

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

October 24, 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, C.P.C. (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
SUB2010-00138 (SUB-13-10) Taylor Estates (October 2010 Plan)	25	25	1	Varina	10/23/2017

**FOR PLANNING COMMISSION APPROVAL
SUBDIVISION WITHDRAWAL REQUESTS**

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District
SUB2012-00002 The Townes at The Shire (January 2012 Plan) WITHDRAWN	45	45	0	Tuckahoe
SUB2012-00043 Pouncey Place (April 2012 Plan)	0	0	0	Three Chopt

TRANSFER OF APPROVAL

POD-39-97
POD2012-00333
Cobb Technologies
Equipment Warehouse
(Formerly RCV Deep Run) –
3946 Deep Rock Road

APPROVED/EXPEDITED

Frederick Cobb for 3946 Deep Rock Road, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Burnham, LLC to 3946 Deep Rock Road, LLC. The 1.12-acre site is located on the west line of Deep Rock Road, approximately 600 feet south of W. Broad Street (U.S. Route 250), on parcel 751-759-0827. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The site deficiencies, as identified in the inspection report, dated September 3, 2012, have been corrected. The deficiencies included re-stripping stop bars and replacing missing landscaping. The staff recommends approval of this transfer request.

(Staff Report by Christina Goggin)
(Applicant's Representative: Frederick Cobb)

TRANSFER OF APPROVAL

POD-34-11
POD2012-00378
Walgreens at W. Broad
Street and Pouncey Tract
Road – 11500 W. Broad
Street (U.S. Route 250)

APPROVED/EXPEDITED

Morgan Property Group for Walgreens Co.: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Breez-In Associates, LC, The John J. and Ima M. Liesfield Family, LLC, and Mid-Atlantic Commercial Properties, LLC to Walgreens Co. The 1.62-acre site is located at the northwest corner of the intersection of W. Broad Street (U.S. Route 250) and Pouncey Tract Road (U.S. Route 271), on parcels 739-762-8217 and 740-762-0017. The zoning is M-1, Light Industrial District and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The Walgreens retail store is under construction, and staff will ensure that the site is in compliance with all approved plans prior to issuance of a Certificate of Occupancy. The new owner accepts and agrees to be responsible for compliance with the conditions of original approval by Planning Commission December 14, 2011. The staff recommends approval of this transfer request.

(Staff Report by Christina Goggin)
(Applicant's Representative: Trey Morgan)

TRANSFER OF APPROVAL

POD-109-87 and 68-88
POD2010-00376; POD2010-
00377
Oakhill Plaza Shopping
Center – 3041
Mechanicsville Turnpike

APPROVED/EXPEDITED

Paul Bedrin for New Oak Hill Plaza, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Plaza Corporation, John L. Harrington, James F. Fitzgerald, Luther M. Richards, Jr., William R. Harrington, Joseph A. Mehbrech, Jr., Sandra H. Mehbrech, Lewis M. Jenkins, Mary M. Jenkins, and William J. Schmidt & Associates, Inc. to New Oak Hill Plaza, LLC. The 14.73-acre site is located on the east line of Mechanicsville Turnpike at the southeast quadrant of its intersection with Harvie Road, on parcel 801-732-6533. The zoning is B-3, Business District and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. All deficiencies including missing landscaping, concrete curb repair, and the posting of addresses have been corrected. The staff recommends approval of this transfer request with the following condition:

1. The dumpster enclosures shall be completed by December 15, 2012.

The applicant has provided staff evidence of a contract for the construction of the trash enclosures that indicates a completion date of November 15, 2012.

(Staff Report by Lee Pambid)

(Applicant's Representative: Paul Bedrin)

(Applicable Rezoning Cases and PUPs: C-19C-87; C-69C-89)

LANDSCAPE AND LIGHTING PLAN

LP/POD-20-11
POD2012-00102; POD2012-00103
Wawa at Laburnum and Eubank – 5301 S. Laburnum Avenue
(POD-80-07 Rev.)

