Avenue, approximately 245 feet north of Gay Avenue, on parcel 813-718-7327 and part of 6145. The zoning is B-2C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

APPROVED/EXPEDITED

The new owner accepts and agrees to be responsible for continued compliance with the conditions of 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 16, 2011, shall be corrected by May 27, 2011.

The site deficiencies include replacing 2 trees, 44 shrubs, and Liriope ground cover. The applicant has provided staff a copy of a signed contract to perform work that addresses all the deficiencies.

(Staff Report by Christina Goggin)
(Applicant’s Representative: Thomas Cook)
(Applicable Rezoning Cases and PUPs: C-32C-86)

TRANSFER OF APPROVAL

POD-147-84 and 11-85
POD2011-00081; POD2011-
00090
Vistas at Brookfield Phases I
and II – 5516 and 5540
Falmouth Street

CB Richard Ellis of Virginia, Inc. for Lardon Realty, LC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from The Life Insurance Company of Virginia, Laveer Partners and Crocker Realty Trust, LP to Lardon Realty, LC. The 4.64-acre site is located on the northeast corner of the intersection of Falmouth Street and Dickens Road, on parcel 770-744-4322. The zoning is O-2, Office District. County water and sewer. **(Brookland)**

APPROVED/EXPEDITED

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

1. The site deficiencies shall be corrected by May 25, 2011.

The site deficiencies include grinding tree stumps, replacement of 8 White Pines, 2 Crape Myrtles, and 3 shrubs. The applicant has provided evidence of contracts to correct the deficiencies identified by staff.

(Staff Report by Christina Goggin)
(Applicant’s Representative: Sherri Tinsley)

TRANSFER OF APPROVAL

POD-41-95
POD2011-00045; POD2011-00046
Interport Business Center
Buildings A and B - 4800
and 4700 Eubank Road

MGT Construction for Interport A, LP and Interport B, LP and Weingarten Realty Investment: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from ABH Virginia Land Trust and Devon USA to Interport A, LP and Interport B, LP. The 30.2-acre site is located at the northeast corner of the intersection of Glen Alden Drive and Eubank Road, on parcels 815-712-2943 and 8947. The zoning is M-1, Light Industrial District. County water and sewer. **(Varina)**

APPROVED/EXPEDITED

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. All deficiencies have been corrected, including misaligned bumper blocks and missing stop bars and stop signs. The staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)
(Applicant’s Representative: Devoe Reagan)

TRANSFER OF APPROVAL

POD-16-72
POD2011-00060
Courthouse Green West
Apartments (Formerly
Courthouse Square
Apartments) – 8318 Hungary
Spring Road

Arthur E. Havens, III and Lisa Ross for Courthouse Green Holdings, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from A R Tedesco and Mt. Royal Building Company to Courthouse Green Holdings, LLC. The 12.41-acre site is located at the northwest quadrant of the intersection of Parham Road (State Route 73) and Hungary Spring Road, on parcel 766-754-6198. The zoning is R-5, General Residential District. County water and sewer. **(Brookland)**

APPROVED/EXPEDITED

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 8, 2011, shall be corrected by May 31, 2011.

The site deficiencies include missing trash dumpster screening, asphalt repair, parking lot striping, and missing stop bars. The applicant has provided staff evidence of a contract to perform work that addresses all the deficiencies.

(Staff Report by Lee Pambid)
(Applicant’s Representative: Arthur Havens, III)

TRANSFER OF APPROVAL

POD-73-05 and 31-06
POD2011-00113
Short Pump Station – W.
Broad Street (U.S. Route
250) and John Rolfe Parkway

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

The Shopping Center Group for AMCAP Richmond, LLC:
Request for transfer of approval as required by Chapter 24,
Section 24-106 of the Henrico County Code from Short Pump
Station, LLC to AMCAP Richmond, LLC. The 11.54-acre site is
located at the southeast corner of the intersection of W. Broad
Street (U.S. Route 250) and John Rolfe Parkway, on parcel 741-
761-3418. The zoning is B-2C, Business District (Conditional)
and WBSO, West Broad Street Overlay District. County water
and sewer. **(Three Chopt)**

As of the preparation date of the agenda, staff has not worked out arrangements with the applicant to correct the site deficiencies identified during the site inspection conducted on April 15, 2011. These deficiencies include dead or missing landscaping and an illegal sign along W. Broad Street. The staff recommendation will be made at the meeting.

