

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

**May 25, 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**

<b>Subdivision</b>	<b>Original No. of Lots</b>	<b>Remaining Lots</b>	<b>Previous Extensions</b>	<b>Magisterial District</b>	<b>Recommended Extension</b>
<b>SUB2009-00006 (SUB-02-09) Elizabeth Place (February 2009 Plan)</b>	<b>3</b>	<b>3</b>	<b>1</b>	<b>Varina</b>	<b>5/23/2012</b>
<b>SUB2009-00048 (SUB-08-09) Staples Mill Centre (May 2009 Plan)</b>	<b>52</b>	<b>52</b>	<b>1</b>	<b>Brookland</b>	<b>5/23/2012</b>

## TRANSFER OF APPROVAL

POD-39-85  
POD2011-00112  
Glen Forest Building  
(Formerly New England  
Mutual Life Building and  
Reynolds Building) – 7130  
Glen Forest Drive

**APPROVED/EXPEDITED**

**Parkway Realty Services, LLC for Parkway Properties, Inc. for:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from New England Mutual Life Insurance Company to Parkway Properties, Inc. The 4.67-acre site is located at 7130 Glen Forest Drive, on the east line of Glen Forest Drive, approximately 130 feet north of Forest Drive, on parcel 764-745-7673. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Tuckahoe)**

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 shall be corrected by June 15, 2011.

The site deficiencies include grinding 3 tree stumps and replacement of 2 White Pines, 2 Crabapples, and 6 October Glory Maples, as well as asphalt repair where necessary in the parking lot. The applicant has provided evidence of contracts to correct the deficiencies identified by staff.

**(Staff Report by Matt Ward)**  
**(Applicant's Representative: James M. Ingram)**  
**(Applicable Rezoning Cases and PUPs: C-42C-81)**

## TRANSFER OF APPROVAL

POD-64-97  
POD2011-00116; POD2011-  
00118  
Overlook I (4880 Sadler  
Road) and Overlook II (4870  
Sadler Road)

**APPROVED/EXPEDITED**

**Hirschler Fleischer for Brandywine Operating Partnership, LP:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from OVL Owner, LLC to Brandywine Operating Partnership, LP. The 11.58-acre site is located at the southwest corner of the intersection of Nuckols and Sadler Roads, on parcel 749-767-6576. The zoning is O-2C, Office District (Conditional). 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. All deficiencies have been corrected, including replanting trees and shrubs and applying mulch. The staff recommends approval of this transfer request.

**(Staff Report by Christina Goggin)**  
**(Applicant's Representative: Penny Koch)**  
**(Applicable Rezoning Cases and PUPs: C-50C-98)**

## TRANSFER OF APPROVAL

POD-86-73  
POD2011-00124  
Hungary Springs Shopping  
Center (Formerly Convenient  
Food Mart) – 2739 Hungary  
Spring Road

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

**Carolyn Loupassi for Loupassi MG Limited Partnership:**  
Request for transfer of approval as required by Chapter 24,  
Section 24-106 of the Henrico County Code from CFM  
Associates, Inc. to Loupassi MG Limited Partnership. The 1.55-  
acre site is located on the south line of Hungary Spring Road,  
approximately 150 feet west of its intersection with W. Broad  
Street (U.S. Route 250), on parcel 764-751-6125. The zoning is  
B-3, Business District. County water and sewer. **(Tuckahoe)**

As of the preparation date of the agenda, the applicant was still addressing the site deficiencies identified in the inspection report. These deficiencies included parking lot repair and striping, dumpster screening, signage, missing landscaping, and other various items. The staff recommendation will be made at the meeting.

**(Staff Report by Lee Pambid)  
(Applicant's Representative: Carolyn Loupassi)**

## PLAN OF DEVELOPMENT – Architecturals Only (Deferred from the April 27, 2011 Meeting)

POD-12-11  
POD2011-00171  
Value Place Hotel – 6900 W.  
Broad Street (U.S. Route  
250)  
(POD- 91-75 Rev.)

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

**Rummel, Klepper & Kahl, LLP and Lingerfelt Development,  
LLC for Sandpiper West Richmond, LLC:** Request for  
approval of architectural plans for 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)**

As of the preparation date of the agenda, staff has not received revised architectural plans, as requested. Revisions were requested to address staff comments regarding the amount of brick on the façade, architectural detailing such as shutter and quoins, and treatment of the HVAC vents below the windows. The staff recommendation will be made at the meeting.