Townes Site Engineering, P.C. for Laburnum and Eubank C-Store, 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 1.78-acre site is located at the northeast corner of the intersection of S. Laburnum Avenue and Eubank Road, approximately 1,700 feet south of Williamsburg Road (U.S. Route 60), on parcel 816-712-7504. The zoning is B-3C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

APPROVED

A Plan of Development for this project was approved by the Planning Commission on September 28, 2011. This landscape and lighting plan complies with the proffers associated with zoning case C-60C-06. The lighting plan shows all LED lighting for the site, 20-foot-tall poles, and house shields on light poles along Robins Road and complies with guidelines for light levels on the site. The landscape plan provides the required transitional buffer along Robins Road.

Staff has requested a revised plan to show correct easement locations, the addition of two trees in the landscaping islands in front of the buildings, as well as the addition of low shrubs along Laburnum Avenue and Eubank Road to screen vehicle headlights from the public right-of-way. As of the preparation date of the agenda, staff has not received a revised plan.

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

(Staff Report by Matt Ward)

(Applicant's Representative: Jason P. Wilkins)

(Applicable Rezoning Cases and PUPs: C-60C-06; P-11-11)

LANDSCAPE PLAN

LP/POD-31-05
POD2012-00218
Grayson Hill, Section 3 –
Patterson Avenue

APPROVED/EXPEDITED

E.D. Lewis and Associates, P.C. for Gaskins and Patterson, Inc.: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 16.78-acre site is located on the northeast corner of the intersection of N. Gaskins Road and Derbyshire Road, on parcel 744-740-7562. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer.
(Tuckahoe)

As of the preparation date of the agenda, staff has not received a revised plan that provides additional plant material north of the Gaskins Road entrance, 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 landscape plans, the annotations on the plans are recommended.

(Staff Report by Greg Garrison)
(Applicant's Representative: Monte Lewis)
(Applicable Rezoning Cases and PUPs: C-35C-04)

SUBDIVISION

SUB2012-00131
Woodman Glen Townes
(October 2012 Plan) – 10500
Woodman Road

APPROVED/EXPEDITED

Youngblood, Tyler and Associates for Joseph A. Vivas, JoAnn V. Hightower and HHHunt Corporation: The 27.7-acre site proposed for a subdivision of 82 residential townhouses for sale is located along the west line of Woodman Road, approximately 300 feet south of its intersection with Mountain Road, on part of parcel 775-765-1587. The zoning is RTHC, Residential Townhouse District (Conditional) and R-3C, One Family Residential District (Conditional). County water and sewer. **(Fairfield) 82 Lots**

The applicant proposes 82 residential townhouse units for sale. The development is in substantial conformance with the recent zoning case C-8C-12, which granted approval to rezone the property from A-1 to RTHC.

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for residential townhome for sale (RTH) subdivisions, and the following additional conditions:

15. 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."
16. The proffers approved as part of zoning case C-8C-12 shall be incorporated in this approval.

(Staff Report by Greg Garrison)
(Applicant's Representative: Andrew Browning)
(Applicable Rezoning Cases and PUPs: C-8C-12)

SUBDIVISION

SUB2012-00132
Woodman Glen (October
2012 Plan) – 10500
Woodman Road

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

Youngblood, Tyler and Associates for Marion L. Lauterback Trustees, Joseph A. Vivas, JoAnn V. Hightower and HHHunt Corporation: The 26.19-acre site proposed for a subdivision of 49 single-family homes is located approximately 400 feet west of the intersection of Woodman Hills Court and Woodman Road, on part of parcels 774-765-4173 and 775-765-1587. The zoning is R-3C, One-Family Residential District (Conditional). County water and sewer. **(Fairfield) 49 Lots**

The applicant proposes 49 single-family homes. The development is in substantial conformance with the recent zoning case C-8C-12, which granted approval to rezone the property from A-1 to R-3C.

As of the preparation date of the agenda, staff has not had an opportunity to complete its review of the proposed layout of Lot 2. The staff recommendation will be made at the meeting.

Should the Commission act on this request, in addition to the annotations on the plans and the standard conditions for subdivisions served by public utilities, 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 11,000 square feet exclusive of the floodplain areas.
15. The proffers approved as part of zoning case C-8C-12 shall be incorporated in this approval.
16. 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.
17. The applicant shall use best efforts to request vacation of the excess portion of Woodman Hills Court, as determined by the Directors of Real Property and Public Works, prior to recordation of the plat.

