

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

January 25, 2012

9:00 A.M.



PLANNING COMMISSION

Tommy Branin, Chairperson (Three Chopt)
Bonnie-Leigh Jones, C.P.C. Vice-Chairperson (Tuckahoe)
C. W. Archer, C.P.C. (Fairfield)
Eric S. Leabough (Varina)
Robert H. Witte, Jr. (Brookland)
Frank J. Thornton, 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
Eric Dykstra, 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: There are no extensions of conditional subdivisions this month.

TRANSFER OF APPROVAL

POD-10-92
POD2011-00434
Hondo's Retail Shoppes at
Lakepointe (Formerly
Valcom Building) – 4120
Cox Road

Hirschler-Fleischer for Grace Holdings, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from The Innsbrook Corporation, W.W. Whitlock Agency, Inc., and Grace Holdings, LLC to RMA/Hunton, LC. The 1.65-acre site is located on the west line of Cox Road, approximately 800 feet north of West Broad Street (U.S. Route 250), on parcel 748-761-5133. The zoning is B-2C, Business District (Conditional). 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. Deficiencies identified by staff included dumpster gate repair, repainting of stop bars at points of egress, and the replacement of missing landscaping and one stop sign. The applicant has provided evidence of contracts to complete the work. The staff recommends approval of this transfer request with the following condition:

1. All deficiencies, as identified in staff's letter dated December 7, 2011, shall be corrected no later than May 15, 2012.

(Staff Report by Aimee Berndt)
(Applicant's Representative: Penny Koch)
(Applicable Rezoning Cases and PUPs: C-76C-87)

TRANSFER OF APPROVAL

POD-07-72
POD2011-00432
Sun Trust Regency Branch
(Formerly United Virginia
Bank) – 1500 N. Parham
Road

Michael Blevins for IA Branch Portfolio, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from United Virginia Bank to IA Branch Portfolio, LLC. The 0.92-acre site is located on the northwest corner of Parham and Quioccasin Roads, on parcel 753-744-8820. The zoning is B-1, Business District. County water and sewer. **(Tuckahoe)**

No site deficiencies were identified by staff during the site inspection. 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 Christina Goggin)
(Applicant's Representative: Michael Blevins)

TRANSFER OF APPROVAL

POD-20-04 (Part)
POD2011-00286
Independence Park Medical
Offices – 9900 and 9930
Independence Park Drive

Reit Management & Research, LLC for SNH Independence Park, LLC: Request for a partial transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from GMH Virginia, LLC to SNH Independence Park, LLC. The 2.01-acre and 3.67-acre sites are located at the southern terminus of Independence Park Drive, on parcels 752-756-3770 and 0070. The zoning is M-1C, Light Industrial

District (Conditional). County water and sewer. **(Three Chopt)**

The site deficiencies identified in the inspection report, dated August 5, 2011, have been corrected. These deficiencies included replacement of missing landscaping, traffic control signs, and pavement markings. 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 Kevin Wilhite)
(Applicant's Representative: Dan Melia)
(Applicable Rezoning Cases and PUPs: C-8C-84)

LANDSCAPE AND LIGHTING PLAN

POD-12-11
POD2011-00444; POD2011-00445
Value Place Hotel – 6900 W. Broad Street (U.S. Route 250)
(POD- 91-75 Rev.)

Rummel, Klepper & Kahl, LLP for Sandpiper West Richmond, LLC: 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 1.9-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)**

The lighting plan provides for a minimum of 1 foot candle throughout all parking areas on site. Ten (10) building mounted fixtures at 26' are proposed, and five (5) pole mounted fixtures are proposed. Four (4) of these fixtures are 25' high, and one (1) fixture, isolated from the rest, is 20' high to comply with proffer #4 of zoning case C-80C-84, which governs the eastern tip of the Value Place Hotel site. The plan complies with the county's lighting policy.