**(Staff Report by Kevin Wilhite)
(Applicant’s Representative: Michael Kaiser)**

LANDSCAPE AND LIGHTING PLAN

LP/POD-23-10
POD2011-00069; POD2011-00070
Bienvenidas Latino Market
Parking Expansion – 8410
Staples Mill Road (U.S.
Route 33)

Frank Fields and Associates for Miguel Ramos: 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 1.05-acre site is located on the west line of Staples Mill Road (U.S. Route 33), approximately 125 feet south of Stoneman Road, on parcels 770-753-8834 and 9124. The zoning is B-1, Business District. County water and sewer. **(Brookland)**

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

As of the preparation date of the agenda, staff has not received a revised plan, as requested. The applicant has agreed to submit a revised plan addressing staff's concerns regarding tree species selection, tree size, and the provision of a continuous hedgerow along the row of parking adjacent to the right-of-way of Staples Mill Road. Tree placement is also to be revised to allow adequate sight distance.

Staff has also requested additional lighting in areas where the lighting levels fall below the minimum recommended standard of one footcandle. Additional fixture details are also needed for staff review to clarify fixture types and the provision of house side shields for pole-mounted fixtures, where applicable.

The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the annotations on the plan, the standard conditions for landscape and lighting plans are recommended.

**(Staff Report by Aimee Berndt)
(Applicant's Representative: Francis Fields)**

SUBDIVISION

SUB-03-11
SUB2011-00026
New Market Village (April
2011 Plan) – Darbytown
Road

APPROVED
SEE ADDENDUM PG. 2

Bay Design Group for New Market Land Company, LLC and New Market Village Development Company: The 37.71-acre site proposed for a subdivision of 27 detached dwellings for sale with zero lot lines and 65 residential townhouses for sale is located along the south line of Darbytown Road and the north line of Willson Road, approximately 300 feet west of S. Laburnum Avenue, on parcels 812-700-4749 and 8596. The zoning is R-5AC, General Residential District (Conditional) and RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Varina) 92 Lots**

As of the preparation date of the agenda, staff has not received a revised plan, as requested. The revision is needed to address the layout of lots along New Market Village Parkway and to correct the location of the zoning lines and subdivision boundary. The applicant is proposing a layout change in the area shown as future Section 3 that does not affect the overall concept of the development.

The staff recommendation will be made at the meeting. Should the Commission approve this request, in addition to the standard conditions for zero lot line subdivisions served by public utilities and residential townhouses for sale (RTH), the following additional conditions are recommended:

16. 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."
17. The proffers approved as part of zoning case C-17C-10 shall be incorporated in this approval.

(Staff Report by Kevin Wilhite)
(Applicant's Representative: Joseph Faudale)
(Applicable Rezoning Cases and PUPs: C-17C-10)

PLAN OF DEVELOPMENT

POD-09-11
POD2011-00086
Bonefish Grill at West Broad
Village – 11251 W. Broad
Street (U.S. Route 250)

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

Bay Design Group, P.C. for West Broad Village V, LLC and Eagle Construction of VA, 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, 5,577 square foot restaurant. The 0.54-acre site is located on the southwest corner at the intersection of W. Broad Street (U.S. Route 250) and Whittall Way (private drive), on parcel 742-761-7309. The zoning is UMUC, Urban Mixed Use District and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, staff has not received revised architectural elevations addressing all staff comments, as requested. The applicant has revised the architectural renderings to show all brick on all 4 sides of the building, with the exception of the signage area, which will have an EIFS background panel. Staff has requested that there be additional architectural treatment on the west elevation, which faces the surface parking area for the out parcel and the existing bank. Due to site layout changes limiting planting area along the building foundation, the columnar evergreen plantings shown in the colored rendering in the agenda cannot be accommodated. The applicant is working with the architect to improve the appearance of this elevation and to completely screen the electrical equipment from view. The applicant has addressed staff comments related to the site layout.

