

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

June 27, 2012

9:00 A.M.

ADDENDUM ATTACHED



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 B. Crady, 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	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2011-00042 (SUB-05-11) The Townes at Oakley's Bluff (June 2011 Plan)	131	86	0	Varina	6/26/2013
SUB2011-00033 (SUB-62-07) The Village at Olde Colony Reconsideration (November 2007 Plan)	9	3	0	Varina	6/26/2013

TRANSFER OF APPROVAL

POD-123-95
POD2012-00190
Garden Ridge – 401
International Centre Drive

APPROVED/EXPEDITED

Erik Nelson for National Retail Properties, LP: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from 401 International Center Drive, LLC to National Retail Properties, LP. The 12.66-acre site is located at the northern terminus of International Centre Drive, 1,600 feet north of its intersection with Audubon Drive, on the southwest corner of the intersection of Interstate-64 and Airport Drive, on parcel 821-718-7211. The zoning is M-1, Light Industrial District and ASO, Airport Safety Overlay District. County water and sewer. (**Varina**)

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. All deficiencies, which included replanting 26 hollies in the northern and southern areas of the parking lot, replacing 1 crape myrtle, and clearing the parking lot of grass and debris, have been corrected. The staff recommends approval of this transfer request.

(Staff Report by Matt Ward)
(Applicant's Representative: Erik Nelson)

TRANSFER OF APPROVAL

POD-89-98
POD2012-00048
Capital Chrysler Dodge Jeep
Ram (Formerly Lawrence
Chrysler Plymouth) – 5400
S. Laburnum Avenue

APPROVED/EXPEDITED

Richard C. Lawrence, Esquire for Capital Laburnum Investments, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Beacon Press, Richmond Newspapers, Inc., Southeast Building and Realty Corp, and Lawrence Chrysler-Plymouth to Capital Laburnum Investments, LLC. The 4.98-acre site is located at the southwest corner of the intersection of S. Laburnum Avenue and Eubank Road, on parcel 816-711-3847. The zoning is M-1, Light Industrial District and ASO, Airport Safety Overlay District. County water and sewer. (**Varina**)

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 replacement of dumpster gates, stop bars and stop signs at points of egress, paving and landscaping maintenance, and replacement of missing landscaping. The applicant has addressed all items of deficiency with the exception of replacement of missing trees. Staff has received a signed contract for completion of the landscaping installation during the next planting season and no later than November 1, 2012. The staff recommends approval of this transfer request with the following condition:

1. All deficiencies, as identified in staff's letter dated May 21, 2012, shall be corrected no later than November 1, 2012.

(Staff Report by Aimee B. Crady)
(Applicant's Representative: Charles L. Cabell, Esquire)

TRANSFER OF APPROVAL (Deferred from the May 23, 2012 Meeting)

POD's 35-76, 06-78, and 47-08 (Part)
POD2011-00446; POD2011-00448; POD2012-00008
Laurels at University Park (Formerly University Park) – 2420 Pemberton Road
**APPROVED/EXPEDITED
SEE ADDENDUM PG. 1**

Hirschler-Fleischer for The Laurels of University Park, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from University Park Health Investors, LLC to The Laurels of University Park, LLC. The 8.93-acre site is located at the northeast corner of the intersection of Pemberton Road (State Route 157) and Regirer Place, on parcel 752-753-4706 and part of parcel 752-753-0071. The zoning is R-6C, General Residential 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 approvals. The staff recommends approval of this transfer request with the following condition:

1. All deficiencies, as identified in the inspection report dated December 29, 2011, shall be corrected by September 26, 2012.

The deficiencies identified by staff include: recordation of drainage and utility easements, removal of a shed, reconstruction of a fire lane, grading for positive drainage, screening of dumpsters, and provision of ADA compliant handicapped parking. The applicant has provided staff evidence of signed contracts to address all deficiencies.