**(Staff Report by Greg Garrison)
(Applicant's Representative: Andrew Browning)
(Applicable Rezoning Cases and PUPs: C-8C-12)**

SUBDIVISION

SUB2012-00130
Laurel Glen (October 2012
Plan) – 3029 Lakewood
Road

APPROVED

Youngblood, Tyler and Associates for Shirley Edwards and ARKM: The 0.896-acre site proposed for a subdivision of 2 single-family homes is located on the southeast corner of the intersection of Lakewood Road and Warren Road, approximately 1,315 feet south of Mountain Road, on parcel 768-766-9667. The zoning is R-2, One-Family Residential District. County water and sewer. **(Brookland) 2 Lots**

This property is situated within the Laurel Glen Subdivision and known as Section B, Lot 175. The applicant is proposing a subdivision to split the existing lot and construct a new single-family dwelling on the newly created vacant lot. Prior to recordation of the plat, the existing home will be modified to meet a 45-foot front yard setback on Lakewood Road, and both accessory structures on the property will be demolished.

To date, the Department of Public Works cannot recommend approval without proper right-of-way dedication along Warren Road, which is classified as a minor collector road. As of the preparation date of the agenda, the applicant has requested a waiver of the additional right-of-way dedication along a Major Thoroughfare Road. The applicant has agreed to add a condition of approval which states if additional right-of-way along Warren Road is required, then the applicant will provide a revised plat confirming all structures meet the building setbacks prior to plat recordation. The staff recommendation will be made at the meeting.

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

13. Each lot shall contain at least 18,000 square feet.
14. Prior to preparing the recordation plat, the engineer or surveyor shall furnish the Planning Staff a plan showing a dwelling situated on Lot 2 to determine if the lot design is adequate to meet the requirements of Chapter 24 of the Henrico County Code.
15. Prior to requesting recordation, the developer must furnish a letter from Dominion Virginia Power, stating that this proposed development does not conflict with its facilities.
16. The applicant shall apply for a building permit to modify the existing dwelling to meet all required setbacks, and for demolition permits to remove both accessory structures, prior to recordation of the plat. A certificate of occupancy for any new dwelling will not be issued until the work has been completed.
17. Prior to recordation, the applicant shall provide a revised plat and buildable area for both lots only if additional right-of-way along Warren Road is required by the Director of Public Works.

(Staff Report by Matt Ward)

(Applicant's Representative: Keith Shrader)

SUBDIVISION

SUB2012-00133

Townes at The Shire
(October 2012 Plan) – 11901
Church Road

APPROVED/EXPEDITED

Kimley Horn 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 southwest 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**

This proposed 45-lot residential townhouse subdivision would replace an earlier layout for a 45-lot residential townhouse subdivision on the same property. The earlier layout was approved by the Planning Commission at the January 25, 2012 meeting. Since that time, the property owner has requested withdrawal of the earlier layout plan.

The revised layout re-orientates blocks of townhouses to primarily front on interior courtyards rather than John Rolfe Parkway. It also eliminates blocks where the proposed front yards face the proposed rear yards of other lots in the proposed development or rear yards of existing lots in the adjoining subdivision to the south. The proposed new layout consolidates open space within the development providing more usable open space for the future residents of the proposed development.

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for residential townhome for sale (RTH) subdivisions, and the following additional conditions:

15. A County standard sidewalk shall be constructed along the west side of Pump Road, the south side of John Rolfe Parkway, and the east side of Glen Eagles Drive.
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.