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

29. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning case C-12C-06 shall be incorporated in this approval.
31. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.
32. Prior to issuance of a building permit, the developer must furnish a letter from Plantation Pipeline stating that this proposed development does not conflict with their facilities.
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 Aimee Berndt)
(Applicant's Representative: Daniel Caskie)
(Applicable Rezoning Cases and PUPs: C-12C-06)

SUBDIVISION

SUB-04-11
SUB2011-00024
Broaddus Glen
(April 2011 Plan) -
1780 Mountain Road

APPROVED
SEE ADDENDUM PG. 3

Parker Consulting, LLC for Greenwood Development Corp. Lloyd E. Jr. & E. J. Jackson, Village Bank, Appia Corporation, Greenwood Methodist Church, the County of Henrico and Rotunda Corp.: The 9.195-acre site proposed for a subdivision of 34 single-family homes is located on the north side of Mountain Road, approximately 560 feet west of Greenwood Road, on parcels 780-762-0892, 2090, 4764, 780-763-3014, and part of parcel 5415. The zoning is R-4, One-Family Residential District. County water and sewer. **(Fairfield)**
34 Lots

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. The revised plan is needed to show dedicated right-of-way and road improvements along Mountain Road. Additionally, the property lines, buildable areas, and lot widths need to be shown correctly.

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 8,000 square feet.
14. The plan must be redesigned to provide at least the 65-foot minimum lot width required and as regulated by Chapter 24, of the Henrico County Code.
15. The details for the landscaping to be provided within the 25-foot wide planting strip easement along Mountain 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 north side of Mountain Road.
17. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
18. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.
19. The existing Broaddus Avenue right-of-way shall be vacated or all rights, title, and interest shall be quitclaimed prior to recordation of any lots adjacent to this right-of-way.

(Staff Report by Matt Ward)
(Applicant's Representative: Philip Parker)

PLAN OF DEVELOPMENT

POD-05-11
POD2011-00082
Steak 'N Shake at White Oak
Village Shopping Center –
4500 S. Laburnum Avenue
(POD-18-09 Rev.)

APPROVED
SEE ADDENDUM PG. 3

Ingram-Hagen & Co., PLC for Laburnum Investment, LLC and SOV, 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, 3,807 square foot restaurant with drive-through facilities in an existing shopping center. The 1.06-acre site is located approximately 400 feet east of S. Laburnum Avenue at its intersection with Gay Avenue, on part of parcel 815-718-5710. The zoning is B-3C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

Revised architectural elevations have been requested to incorporate revisions that would bring the overall color scheme, materials, and design features into conformance with the proffers for White Oak Village Shopping Center. Revised architectural plans were submitted on the preparation date of the agenda, and, therefore, staff has not had an opportunity to complete its review.

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 proffers approved as a part of zoning cases C-29C-06 and P-9-09 shall be incorporated in this approval.
31. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
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. 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.
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 Christina Goggin)
(Applicant's Representative: Ray Moyer, Jr.)
(Applicable Rezoning Cases and PUPs: C-29C-06; P-9-09)

PLAN OF DEVELOPMENT, TRANSITIONAL BUFFER DEVIATION, AND ALTERNATIVE FENCE HEIGHT PLAN

POD-10-11
POD2011-00091
Slurry Pavers – 3617 and
3723 Nine Mile Road (State
Route 33)

**APPROVED
SEE ADDENDUM PG. 4**

Engineering Design Associates for Virginia Truck Center Richmond and Slurry Pavers, Inc.: Request for approval of a plan of development, **transitional buffer deviation**, and alternative fence height plan, as required by Chapter 24, Sections 24-106, **24-106.2**, and 24-95(5)c of the Henrico County Code, to modify existing parking and vehicular storage areas with associated site improvements, **reduce the width of a transitional buffer**, and to allow a fence exceeding a height of 42” in the front yard along the frontage of Nine Mile Road. The 14.54-acre site is located on the south line of Nine Mile Road (State Route 33), approximately 387 feet west of Evergreen Road, on parcels 805-722-3777 and 9069. The zoning is M-2C, General Industrial District (Conditional) and B-3, Business District. County water and sewer. (**Varina**)

The proposed plan of development would permit the conversion of the former truck dealership located on the subject property into a contractor’s equipment storage yard and offices. It would also permit expansion of outdoor storage onto an adjoining undeveloped parcel located to the east along Nine Mile Road. The subject property was rezoned to M-2C (Zoning Case # C-2C-11) to permit the proposed use in February.