(Staff Report by Mike Kennedy)
(Applicant's Representative: Penny Koch)
(Applicable Rezoning Cases and PUPs: C-42C-06; C-17C-11)

TRANSFER OF APPROVAL

POD-46-73 (Part)
POD2012-00171
Ball Office Products
Headquarters (Formerly
Wards Company, Inc.) –
2100 Westmoreland Street
APPROVED/EXPEDITED

Charles Louthan for Moreland Realty, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Moreland Realty, LLC to BOP, LLC. The 1.96-acre site is located in the southwest quadrant of the intersection of Maywill Street and Westmoreland Street, on parcel 776-738-5802. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The site deficiencies, as identified in the inspection report, dated April 24, 2012, have been corrected. The site deficiencies included a missing stop sign and 24-inch painted stop bar. The staff recommends approval of this transfer request.

(Staff Report by Greg Garrison)
(Applicant's Representative: Charles Louthan)

TRANSFER OF APPROVAL AND RECONSIDERATION OF APPROVED CONDITION

POD-85-77
POD2012-00151
Total Packaging Services
(Formerly Continental Forest
Industries) – 2900 Sprouse
Drive

APPROVED

Spotts Fain, P.C. for Waterville Properties, LLC and Crown Cork & Seal Company, Inc. Real Estate Retirement Trust: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Rosemary Ann Martin and Continental Illinois Realty to Waterville Properties, LLC. The 17.18-acre site is located along the east line of S. Airport Drive, opposite its intersection with Sprouse Drive, on parcel 819-705-5589. The zoning is M-1, Light Industrial District, M-2, General Industrial District, and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

This site, approved as Cardinal Forest Industries in 1977, was most recently operated as Stone Container, but has been vacant for a number of years. Economic Development has been working with the applicant to occupy the existing building.

A site inspection was performed in April, and numerous deficiencies were cited including pavement, parking lot striping, dead and missing landscaping, and lighting. The applicant intends to submit a landscape and lighting plan to update improvements on site, including addressing deficiencies, prior to occupying the building in September.

An original condition of POD approval required the dedication of Sprouse Drive to be extended eastward along the southern edge of this property to accommodate further development in Seven Hills Industrial Center. Approval of POD-74-80 Haas Machinery of America, Inc. on the adjacent property to the south blocked the path of this road; however, the condition was never formally removed from the POD approval for this site. Staff is recommending deletion of Condition #20 that reads: "The subdivision plat for Sprouse Road shall be recorded before any occupancy permits are issued."

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

1. A landscaping and lighting plan shall be submitted and approved prior to the issuance of a Certificate of Occupancy.
2. The pavement, striping, landscaping, and lighting deficiencies identified during the site inspection shall be corrected prior to the issuance of a Certificate of Occupancy.
3. Condition #20 of the Planning Commission approval of POD-85-77 shall be deleted.

(Staff Report by Kevin Wilhite)

(Applicant's Representative: J. Thomas O'Brien, Jr.)

LANDSCAPE PLAN (Deferred from the May 23, 2012 Meeting)

LP/POD-02-09
POD2012-00177
Tuckaway Child
Development Center – New
Market Road and Midview
Road (Reconsideration)
(POD-48-06 Revised)
(POD-32-04 Expired)
APPROVED/EXPEDITED

Balzer and Associates for Karverly, Inc.: Request for approval of reconsideration of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 5.22-acre site is located at the southeast corner of the intersection of New Market Road (State Route 5) and Midview Road on parcel 803-701-8673. The zoning is B-1C, Business District (Conditional). County water and sewer. (**Varina**)

A Plan of Development for this project was approved by the Planning Commission on February 25, 2009, and on January 31, 2011, a landscape plan was approved administratively by staff. The approved plan complied with the proffers associated with Rezoning case C-25C-08, and the following specific proffer:

1. Buffer Areas and Screening.
 - A. *A landscaped buffer a minimum of forty (40) feet in width shall be maintained along the western boundary of the property, adjacent to the New Market Road (Route 5) right-of-way. This buffer shall be landscaped to the standards of the thirty-five (35) foot transitional buffer and include a berm similar in size to the one at the front of the adjacent veterinary clinic (1320 New Market Road).*
 - B. *A landscaped buffer a minimum of ten (10) feet in width shall be maintained along all other boundaries of the property. This buffer shall be landscaped to the standards of the ten (10) foot transitional buffer.*

Buffers shall be provided except to the extent necessary for easements, sidewalks, access driveways (which access driveways shall run generally perpendicular to the buffer), and other purposes requested and specifically permitted, or if required, at the time of Plan of Development. Buffers adjacent to public roads shall be measured from the road's ultimate right-of-way.