(Staff Report by Mike Kennedy)

(Applicant's Representative: David Ellington)

(Applicable Rezoning Cases and PUPs: C-27C-06)

SUBDIVISION (Deferred from the September 26, 2012 Meeting)

SUB2012-00115
Townes at Pouncey Place
(September 2012 Plan) –
Pouncey Tract Road

DEFERRED TO 11/14/12

Bay Companies, Inc. for Pouncey Tract Company of Virginia, LLC: The 12.71-acre site proposed for a subdivision of 70 residential townhouses for sale is located along the east line of Pouncey Tract Road, approximately 600 feet south of its intersection with Twin Hickory Lake Drive, on parcel 740-765-7333. The zoning is RTHC, Residential Townhouse District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt) 70 Lots**

The proposed subdivision incorporates a private road, which was previously proposed to be dedicated as Pouncey Place, a public street. The conditional plat for the dedication of Pouncey Place was previously approved by the Planning Commission at the June 27, 2012 meeting. Since that time, the withdrawal of the subdivision plat for this public road dedication has been requested by the owner, as the adjoining commercial property owner, Pouncey Place Shopping Center, has decided not to participate in the subdivision at this time.

Should either of the adjoining commercial property owners wish to access the private road in the future, then the private road would need to be dedicated as a public road, which would require Planning Commission approval at that time.

This 70-unit residential townhome for sale proposal is in substantial conformance with the recent zoning case C-11C-12, which granted approval to rezone property from A-1 to RTHC. At such time that a vehicular connection is provided by the adjacent commercial property (previously-approved Pouncey Place Shopping Center) to Twin Hickory Lake Drive, then a driveway connection between the two properties will be constructed.

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for residential townhome for sale (RTH) subdivisions, and the following additional conditions:

15. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
16. The proffers approved as part of zoning case C-11C-12 shall be incorporated in this approval.
17. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public Works, which addresses the possible future connection to the adjacent commercial property.

(Staff Report by Matt Ward)
(Applicant's Representative: Daniel Caskie)
(Applicable Rezoning Cases and PUPs: C-11C-12)

PLAN OF DEVELOPMENT AND LIGHTING PLAN (Deferred from the September 26, 2012 Meeting)

POD2012-00312
Townes at Pouncey Place –
Pouncey Tract Road

DEFERRED TO 11/14/12

Bay Companies, Inc. for Pouncey Tract Company of Virginia, 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 70 two-story residential townhouses for sale. The 12.71-acre site is located along the east line of Pouncey Tract Road (State Route 271), approximately 600 feet south of its intersection with Twin Hickory Lake Drive, and along the south side of Twin Hickory Lake Drive, approximately 750 feet east of its intersection with Pouncey Tract Road, on parcel 740-765-7333. The zoning is RTHC, Residential Townhouse District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The applicant proposes 70 residential townhouse units for sale with single-car garages. The development and site lighting are in substantial conformance with the recent zoning case C-11C-12, which granted approval to rezone the property from A-1 to RTHC.

The proffers provide a 15-foot-wide buffer along Twin Hickory Subdivision and a 10-foot-wide buffer along Twin Hickory Lake Drive that will be planted to meet the Transitional Buffer 25 standard. The proffers also require a six-foot wood privacy fence along the southwest property line adjacent to the B-3 (Pryor) commercial site. In addition, the proffers require a courtyard to be provided by the developer with benches, brick pavers, and landscaping amenities.

All visible portions of the front exterior building walls and the rear of Buildings Q and P are required to be 100 percent brick.

A lighting plan is included for review and approval with this proposal. The proffers require street lighting to be provided with poles not to exceed 12 feet in height and with non-glare, decorative fixtures that are residential in character.

The staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following 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.
- 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. 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.
30. The proffers approved as a part of zoning case C-11C-12 shall be incorporated in this approval.

31. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans.
32. 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.
33. 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.
34. 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.
35. 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.
36. 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.
37. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
38. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public works, which addresses the possible future extension of any stub street.

39. The unit house numbers shall be visible from the parking areas and drives.
40. The names of streets, drives, places, and courts 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 Matt Ward)

(Applicant's Representative: Daniel Caskie)

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

PLAN OF DEVELOPMENT

POD2012-00366
University of Richmond –
South Campus Apartments

APPROVED

Draper Aden Associates for University of Richmond: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 4 three to four-story apartment buildings, totaling 44 units, on an existing university campus. The 2.5-acre site is located on the north line of River Road, approximately 1,100 feet west of its intersection with Huguenot Road, on part of parcel 761-732-3993. The zoning is R-1, One-Family Residential District. County water and sewer. **(Tuckahoe)**

The proposal is for new construction of four apartment buildings, totaling 44 residential units. Eighty-eight parking spaces will be dedicated on a temporary basis at a commuter lot immediately to the north of the development site until Phase Two is constructed. Phase Two consists of the realignment of UR Drive and the construction of a parking lot.