The property is located in both the Enterprise Zone and the Nine Mile Road Corridor Revitalization/Reinvestment Opportunity Area. The proffers of the previously-noted zoning case provide for building enhancements to the existing principal structure on the property as well as an enhanced landscape buffer along Nine Mile Road. Additionally, the proffers require the installation on an 8-foot high wrought iron style fence with brick columns, in the portion of the proposed landscape buffer along Nine Mile Road, that would screen a proposed vehicle parking and equipment storage area. A portion of the fence would encroach into the front yard along Nine Mile Road. Therefore, the applicant has requested approval of an alternative fence height along Nine mile Road since the fence would exceed 42 inches in the front yard. The conditions for approval of an alternative fence height are satisfied, and staff recommends approval of the request.

In addition, the County Code requires a 25-foot transitional buffer along the B-3-zoned property to the southeast occupied by a pallet manufacturing facility. The applicant has requested a transitional buffer deviation to eliminate that requirement and has indicated the required buffer would screen a trailer storage area from an equipment storage area. Staff has no objection to granting a deviation in this area to allow the road connection, with the understanding that the landscape and lighting plan will be reviewed by the Planning Commission for approval and the final landscape details will be resolved when the Commission can review the request in the context of the overall site landscape plan.

Should the Commission approve the alternative fence height request and transitional buffer deviation request, the staff recommends approval of the plan of development 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.
- 11A. **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. The right-of-way for widening of Nine Mile Road (State Route 33) 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 Nine Mile Road (State Route 33) 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. The proffers approved as a part of zoning case C-2C-11 shall be incorporated in this approval.
33. 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.
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.
35. The limits and elevations of the Special Flood Hazard Area shall be conspicuously noted on the plan and labeled "Limits of Special Flood Hazard Area." In addition, the delineated Special Flood Hazard Area must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Randy Hooker)

(Applicable Rezoning Cases and PUPs: C-2C-11)

PLAN OF DEVELOPMENT

POD-11-11
POD2011-00095
Medical Office Building at
Reynolds Crossing – W.
Broad Street (U.S. Route
250)

APPROVED
SEE ADDENDUM PG. 4

Rummel, Klepper & Kahl, LLP for Forest Medical Office Building, LLC and Clear Springs Development, LLC: Request for approval of a plan of development, as required by Chapter 24, Sections 24-106 and 24-96 (a)(2) of the Henrico County Code, to construct a three-story 64,000 square foot medical office building and to authorize a reduction in required parking in a mixed-use development. The 5.16-acre site is located in Reynolds Crossing, south of the intersection of Interstate 64 and Glenside Drive, on part of parcels 765-744-6557, 766-745-8010, and 766-744-5757. The zoning is B-2C, Business District (Conditional), O-3C, Office District (Conditional), and M-1, Industrial District. County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, staff has not received a revised master plan addressing overall parking and the amount of reduced parking, as requested. Additionally, the plan needs to demonstrate that there is an area on the property to accommodate the construction of additional parking if and when the construction is necessary to meet the demand of the uses to be served.

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 proffers approved as a part of zoning case C-13C-07 shall be incorporated in this approval.
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.
32. A cross access/parking agreement shall be submitted by the applicant, addressing requirements of Section 24-96 a (2) of the County Code to the satisfaction of the Director of Planning, prior to the approval of construction plans.

(Staff Report by Greg Garrison)
(Applicant's Representative: Malachi Mills)
(Applicable Rezoning Cases and PUPs: C-13C-07)

RECESS AT 9:36 A.M.

RECONVENE AT 9:47 A.M.

PLAN OF DEVELOPMENT

POD-12-11
POD2011-00094

Value Place Hotel – 6900 W.
Broad Street (U.S. Route
250)
(POD- 91-75 Rev.)

**SITE PLANS APPROVED/
ARCHITECTURALS
DEFERRED BY PC TO
5/25/11
SEE ADDENDUM PG. 5**

Rummel, Klepper & Kahl, LLP and Lingerfelt Development, LLC for Sandpiper West Richmond, 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 four-story 45,076 square-foot hotel with 124 rooms. The 1.9-acre site is located on the east line of W. Broad Street (U.S. Route 250), approximately 350 feet south of the intersection of W. Broad Street and Glenside Drive, on parcel 767-746-7334. The zoning is B-2C, Business District (Conditional) and B-3, Business District. County water and sewer. **(Brookland)**

This proposal calls for the redevelopment of a site that currently contains the now vacant Steak and Ale restaurant into a 4-story, 124-room extended stay hotel. The Steak and Ale restaurant, originally approved as POD-91-75, will be demolished to make way for the new hotel.