On April 27, 2012, the applicant filed a landscape plan for review, requesting exceptions to the proffered buffer requirements per the last paragraph of Proffer #1.

On June 8, 2012, staff met on site with the project engineer and walked the boundaries of the property. The extent of the impact the relocated proposed Virginia Capital Trail will have on the property was evaluated, as well as the existing conditions around the southern, eastern, and western perimeters of the property. A revised staff plan reflecting the discussion held in the field has been submitted. The applicant has agreed to the annotations, and the engineer will provide a revised plan reflecting these annotations for signature, if the revised plan is approved.

A large portion of the installed landscaping along the east line of New Market Road will be impacted by the planned Virginia Capital Trail. As this trail would call for the removal of the landscaping in this area, it will be relocated to the corner of the property at New Market Road outside of the trail. This relocated material, including the three rows of shrubs and trees, will provide the required visual buffering of the fence in that area and will satisfy the planting requirements. Relief from planting requirements in the area to be impacted by the trail is requested.

Relief from additional landscaping is requested by the applicant along the western property line adjacent to the veterinary clinic property. The location of the fence has been determined to be on the property line between the two properties. The signed agreement between the two property owners provides evidence that the owner of the vet clinic property is in agreement with the location of the fence. While the required landscaping is not provided in this immediate area, the plant quantities required currently exist along the eastern and southern property lines. This area is also screened from New Market Road by the existing vet clinic building and its existing, mature landscaping, and meets the intent of the transitional buffer.

Finally, it has been field verified the existing deciduous and evergreen vegetation along the southern and eastern property lines exceeds the required transitional buffer planting quantities in this area and along the southern portion of the vet property. Staff has also received a verbal statement from Mr. Claude Gerst Sr., an adjacent property owner at 1591 Midview Road indicating he does not see the need for additional landscaping to be installed between their two properties. Therefore, supplemental landscaping outside of the fence is requested to be deleted.

Proffered Condition #1 allows the Planning Commission to grant specific exceptions to the buffer requirements. Staff has no objection to the exceptions requested subject to the annotated staff plan. Should the Commission act on this request, the standard conditions for landscape plans are recommended.

(Staff Report by Tony Greulich)

(Applicant's Representative: Christopher Shust)

(Applicable Rezoning Cases and PUPs: C-25C-08; C-34C-03)

ALTERNATIVE FENCE HEIGHT PLAN

LP/POD-07-10
POD2012-00023
Metromont Corporation Site
Improvements - 1640
Darbytown Road
(POD-47-80 Rev.)

Engineering Design Associates for Metromont Corporation:
Request for approval of an alternative fence height plan, as required by Chapter 24, Sections 24-95(I)(5), 24-106, and 24-106.2 of the Henrico County Code, to allow a fence exceeding a height of 42 inches in the front yard. The 65.23-acre site is located on the north line of Darbytown Road, approximately 750 feet east of Oregon Avenue, on parcels 806-710-8061 and 807-710-5764. The zoning is M-2, General Industrial District, M-2C, General Industrial District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

APPROVED

The alternative fence height request proposes a 6-foot high black vinyl coated chain link fence within the front yard along Darbytown Road. A landscape plan has been submitted by the applicant for concurrent staff review and approval. The landscape plan would provide peripheral parking area landscaping equal to the 10-foot transitional buffer planting requirement in front of the proposed fence. The alternative fence height proposal satisfies the applicable requirements of Section 25-95(I)(5) of the zoning ordinance. Staff offers no objection to the request.

Should the Commission approve this request, the standard conditions for alternative fence height plans are recommended.

