

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

January 26, 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 (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: TOMMY BRANIN - ABSENT

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: There are no extensions of conditional subdivisions this month.

TRANSFER OF APPROVAL

POD-38-72 and 119-74
POD2010-00359; POD2010-00363
Chelsea Square Townhouse
Apartments – 8500
Aldeburgh Drive

APPROVED/EXPEDITED

Russ Stein for Jarrett, LP: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from La Prade Brothers, Harry Grandis, and Parham Company to Jarrett, LP. The 31.15-acre site is located on the north line of Quarter Mill Road, approximately 2,050 feet west of its intersection with Mayland Drive, on parcel 755-753-5196. The zoning is R-5, General Residential 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. The site deficiencies, as identified in the inspection report, dated November 19, 2010, shall be corrected by March 31, 2011.

Deficiencies included faded stop signs and stop bars, which have been corrected. The remaining deficiencies to be addressed are dead or missing grass and shrubs.

(Staff Report by Lee Pambid)
(Applicant's Representative: Russ Stein)

TRANSFER OF APPROVAL

POD-37-72
POD2010-00386

Laburnum Shopping Center –
2 E. Laburnum Avenue

APPROVED/EXPEDITED

Seung Lee and Joo Lee: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Albert R. Chiocca to Seung Lee and Joo Lee. The 2.1-acre site is located at the northeast corner of Alma Avenue and E. Laburnum Avenue, at 2 E. Laburnum Avenue, on parcel 791-738-6448. The zoning is B-2, Business District. County water and sewer. **(Fairfield)**

The Department of Community Revitalization has been working with the owner of Laburnum Shopping Center to upgrade their facilities including pavement repair, lighting replacement, and construction of dumpster enclosures. There are no deficiencies on the property at this time.

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 Mike Kennedy)

(Applicant's Representative: Seung Lee and Joo Lee)

ALTERNATIVE FENCE HEIGHT PLAN

LP/POD-62-08
POD2010-00417

Kingdom Hall – 2801
Mechanicsville Turnpike
(U.S. Route 360)

APPROVED

Carter Design for Ginter Park Congregation of Jehovah's Witnesses of Richmond, Virginia: Request for approval of an alternative fence height plan, as required by Chapter 24, Sections 24-95(1)(5) and 24-106.2 of the Henrico County Code, to allow a fence exceeding a height of 42 inches in the front yard. The 3.48-acre site is located on the northeast corner of the intersection of Mechanicsville Turnpike (U.S. Route 360) and St. Claire Lane and the west line of 20th Street, on parcel 800-729-2497. The zoning is B-1C, Business District (Conditional). County water and sewer. **(Fairfield)**

An application has been submitted to the County requesting approval of a security fence exceeding the allowable height of 42 inches in the front yard, for a distance of 305 linear feet adjacent to Mechanicsville Turnpike. This portion of the fence is offset from the right-of-way of Mechanicsville Turnpike by a minimum distance of 100 feet. The proposed fence would be a 6-foot 8-inch tall welded black steel picket fence with 16-inch diameter concrete piers spaced 25 feet on center. The fence continues around the perimeter of the property and encloses the parking area with 2 gated openings. The double swing gate at the entrance from St. Claire Lane is equipped with a manual lock and Knox Box, allowing access by Division of Fire. The slide gate at the entrance from 20th Street is equipped with a telephone intercom and clicker entry system. The applicant has agreed to consult with the Division of Police to ensure appropriate emergency access.

The applicant has installed the landscaping shown on this plan and will be coordinating the fence installation as appropriate. Any adjustments to the location of plant material that may be required with fence installation will be reviewed by staff at such time with the understanding there will be no net decrease in plant material. The landscape plan was previously approved by the Planning Commission in July 2010.

County Code limits the maximum fence height in a business-zoned front yard to 3 feet, 6 inches, unless an alternative fence height is approved by the Planning Commission. The Planning Commission, pursuant to the review and approval of a landscaping plan, shall permit an alternative height not exceeding 10 feet in the front yard or along the front lot line, provided the design does not adversely affect:

1. The health, safety and/or welfare of persons residing on or working on the premises;
2. The visibility or value of abutting and/or adjacent properties;
3. The adequate supply of light and air to adjoining property;
4. Traffic or pedestrian safety; and
5. Adequate sight distance

As of the date of the preparation of this agenda, staff has not received any calls or correspondence in opposition to this request.

Customarily, staff makes no recommendation for approval or denial before the Planning Commission regarding requests for alternative fence height. Staff has no objection to this request. Should the Commission act on this request staff recommends the standard conditions for landscape and fence plans.