**(Staff Report by Lee Pambid)  
(Applicant's Representative: Malachi Mills)  
(Applicable Rezoning Cases and PUPs: C-80C-84)**

## PLAN OF DEVELOPMENT

POD-15-11  
POD2011-00147  
New Market Village Section  
3 – Darbytown Road

**APPROVED**  
**SEE ADDENDUM PG. 2**

**Bay Design Group, P.C. for New Market Land Company, LLC and New Market Village Development Company:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 32 two-story residential townhouses for sale. The 11.56-acre site is located along the south line of Darbytown Road, approximately 1,200 feet west of S. Laburnum Avenue, on part of parcels 812-700-4749 and 8596. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. (**Varina**)

As of the preparation date of the agenda, the staff has not received revised site plans and architectural plans, as requested. Site plan revisions are necessary to show the proffered walking trail location, including a connection to Baker Elementary School. Revised architectural plans are needed to confirm proffered minimum floor area requirements and to provide additional requested information. The staff recommendation will be made at the meeting.

Should the Commission act on this request, in addition to the standard comments for developments of this type, the following additional conditions are recommended:

29. The subdivision plat for New Market Village, Section 3 shall be recorded before any building permits are issued.
30. The proffers approved as a part of zoning case C-17C-10 shall be incorporated in this approval.
31. Prior to issuance of a certificate of occupancy for any building in this development, the engineer of record shall certify that the site has been graded in accordance with the approved grading plans.
32. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The defect bond shall remain in effect for a period of three years from the date of the issuance of the final occupancy permit. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.
33. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by the engineer. An engineer's report certifying the suitability of the fill materials and its compaction shall be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.
34. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
35. The unit house numbers shall be visible from the parking areas and drives.

36. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be installed prior to any occupancy permit approval.

**(Staff Report by Kevin Wilhite)**

**(Applicant's Representative: Daniel Caskie)**

**(Applicable Rezoning Cases and PUPs: C-17C-10)**

## **SUBDIVISION**

SUB-62-07

SUB2011-00033

The Village at Olde Colony  
(November 2007 Plan)

Reconsideration – 1381

Harmony Avenue

**DEFERRED TO 6/22/11**

**Bay Design Group, P.C. for Shurm Construction, Inc.:**

Request for a reconsideration of a conditional subdivision to change 3 proposed lots facing Harmony Avenue from County water to individual well. The 3.673-acre site is located along the south line of Harmony Avenue and the northern terminus of Woodside Street, on parcel 803-696-9576. The zoning is R-3C (Conditional). County water and sewer (6 lots) and individual well and County sewer (3 lots). **(Varina) 9 Lots**

Reconsideration of this subdivision has been requested to revise 3 lots fronting Harmony Avenue from service by public water to service by individual well, which includes minor revisions to the layout.

As of the preparation date of the agenda, the staff has not received sufficient information regarding the dedication of Harmony Avenue right-of-way adjacent to the proposed subdivision.

The Department of Public Works has indicated that the right-of-way for Harmony Avenue must be dedicated and improved to connect to Woodside Avenue. Staff has requested additional evidence documenting the existing right-of-way location and extent.

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 and subdivisions not served by public utilities, the following additional conditions are recommended:

13. Each lot shall contain at least 11,000 square feet.
14. The proffers approved as part of zoning cases C-78C-05 and C-36C-07 shall be incorporated in this approval.
15. Harmony Avenue shall be dedicated and improved in front of the subdivision to Woodside Avenue in accordance with the requirements of Department of Public Works.
16. A temporary turnaround easement at the western terminus of Harmony Avenue shall be provided with the recordation of Lots 7, 8, and 9, as determined by the Director of Public Works.

**(Staff Report by Matt Ward)**

**(Applicant's Representative: Joseph Faudale)**

**(Applicable Rezoning Cases and PUPs: C-78C-05; C-36C-07)**

## SUBDIVISION

SUB-02-11  
SUB2011-00025  
The Cottages at Hunton Park  
(April 2011 Plan) -  
Hunton Park Lane

**APPROVED**  
**SEE ADDENDUM PG. 2**

**Burgess and Niple for RMA/Hunton LC & WWJ LC and Hunton Park Land Partners, LC:** The 13.29-acre site proposed for a subdivision of 46 detached dwellings for sale with zero lot lines is located along the south line of Hunton Park Boulevard between Old Mountain Road (State Route 681) and Hunton Park Lane, on parcels 760-774-7961, 761-774-1070, and 2729. The zoning is R-5AC, General Residential District (Conditional). County water and sewer. **(Brookland) 46 Lots**

As of the preparation of this agenda, the staff has not received a revised plan, as requested. The Department of Public Works has requested additional information regarding the preliminary design and area of the proposed BMP that is required to address storm water quality. The staff recommendation will be made at the meeting.

In addition, the applicant has requested an exception from subdivision design standards contained in Section 19-135 of the Henrico County Code, in accordance with Section 19-4 (c), to permit 6 double-frontage lots on minor roads. The proposed layout is consistent with the proffered plan with Zoning Case C-28C-10. The applicant has provided a 10-foot-wide-no ingress/no egress-planting-strip easement along the secondary street frontages of those lots. Staff notes the required conditions for approval of the requested exception are satisfied, and the exception would permit the applicant to make practical use of the land. Staff expresses no objection to the request.

Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, and the annotations on the plans, the following additional conditions are recommended:

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."
14. Each lot shall contain at least 5,625 square feet, exclusive of the floodplain areas.
15. The plat shall contain a statement that the common area is dedicated to the common use and enjoyment of the homeowners of The Cottages at Hunton Park and is not dedicated for use by the general public. This statement shall refer to the applicable article in the covenants recorded with the plat.
16. At least sixty days prior to recordation of the plat, a draft of the covenants and deed restrictions for the maintenance of the common area shall be submitted to the Department of Planning for review. Such covenants and restrictions shall be in form and substance, satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
17. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
18. The proffers approved as part of zoning case C-28C-10 shall be incorporated in this approval.
19. 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.

**(Staff Report by Mike Kennedy)**  
**(Applicant's Representative: John R. Schwartz, III)**  
**(Applicable Rezoning Cases and PUPs: C-28C-10)**

**APPROVAL OF MINUTES: April 27, 2011 Minutes/APPROVED**

**ADJOURN @ 9:19**



**PLANNING COMMISSION AGENDA  
FOR  
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May 25, 2011**

**ADDENDUM**

**PAGE 5 – REVISED RECOMMENDATION AND ADDED CONDITION**

**TRANSFER OF APPROVAL**

POD-86-73 POD2011-00124 Hungary Springs Shopping Center (Formerly Convenient Food Mart) – 2739 Hungary Spring Road <b>APPROVED/EXPEDITED</b>	<b>Carolyn Loupassi for Loupassi MG Limited Partnership:</b> Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from CFM Associates, Inc. to Loupassi MG Limited Partnership. The 1.55- acre site is located on the south line of Hungary Spring Road, approximately 150 feet west of its intersection with W. Broad Street (U.S. Route 250), on parcel 764-751-6125. The zoning is B-3, Business District. County water and sewer. <b>(Tuckahoe)</b>
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The applicant has addressed several issues to the rear of the property, and work is progressing on the site. A signed contract for the treatment and striping of the pavement has been received. The 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 April 18, 2011, shall be corrected by June 30, 2011.

**PAGE 6 – REVISED PLAN AND REVISED RECOMMENDATION**

**PLAN OF DEVELOPMENT – Architecturals Only (Deferred from the April 27, 2011 Meeting)**

POD-12-11 POD2011-00171 Value Place Hotel – 6900 W. Broad Street (U.S. Route 250) (POD- 91-75 Rev.)  <b>APPROVED/EXPEDITED</b>	<b>Rummel, Klepper &amp; Kahl, LLP and Lingerfelt Development, LLC for Sandpiper West Richmond, LLC:</b> Request for approval of architectural plans for 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. <b>(Brookland)</b>
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Revised elevations and renderings addressing staff's recommendations have been provided by the applicant. The revisions show a greater amount of brick, decorative doors for the exits on the ends of the building, additional shutters, and the treatment of HVAC vents below the windows.

Staff recommends approval of this request subject to the terms and conditions of the original POD-12-11 approved April 27, 2011.

## **PAGE 7 – REVISED PLANS**

### **PLAN OF DEVELOPMENT**

POD-15-11  
POD2011-00147  
New Market Village Section  
3 – Darbytown Road

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## **PAGE 10 – REVISED PLAN AND REVISED RECOMMENDATION**

### **SUBDIVISION**

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SUB2011-00025  
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**Burgess and Niple for RMA/Hunton LC & WWJ LC and Hunton Park Land Partners, LC:** The 13.29-acre site proposed for a subdivision of 46 detached dwellings for sale with zero lot lines is located along the south line of Hunton Park Boulevard between Old Mountain Road (State Route 681) and Hunton Park Lane, on parcels 760-774-7961, 761-774-1070, and 2729. The zoning is R-5AC, General Residential District (Conditional). County water and sewer. (**Brookland**) **46 Lots**

Staff has received a revised plan, which is attached to the addendum. The revised plan provides the Department of Public Works with the requested information regarding the preliminary design and area of the proposed BMP that is necessary to address storm water quality.

As previously noted, the applicant has requested an exception from subdivision design standards contained in Section 19-135 of the Henrico County Code, in accordance with Section 19-4(c), to permit 6 double-frontage lots on minor roads. The proposed layout is consistent with the proffered plan with Zoning Case C-28C-10. The applicant has provided a 10-foot-wide-no ingress/no egress-planting-strip easement along the secondary street frontages of those lots. Staff notes the required conditions for approval of the requested exception are satisfied, and the exception would permit the applicant to make practical use of the land. Staff expresses no objection to the request.

Should the Commission approve the requested exception, staff recommends approval subject to the annotations on the plans, the standard conditions for zero lot line subdivisions served by public utilities, and the additional conditions listed in the agenda.