(Staff Report by Mike Kennedy)
(Applicant's Representative: Randy Hooker)
(Applicable Rezoning Cases and PUPs: C-37C-08)

PLAN OF DEVELOPMENT

POD2012-00191

Duncan Park at Sadler Walk
– 4391 Glasgow Road

APPROVED/EXPEDITED

Youngblood, Tyler, and Associates, P.C. for Oglethorpe Park, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 64 2-story residential townhouses for sale. The 10.79-acre site is located on the east line of Glasgow Road at its intersection with Dublin Road, approximately 600 feet north of Ireland Lane, on parcels 746-763-1769, 2482, 2896, and 746-764-3818. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)**

This request is for a Plan of Development to construct 64 townhouse lots for sale. The conditional subdivision authorizing resubdivision of 4 lots in MacDonald's Small Farm for 64 townhouse lots was approved at the May 23, 2012 meeting. This townhouse development is offering optional 1- or 2-story garages, which will be located at the rear or sides of the lots and accessed by a private access drive. The developer designed the development to have varying lot depth to give the prospective owner additional options for either a bigger house or yard depending on their needs.

The plans have been annotated to relocate the proposed drainage and utility easements to the public right-of-way as much as possible, specifically in front of blocks D, E, H, and J, to maximize landscaping areas and meet proffered landscape requirements.

The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

29. The subdivision plat for Duncan Park at Sadler Walk shall be recorded before any building permits are issued.
30. The right-of-way for widening of Sadler Road Relocated and proposed Sadler Walk Lane as shown on approved plans shall be dedicated to the County with the subdivision plat.
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. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
33. The proffers approved as a part of zoning case C-19C-06 shall be incorporated in this approval.
34. 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.
35. 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.

36. 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.
37. The unit house numbers shall be visible from the parking areas and drives.
38. 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 Christina Goggin)

(Applicant's Representative: Anne Tignor)

(Applicable Rezoning Cases and PUPs: C-19C-06)

PLAN OF DEVELOPMENT (Deferred from the May 23, 2012 Meeting)

POD2012-00149
Dunkin' Donuts at Glen Lea
Shopping Center – 3800
Mechanicsville Turnpike
(U.S. Route 360)

APPROVED
SEE ADDENDUM PG. 2

Vanesse, Hangen, Brustlin, Inc. for PCS Glen Lea, LLC and Dunkin' Brands, Inc.: 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 1,800 square-foot restaurant with drive-through facilities. The 0.69-acre site is located on an outparcel in an existing shopping center on the west line of Mechanicsville Turnpike (U.S. Route 360), in the northwest quadrant of the intersection of Laburnum Avenue and Mechanicsville Turnpike, on part of parcel 802-736-8028. The zoning is B-2, Business District and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

This proposal is for a 1,720 square foot restaurant with a drive-through. The pad site is located within an existing shopping center, and access is maintained internally, with no direct connections to either Mechanicsville Turnpike or Laburnum Avenue.

A significant amount of concrete is proposed at one of the entrances to the building, and staff recommends this area be reconfigured to accommodate an additional parking space as well as planting beds.

The plan shows 2 mature ash trees being removed, and staff has suggested the entrance be reconfigured to retain these trees. The location of the trees is noted on the staff plan.

The Department of Public Utilities can recommend approval with the inclusion of Condition #36 requiring documentation that the existing private pump station and force main have the adequate capacity to serve the proposed development; that the owner of the private system has granted permission to connect; and that a Certificate to Construct has been issued by the Virginia Department of Environmental Quality.

The building is constructed of light beige split face CMU, dark brown cement board, and dark cream-colored EIFS.

As of the preparation date of the agenda, the staff has not received a revised plan addressing the revised entrance location for the site or reconfiguration at the building entrance.

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. A concrete sidewalk meeting VDOT standards shall be provided along the west side of Mechanicsville Turnpike (U.S. Route 360).
30. Outside storage shall not be permitted.
31. 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.