(Staff Report by Aimee Berndt)
(Applicant's Representative: Michele Carter)
(Applicable Rezoning Cases and PUPs: C-56C-07)

PLAN OF DEVELOPMENT – RECONSIDERATION OF ARCHITECTURALS ONLY

POD-46-08
POD2010-00420
Reconsideration of
Architecturals
St. Mary's Hospital
Emergency Department
Expansion – Phase I – 5811
Bremo Road
APPROVED/EXPEDITED
SEE ADDENDUM PG. 1

Timmons Group for Bon Secours St. Mary's Hospital:
Request for approval of revised architectural plans for a plan of development, to construct a second floor emergency room expansion and patient drop-off loop, as required by Chapter 24, Section 24-106 of the Henrico County Code. The 1.46-acre project area is located at the terminus of Chase Street and the east line of Bremo Road, approximately 400 feet south of Monument Avenue, on part of parcel 769-737-3039. The zoning is O-3, Office District, and O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

The applicant is requesting approval of revised architectural elevations associated with a previously-approved emergency room expansion and patient drop-off loop. This revision is requested because the construction of the project will now be phased. A two-story 35,964 square-foot addition for an intra operative MRI and emergency room expansion was approved in March 2008 by the Planning Commission (POD-16-08). In July 2008, the Planning Commission approved an emergency room expansion into the space provided by the MRI and a two-story addition on the southern side of the existing hospital. At this time, Bon Secours has decided to postpone construction of the MRI addition, and phase the emergency room expansion and interior renovations requiring reconsideration of revised architectural for the emergency department expansion. Both previously-approved PODs have received construction plan approval, and the hospital could start construction if they choose to do so.

The one-story addition proposed by the existing hospital will be located between 3 existing buildings that are 4 to 6 stories taller than the proposed addition. This second-story addition will be on top of the existing building footprint of the original hospital, on the east line of Bremo Road across the street from the existing parking decks. Thus, this addition is within the existing building footprint and will not encroach closer to any existing residential uses.

A one-story emergency department patient drop-off loop and lobby accessed from Libbie Avenue is attached to the existing hospital and is located adjacent to an existing eight-story building. This addition will stay within the confines of the existing access drive and separate ambulance and walk-in patient entrances.

Staff has no objection to this request. Should the Commission approve the request, staff recommends the conditions previously approved by the Planning Commission on July 23, 2008.

(Staff Report by Christina Goggin/Aimee Berndt)

(Applicant's Representative: Chris Sibold)

(Applicable Rezoning Cases and PUPs: C-1-73; C-1-76; C-18C-91; C-19C-93; C-12C-96; C-37C-96)

PLAN OF DEVELOPMENT – RECONSIDERATION OF A CONDITION

POD-71-02 (Rev.)
POD2010-00423
Tom Leonard's at
Brookhollow – 4150
Brookriver Dr.

Timmons Group for G3 Investments, LLC and Tom Leonard: Request for approval of a reconsideration of a condition of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to locate a 2,400 square foot tent in the seasonal sales area of an existing grocery store. The 6.29-acre site is located along the north line of Brookriver Drive and the south line of Interstate 64, approximately 650 feet north of W. Broad Street (U.S. Route 250) on parcel 743-762-6518. The zoning is M-1C, Light Industrial District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

**DEFERRED BY PC TO
2/23/11**

This is the fourth request for a seasonal sales tent at this location. The last approval by the Planning Commission was on November 19, 2008, with the following condition added to the original approval:

35. The temporary tent, to be located in the seasonal sales area as shown on the revised plan, shall be removed from the site no later than November 30, 2009.

The tent has remained on the site past the scheduled date for its removal. Previously, staff has asked about the possibility of the construction of a more permanent structure on the site, but the applicant has never submitted plans to address this situation. The existing structure is of metal frame construction with a fabric roof.

The Commission may modify the condition and substitute a new removal date for the tent, unless otherwise extended by the Director of Planning. Otherwise, if the request is denied, the tent must be removed. The other original conditions of the Planning Commission approval of this site, dated September 25, 2002, would remain unchanged.

**(Staff Report by Kevin Wilhite)
(Applicant's Representative: Joseph Vilseck, III)
(Applicable Rezoning Cases and PUPs: C-31C-97)**

APPROVAL OF MINUTES: December 15, 2010 Minutes/APPROVED

WORK SESSION: Discuss potential amendments to the County Code regarding Public Street Frontage Requirements for Family Subdivisions. (continued from the December 15, 2010 Planning Commission Meeting)

ADJOURN @ 9:49

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FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
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ADDENDUM

PAGE 7 – REVISED RECOMMENDATION

PLAN OF DEVELOPMENT – RECONSIDERATION OF ARCHITECTURALS ONLY

POD-46-08	Timmons Group for Bon Secours St. Mary’s Hospital:
POD2010-00420	Request for approval of revised architectural plans for a plan of
Reconsideration of	development, to construct a second floor emergency room
Architecturals	expansion and patient drop-off loop, as required by Chapter 24,
St. Mary’s Hospital	Section 24-106 of the Henrico County Code. The 1.46-acre
Emergency Department	project area is located at the terminus of Chase Street and the
Expansion – Phase I – 5811	east line of Bremono Road, approximately 400 feet south of
Bremono Road	Monument Avenue, on part of parcel 769-737-3039. The zoning
	is O-3, Office District, and O-3C, Office District (Conditional).
APPROVED/EXPEDITED	County water and sewer. (Three Chopt)

Staff recommends approval subject to the annotations on the plan and the conditions previously approved by the Planning Commission on July 23, 2008.