The property is split between 2 zoning districts: a B-3 district within which the entirety of the hotel building will be located and a B-2C district (zoning case C-80C-84), which regulates all of the Paragon Place development directly adjacent and to the east and within which only parking related to the Value Place Hotel will be located. Proffers appear to be complied with on the hotel site and do not affect the building itself.

Some grading off-site is proposed on the Navy Federal Credit Union property, and permission has been granted by that property owner.

The building contains 124 rooms with kitchenettes. No restaurant or conference facilities are proposed. The exterior of the building is a combination of light green Hardiplank and white Hardiplank with a light sandy-colored “Burnt Copper” thin brick. Staff has requested a darker red color to coordinate with the existing buildings in the vicinity.

Staff has a concern regarding the individual HVAC units protruding from the walls and has suggested that the window design integrate the HVAC units in such a way that the vents extend the full width of the window and that the protrusion be eliminated, with the intention of reducing the visual profile of the units and increasing the aesthetic value of the property. This has been successfully achieved elsewhere in the County.

Staff has also indicated to the applicant that additional architectural features and interest be incorporated into the overall building elevation design, particularly the Broad Street façade.

As of the preparation date of the agenda, staff has not received architectural plans that address staff’s concerns, 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:

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.

- 11A. **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. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning case C-80C-84 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 Lee Pambid)
(Applicant's Representative: Malachi Mills)
(Applicable Rezoning Cases and PUPs: C-80C-84)

APPROVAL OF MINUTES: March 23, 2011 Minutes/APPROVED

ADJOURN @ 10:03

**PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
April 27, 2011**

ADDENDUM

PAGE 9 – REVISED RECOMMENDATION AND ADDED CONDITION

TRANSFER OF APPROVAL

POD-73-05 and 31-06
POD2011-00113
Short Pump Station – W.
Broad Street (U.S. Route
250) and John Rolfe Parkway

APPROVED/EXPEDITED

The Shopping Center Group for AMCAP Richmond, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Short Pump Station, LLC to AMCAP Richmond, LLC. The 11.54-acre site is located at the southeast corner of the intersection of W. Broad Street (U.S. Route 250) and John Rolfe Parkway, on parcel 741-761-3418. The zoning is B-2C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The new owner agrees to accept and be responsible for continued compliance with the conditions of the original approval. A site inspection noted some minor landscaping deficiencies and an illegal portable sign. The staff recommends approval of this transfer request with the following condition:

1. The site deficiencies, as identified in the inspection report, dated April 15, 2011, shall be corrected by May 31, 2011.

PAGE 10 – REVISED RECOMMENDATION AND REVISED PLAN

LANDSCAPE AND LIGHTING PLAN

LP/POD-23-10
POD2011-00069; POD2011-
00070
Bienvenidas Latino Market
Parking Expansion – 8410
Staples Mill Road (U.S.
Route 33)

APPROVED/EXPEDITED

Frank Fields and Associates for Miguel Ramos: 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 1.05-acre site is located on the west line of Staples Mill Road (U.S. Route 33), approximately 125 feet south of Stoneman Road, on parcels 770-753-8834 and 9124. The zoning is B-1, Business District. County water and sewer. **(Brookland)**

Staff has received a revised plan addressing staff's concerns regarding tree species selection, tree size, and the provision of a continuous hedgerow along the row of parking adjacent to the right-of-way of Staples Mill Road. Tree placement has been revised to allow adequate sight distance.

Lighting fixture details have been provided and lighting levels increased to meet the minimum recommended levels.

Staff recommends approval subject to the annotations on the plans and the standard conditions for landscape and lighting plans listed in the agenda.