32. 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.
33. Only retail business establishments permitted in a B-2 zoning district may be located in this center.
34. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
35. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
36. The following items shall be addressed to the satisfaction of the Director of Public Utilities prior to approval of construction plans:
 - a. Provide certification that the private pumping station and force main has adequate capacity for the addition of flow for this project.
 - b. Provide written permission from the owner of the private sewer to allow connection of the sewer from this project.
 - c. Provide evidence of approval of the plans by the state water control board in the form of a Certificate to Construct issued by the Virginia Department of Environmental Quality.

(Staff Report by Lee Pambid)

(Applicant's Representative: Bryan Stevenson)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2012-00193
Dominion Fiber
Technologies Expansion –
4590 Vawter Avenue
(POD-59-07 Rev.)

APPROVED/EXPEDITED

Willmark Engineering, PLC for Pinnacle Resource Group, 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 25,000 square-foot building expansion to an existing manufacturing and distribution facility. The 5.96-acre site is located on the west line of Vawter Avenue, approximately 3,000 feet north of Laburnum Avenue, on parcel 799-740-8589. The zoning is M-2, General Industrial District and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

The proposed Plan of Development and lighting plan meet all requirements. An existing dumpster approved with the original plan of development (POD-59-07) will be used to accommodate the new warehouse facility.

The building elevations match the existing building, which is constructed of tan ribbed metal walls, a light gray standing seamed metal roof, and red gutters and fascia.

The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

- 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. Outside storage shall not be permitted.
30. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
31. 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.
32. 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.
33. 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 Matt Ward)

(Applicant's Representative: Mark Williams)

SUBDIVISION (Deferred from the May 23, 2012 Meeting)

SUB2012-00043
Pouncey Place (April 2012
Plan) – 4521 Pouncey Tract
Road (State Route 271)

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

Bay Companies, Inc. for Pouncey Tract Company of Virginia, LLC and the Commonwealth of Virginia: The 12.72-acre site proposed for a public road dedication is located on the east line of Pouncey Tract Road (State Route 271), approximately 580 feet south of the intersection of Pouncey Tract Road and Twin Hickory Lake Drive, on part of parcels 740-765-2150 and 7333. The zoning is A-1, Agricultural District, B-2C, Business District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt) 0 Lot**

This subdivision is for the construction and dedication of a public road intersecting Pouncey Tract Road (State Route 271) in conjunction with the development of a future shopping center and proposed townhome community. The proposed plan shows a road approximately 240 feet long, containing a landscaped median, landscaping along the proposed road, a cul-de-sac at the terminus, 36-foot paved surface from face of curb to face of curb within 58 feet of County right-of-way, and sidewalk connecting to the shopping center and proposed townhome community.

As of the preparation date of the agenda, staff has not received a revised plan, as requested, to show the adjacent building outside of the proposed Pouncey Tract Road right-of-way. Additionally, the revised plan was requested to ensure the road development meets the intent of zoning case C-27C-05 and proposed zoning case C-11C-12, and maintains continued compliance with the previously-approved Pouncey Place Shopping Center plan of development POD-41-07 and provisions of the West Broad Street Overlay District. 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 for a road dedication and annotations on the plan, the following conditions are recommended:

11. The details for the landscaping to be provided within the median and along both sides of the proposed roadway shall be submitted to the Department of Planning for review and approval prior to recordation of the plat, and a maintenance agreement shall be entered into with the Department of Public Works for landscape features within the right-of-way.
12. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
13. The proffers approved as part of zoning cases C-27C-05 and C-11C-12 shall be incorporated in this approval.
14. The developer shall remove the adjacent building outside of the proposed right-of-way prior to final approval by the Department of Public Works.
15. A concrete sidewalk meeting County standards shall be provided along the north side of the proposed road.