The landscaping plan features significant canopy coverage at the eastern end of the site to compensate for the lack of space for peripheral parking lot landscaping along the southern property line. The existing curblin was maintained in this area during redevelopment of the site. The ordinance enables this compensation in other landscape strips. Along this property line is located a VDOT limited-access right-of-way within which a significant mix of loblolly pines and deciduous trees reside.

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

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

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2012-00002
W.E.M. Community Center – 7705 Impala Drive

Balzer and Associates, Inc. for 1241 Associates, LLC.: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story 10,912 square-foot place of worship, including a mezzanine. The 5.2-acre site is located along the east line of Impala Drive, approximately 125 feet north

of its intersection with Lafayette Avenue, on parcel 775-749-1480. The zoning is R-2AC, One-Family Residential District (Conditional), and O-3C, Office District (Conditional). County water and sewer. **(Brookland)**

As of the preparation date of the agenda, staff has not received revised plans and additional architectural information, as requested. There are a number of issues that need to be resolved prior to staff's recommendation.

The biggest issue related to the extent of necessary road improvements to Impala Drive has been resolved. There is a need for right-of-way dedication, pavement widening, and curb and gutter installation along the frontage of this parcel. Sidewalk will not be required. Installation of the improvements will only be required to the location of the existing culvert with this project. A revised plan has been requested to show these improvements.

In addition, other issues that need to be addressed include location of the dumpster in relation to the single family dwellings, screening of HVAC equipment on the roof, and light levels in the parking lot.

The issue related to water quality requirements for stormwater runoff has been resolved. It has been determined that the applicant is eligible to contribute to the Environmental Fund to satisfy the requirements.

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:

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. The right-of-way for widening of Impala Drive as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning case C-10C-11 shall be incorporated in this approval.
32. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
33. The owners shall not begin clearing of the site until the following conditions have been met:
 - (a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.

- (b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.
 - (c) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Department of Planning and the Department of Public Works.
 - (d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for approval.
34. 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.
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 Kevin Wilhite)
(Applicant's Representative: Brad Schurman)
(Applicable Rezoning Cases and PUPs: C-10C-11)

SUBDIVISION

<p>SUB2012-00002 The Townes at The Shire (January 2012 Plan) – 11901 Church Road</p>	<p>Balzer and Associates, Inc. for Rebkee Replacement, LLC and Patriot Development, LLC: The 6.714-acre site proposed for a subdivision of 45 townhouses for sale is located at the southeast corner of the intersection of John Rolfe Parkway and Pump Road, on part of parcel 739-754-7156. The zoning is RHTC, Residential Townhouse District (Conditional). County water and sewer. (Tuckahoe) 45 Lots</p>
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As of the preparation date of this agenda, staff has not received a revised plan, as requested. The requested revised layout plan is anticipated to eliminate unnecessary pavement in front of Blocks B and C, provide revised front and rear yard setbacks for Block D, and revise the proposed storm water detention facilities. The staff recommendation will be made at the meeting.

Should the Commission act on this request, in addition to the standard conditions for residential townhouses for sale (RTH) subdivisions, the following additional conditions are recommended:

- 15. A County standard sidewalk shall be constructed along the south side of Pump Road.
- 16. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
- 17. The proffers approved as part of zoning case C-27C-06 shall be incorporated in this approval.

affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

15. The status of the existing “old roads” shown on the subdivision plat shall be resolved to the satisfaction of the County Attorney and Director of Planning prior to the recordation of a plat containing any impacted lots.

(Staff Report by Kevin Wilhite)

(Applicant’s Representative: William Browning)

APPROVAL OF MINUTES: December 14, 2011 Minutes

DISCUSSION ITEM: CAPITAL IMPROVEMENT PROGRAM: The Commission will discuss scheduling a Public Hearing to consider the FY 2012-2013 through FY 2016 – 2017 Capital Improvement Program for February 9, 2012 at 6:00 p.m.

WORK SESSION: ORDINANCE - To Amend the Zoning Ordinance to Revise the Regulation of Commercial Vehicles in Residential and Agricultural Districts.

ADJOURN