The development site is located on a pad containing three intramural fields. These four buildings are proposed on the western most field, which is approximately 500 feet away from the nearest adjacent residential property and 675 feet away from the Country Club of Virginia.

All four buildings have an overall height of four stories with certain portions being three stories in height. The appearance matches the “collegiate gothic” style of the original campus.

A master plan is included in the packet and is for informational purposes only. The Richmond City Planning Commission approved this master plan for portions of the project within the city limits on October 1, 2012.

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

29. Outside storage shall not be permitted.
30. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans.
31. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
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. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
34. The unit house numbers shall be visible from the parking areas and drives.

(Staff Report by Lee Pambid)
(Applicant’s Representative: W. Charles Kreye II)

PLAN OF DEVELOPMENT

POD2012-00367

Faison Residences Revised –
5215 W. Broad Street
(POD-28-09 Rev.)

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

Vanasse Hangen Brustlin, Inc. for 5215 West Broad Street, 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 67,166 square foot mixed use building with 9,440 square feet of commercial space and 45 residential units. The 2.31-acre site is located on the south line of W. Broad Street (U. S. Route 250), the east line of Byrd Avenue, and the north line of Markel Road, approximately 800 feet west of Willow Lawn Drive, on parcel 772-738-8719. The zoning is R-6C, General Residential District (Conditional). County water and sewer. **(Brookland)**

In 2009, the Planning Commission approved a POD for Faison Residences, a three-story, mixed use building with 4,865 square feet of commercial space, 103 parking spaces, and 45 market rate residential units. This POD proposes a four-story, mixed use building with a commercial space of 9,405 square feet, 114 parking spaces, and 45 residential units. The site previously contained the Executive Motor Inn, which was demolished in late 2009, to accommodate the proposed structure.

The building is intended to support the activities of the Faison School for Autism directly across the street on Markel Road. The units for rent are intended for a variety of residents, including high-functioning individuals with autism.

The staff has requested architectural changes to the north and south elevations, asking the applicant to consider changes in parapet heights, bands of varying brick and stone colors, and other vertical and horizontal features to break up these blank walls and add interest to the building.

The building now features a decreased amount of zinc cladding and an increased amount of masonry construction.

The locations of various easements along W. Broad Street appear to prohibit the planting of required street trees, and the staff has requested changes to the easement locations that would accommodate proffered street trees. The staff recommendation will be made at the meeting.

Should the Commission act on this request, in addition to the annotations on the plans and the standard conditions for developments of this type, the following additional conditional 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.
11. **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. Details for the gate and locking device at the entrance road shall be submitted for review by the Traffic Engineer, Police and approved by the County Fire Marshall. The owner or owner's contractor shall contact the County Fire Marshall prior to completion of the fence installation to test and inspect the operations of the gates. Evidence of the Fire Marshall's approval shall be provided to the Department of Planning by the owner prior to issuance of occupancy permits.
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning case C-13C-09 and conditions of provisional use permit P-8-09 shall be incorporated in this approval.
32. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans.
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.
34. The unit house numbers shall be visible from the parking areas and drives.

(Staff Report by Lee Pambid)

(Applicant's Representative: Meaghan O'Brien)

(Applicable Rezoning Cases and PUPs: C-13C-09; P-8-09)

PLAN OF DEVELOPMENT - ARCHITECTURALS ONLY (Deferred from the September 26, 2012 Meeting)

POD2012-00385
Staples Mill Marketplace
Shopping Center – Staples
Mill Road (U.S. Route 33)

APPROVED/EXPEDITED

Rummel, Klepper & Kahl, LLP for Staples Mill Marketplace, LLC and Marchetti Properties: 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 shopping center to include a one-story 123,683 square foot grocery store, a one-story 25,500 square foot retail building, a fuel facility with 9 pump islands, and four future outparcels. The 28.33-acre site is located on the southwest line of Staples Mill Road (U.S. Route 33) between the east line of Hungary Spring Road and the north line of Lucas Road, on parcel 767-757-8360 and part of parcel 767-756-9991. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

The Planning Commission reviewed and approved the site plan for Staples Mill Marketplace Shopping Center at its September 26, 2012 meeting. The architectural review and approval was deferred by the applicant to allow additional time to address staff's comments concerning proposed materials and architectural details. The applicant has submitted revised architectural elevations, floor plans and dimensional elevations to confirm compliance with proffered building heights and materials.