(Staff Report by Matt Ward)

(Applicant's Representative: Daniel Caskie)

(Applicable Rezoning Cases and PUPs: C-27C-05; C-11C-12)

APPROVAL OF MINUTES: May 23, 2012 Minutes/APPROVED

WORK SESSION: Amendment to the County Code regarding Noncommercial Signs/PUBLIC HEARING SET FOR JULY 12, 2012 MEETING

ADJOURN @ 10:21

**PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
June 27, 2012**

ADDENDUM

PAGE 5 – REVISED STAFF REPORT

TRANSFER OF APPROVAL (Deferred from the May 23, 2012 Meeting)

POD's 35-76, 06-78, and 47-08 (Part) POD2011-00446; POD2011-00448; POD2012-00008 Laurels at University Park (Formerly University Park) – 2420 Pemberton Road APPROVED/EXPEDITED	Hirschler-Fleischer for The Laurels of University Park, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from University Park Health Investors, LLC to The Laurels of University Park, LLC. The 8.93-acre site is located at the northeast corner of the intersection of Pemberton Road (State Route 157) and Regirer Place, on parcel 752-753-4706 and part of parcel 752-753-0071. The zoning is R-6C, General Residential District (Conditional). County water and sewer. (Three Chopt)
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Since the preparation of the agenda, staff has re-inspected the site. The fire lane along the rear of the building has been reconstructed, as agreed to by the Fire Marshal. The reconstructed fire lane consists of a minimum 12-foot-wide access drive, extending between the existing paved parking areas at the east and west sides on the building, with a three-inch #21-A stone (gravel) surface. In addition, the fire lane has two 20-foot-wide staging areas with three inches of asphalt over three inches of #21-A stone (gravel). The fire lane has been secured with posts, chains, and posted signs at both ends to prevent parking. The applicant has agreed to maintain the fire lane, as necessary, to ensure an adequate width and surface is available for safe access and use by emergency vehicles. All deficiencies other than the recordation of easements have been resolved at this time. The applicant expects to record the required easements in the near future. Staff continues to recommend approval as indicated in the original staff report.

PAGE 14 –REVISED PLAN, REVISED RECOMMENDATION, AND ADDED CONDITION

PLAN OF DEVELOPMENT (Deferred from the May 23, 2012 Meeting)

POD2012-00149
Dunkin’ Donuts at Glen Lea
Shopping Center – 3800
Mechanicsville Turnpike
(U.S. Route 360)

Vanesse, Hangen, Brustlin, Inc. for PCS Glen Lea, LLC and Dunkin’ Brands, Inc.: 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 1,800 square-foot restaurant with drive-through facilities. The 0.69-acre site is located on an outparcel in an existing shopping center on the west line of Mechanicsville Turnpike (U.S. Route 360), in the northwest quadrant of the intersection of Laburnum Avenue and Mechanicsville Turnpike, on part of parcel 802-736-8028. The zoning is B-2, Business District and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

APPROVED

The staff recommends approval subject to the annotations on the plans, the standard conditions of development of this type, the additional conditions as listed on the agenda, and the following additional condition:

37. **ADDED** - Evidence of a joint ingress/egress and maintenance agreement shall be submitted to the Planning Office and approved prior to issuance of a certificate of occupancy.

PAGE 18 – REVISED PLAN AND REVISED RECOMMENDATION

SUBDIVISION (Deferred from the May 23, 2012 Meeting)

SUB2012-00043
Pouncey Place (April 2012
Plan) – 4521 Pouncey Tract
Road (State Route 271)

Bay Companies, Inc. for Pouncey Tract Company of Virginia, LLC and the Commonwealth of Virginia: The 12.72-acre site proposed for a public road dedication is located on the east line of Pouncey Tract Road (State Route 271), approximately 580 feet south of the intersection of Pouncey Tract Road and Twin Hickory Lake Drive, on part of parcels 740-765-2150 and 7333. The zoning is A-1, Agricultural District, B-2C, Business District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt) 0 Lot**

APPROVED/EXPEDITED

Staff received a revised plan noting the adjacent building will be removed outside of the proposed Pouncey Tract Road right-of-way. Additionally, the revised plan meets the intent of zoning cases C-27C-05 and C-11C-12 and is in compliance with the previously-approved Pouncey Place Shopping Center plan of development, POD-41-07.

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