PAGE 11 – REVISED CAPTION, REVISED RECOMMENDATION, AND REVISED PLAN

SUBDIVISION

SUB-03-11
SUB2011-00026
New Market Village (April
2011 Plan) – Darbytown
Road

APPROVED

Bay Design Group for New Market Land Company, LLC and New Market Village Development Company: The ~~37.71-~~**35.1**-acre site proposed for a subdivision of ~~27~~ **28** detached dwellings for sale with zero lot lines and 65 residential townhouses for sale is located along the south line of Darbytown Road and the north line of Willson Road, approximately 300 feet west of S. Laburnum Avenue, on parcels 812-700-4749 and 8596. The zoning is R-5AC, General Residential District (Conditional) and RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Varina) 92 93 Lots**

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for subdivisions served by public utilities, and the additional conditions as listed in the agenda.

PAGE 12 – REVISED RECOMMENDATION AND REVISED PLAN

PLAN OF DEVELOPMENT

POD-09-11
POD2011-00086
Bonefish Grill at West Broad
Village – 11251 W. Broad
Street (U.S. Route 250)

APPROVED/EXPEDITED

Bay Design Group, P.C. for West Broad Village V, LLC and Eagle Construction of VA, 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, 5,577 square foot restaurant. The 0.54-acre site is located on the southwest corner at the intersection of W. Broad Street (U.S. Route 250) and Whittall Way (private drive), on parcel 742-761-7309. The zoning is UMUC, Urban Mixed Use District and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

Staff has received a revised plan addressing staff's concerns regarding screening on the west elevation. The site layout has been adjusted to allow planting area along the building foundation to now accommodate the columnar evergreen plantings shown in the colored rendering in the agenda. The applicant will continue to work with staff to ensure that the electrical equipment will be screened from view with any subsequent construction plan and landscape plan submittals.

Staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the additional conditions as listed in the agenda.

PAGE 14 – REVISED RECOMMENDATION AND REVISED PLAN

SUBDIVISION

SUB-04-11
SUB2011-00024
Broadus Glen
(April 2011 Plan) -
1780 Mountain Road

APPROVED

Parker Consulting, LLC for Greenwood Development Corp. Lloyd E. Jr. & E. J. Jackson, Village Bank, Appia Corporation, Greenwood Methodist Church, the County of Henrico and Rotunda Corp.: The 9.195-acre site proposed for a subdivision of 34 single-family homes is located on the north side of Mountain Road, approximately 560 feet west of Greenwood Road, on parcels 780-762-0892, 2090, 4764, 780-763-3014, and part of parcel 5415. The zoning is R-4, One-Family Residential District. County water and sewer. **(Fairfield) 34 Lots**

A revised plan has been submitted, which addresses the right-of-way dedication of 3 feet along Mountain Road. Lots 1 through 4 and 34 have been adjusted to reflect the right-of-way dedication, and now all lots satisfy minimum requirements. Additionally, the property owner has agreed to road widening and the installation of curb and gutter and sidewalk along the north side of Mountain Road.

The staff recommends approval subject to the standard conditions for subdivisions served by public utilities and the additional conditions listed in the agenda.

PAGE 16 – REVISED ARCHITECTURALS

PLAN OF DEVELOPMENT

POD-05-11
POD2011-00082
Steak 'N Shake at White Oak
Village Shopping Center –
4500 S. Laburnum Avenue
(POD-18-09 Rev.)

APPROVED

Ingram-Hagen & Co., PLC for Laburnum Investment, LLC and SOV, 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, 3,807 square foot restaurant with drive-through facilities in an existing shopping center. The 1.06-acre site is located approximately 400 feet east of S. Laburnum Avenue at its intersection with Gay Avenue, on part of parcel 815-718-5710. The zoning is B-3C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

PAGE 18 – REVISED PLAN

PLAN OF DEVELOPMENT, TRANSITIONAL BUFFER DEVIATION, AND ALTERNATIVE FENCE HEIGHT PLAN

POD-10-11
POD2011-00091
Slurry Pavers – 3617 and
3723 Nine Mile Road (State
Route 33)

APPROVED

Engineering Design Associates for Virginia Truck Center Richmond and Slurry Pavers, Inc.: Request for approval of a plan of development, **transitional buffer deviation**, and alternative fence height plan, as required by Chapter 24, Sections 24-106, **24-106.2**, and 24-95(5)c of the Henrico County Code, to modify existing parking and vehicular storage areas with associated site improvements, **reduce the width of a transitional buffer**, and to allow a fence exceeding a height of 42” in the front yard along the frontage of Nine Mile Road. The 14.54-acre site is located on the south line of Nine Mile Road (State Route 33), approximately 387 feet west of Evergreen Road, on parcels 805-722-3777 and 9069. The zoning is M-2C, General Industrial District (Conditional) and B-3, Business District. County water and sewer. (**Varina**)

A revised layout/masterplan has been submitted. The revision addresses a previously-annotated comment by the Virginia Department of Transportation (VDOT), which required the dedication of a 200-foot-long taper at the main entrance drive from Nine Mile Road (State Route 33).

PAGE 20 – REVISED PLAN AND REVISED RECOMMENDATION

PLAN OF DEVELOPMENT

POD-11-11
POD2011-00095
Medical Office Building at
Reynolds Crossing – W.
Broad Street (U.S. Route
250)

APPROVED

Rummel, Klepper & Kahl, LLP for Forest Medical Office Building, LLC and Clear Springs Development, LLC: Request for approval of a plan of development, as required by Chapter 24, Sections 24-106 and 24-96 (a)(2) of the Henrico County Code, to construct a three-story 64,000 square foot medical office building and to authorize a reduction in required parking in a mixed-use development. The 5.16-acre site is located in Reynolds Crossing, south of the intersection of Interstate 64 and Glenside Drive, on part of parcels 765-744-6557, 766-745-8010, and 766-744-5757. The zoning is B-2C, Business District (Conditional), O-3C, Office District (Conditional), and M-1, Industrial District. County water and sewer. (**Three Chopt**)

Staff has received a revised master plan with parking calculations that address the parking reduction to the required number of parking spaces in a mixed-use development. The required parking for the new medical office is 320 spaces. The applicant is requesting a reduction to 223 spaces, a shortfall of 97 spaces. The applicant has demonstrated locations where the 97 spaces can be added to meet this requirement should future demand be demonstrated. A reduction of 24 spaces was previously approved for the Westin Hotel. The overall parking reduction on site represents a reduction of 3% for the overall site, which is within the Code allowance.

Additionally, the reduced, shared number of parking spaces is located within 400 feet of the entrance of the buildings to be served. Therefore, the Planning Commission may authorize a reduction in the number of parking spaces for certain mixed use developments, pursuant to Section 24-96 (a) 2.

Should the Commission authorize the parking reduction, the staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the additional conditions as listed in the agenda with the following number change:

~~32~~ **31.** A cross access/parking agreement shall be submitted by the applicant, addressing requirements of Section 24-96 a (2) of the County Code to the satisfaction of the Director of Planning, prior to the approval of construction plans.

PAGE 21 – REVISED ARCHITECTURALS

PLAN OF DEVELOPMENT

POD-12-11
POD2011-00094
Value Place Hotel – 6900 W.
Broad Street (U.S. Route
250)
(POD- 91-75 Rev.)

**SITE PLANS APPROVED/
ARCHITECTURALS
DEFERRED BY PC TO
5/25/11**

Rummel, Klepper & Kahl, LLP and Lingerfelt Development, LLC for Sandpiper West Richmond, 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 four-story 45,076 square-foot hotel with 124 rooms. The 1.9-acre site is located on the east line of W. Broad Street (U.S. Route 250), approximately 350 feet south of the intersection of W. Broad Street and Glenside Drive, on parcel 767-746-7334. The zoning is B-2C, Business District (Conditional) and B-3, Business District. County water and sewer. **(Brookland)**

Staff has received revised elevations for the building elevations that face Broad Street and Navy Federal Credit Union, as well as typical room details. The elevations provide a decorative cap feature on some of the windows. Staff continues to recommend architectural enhancements, including more brick on the rear of the building facing the Interstate-64 exit ramp, a more decorative door for the side exits, quoins of matching materials where there are corners, and additional shutters for windows on the Hardiplank section of the bump-outs on the Interstate-64 elevation, similar to what is shown on the elevation facing Navy FCU. Staff also continues to recommend the HVAC units be designed to appear integrated with the window.

While the Division of Police can recommend approval, they have requested additional clarification on sight lines from the registration desk and side doors, and they have suggested the side exit-only doors have alarms so that they cannot be propped or held open.