The plans submitted address staff's concerns as the applicant is providing red brick on all sides of the building, and the fuel canopy and kiosk elevations now provide a mansard roof, as requested.

Staff recommends approval of the architectural elevations subject to the original conditions for POD2012-00280, approved by the Planning Commission on September 26, 2012.

(Staff Report by Christina Goggin)
(Applicant's Representative: Malachi Mills)
(Applicable Rezoning Cases and PUPs: C-3C-09)

SUBDIVISION AND EXCEPTION (Deferred from the September 26, 2012 Meeting)

SUB-13-11
SUB2011-00113
Battery Hill Gardens
(December 2011 Plan) –
1434 - 1454 Battery Hill
Drive
DEFERRED TO 12/12/12

Werner Engineering for Mitchell Rand: The 5.8-acre site proposed for a subdivision of 4 single-family homes is located on the west line of Battery Hill Drive, approximately 2,700 feet from its intersection with Osborne Turnpike, on parcels 804-676-0498, 1485, 2063, and 4052. The exception would allow 1 stem lot. The zoning is R-2A, One-Family Residential District. Individual well and septic. **(Varina) 4 Lots**

This subdivision was deferred, per the applicant's request, by the Planning Commission at its September 26, 2012 meeting. This request is for a re-subdivision of three acreage lots and one previously-recorded lot along the James River. With the proposed layout, the applicant requests an exception to Sections 24-9, 24-95 (d)(1) of the Zoning Ordinance and Section 19-4(c) of the Subdivision Ordinance to create one stem lot that does not have the minimum road frontage.

Lot 1 is a lot of record as of 1975, and is non-conforming with regard to lot width but does not have 50 feet of public road frontage. Additionally, it does not have one acre outside of the Special Flood Hazard Area without adjusting the lot line with Lot 2, as proposed. The parcel is unbuildable without an exception.

Staff recently received a complete application, and it is still under review by the Virginia Department of Health and Planning. The staff recommendation will be made at the meeting.

Should the Commission act on this request, in addition to the annotations on the plans and the standard conditions for subdivisions not served by public utilities, the following additional conditional are recommended:

12. 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."
13. Each lot shall contain at least 43,560, exclusive of the floodplain areas.
14. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
15. The final plat for recordation shall contain information showing The Chesapeake Bay Preservation areas, if any, in accordance with Chapter 19, Section 19-72 (18), of the Henrico County Code, as determined by the Director of Public Works.
16. 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 Christina Goggin)
(Applicant's Representative: Adam Werner)

SUBDIVISION

SUB-09-11
SUB2012-00134

Westin Estates (Formerly
Westin) (October 2011 Plan)
Reconsideration – Axe
Handle Lane

**DEFERRED BY PC TO
11/14/12**

Youngblood, Tyler, and Associates for HHHunt Corporation: The 49.911-acre site proposed for a subdivision of 40 single family homes is located at the northern terminus of Axe Handle Lane, approximately 280 feet north of Sawdust Drive, on parcel 732-774-7514. The zoning is A-1, Agricultural District. County water and individual on-site sewage disposal system. **(Three Chopt) 40 Lots**

The Planning Commission denied the applicant's request for approval of the Westin (October 2011 Plan) conditional subdivision with 40 lots on March 28, 2012, due to the lack of a second point of access to serve the proposed development. Along with existing lots outside of the proposed development, there were more than 50 single-family lots on a single point of access, which did not conform to County policy. The applicant explored options regarding a second point of access to serve this development but was unsuccessful in its attempts.

Since the time the Commission acted on the request, there has been a change in the County's policy concerning the provision of points of access in residential developments. The new language in the Department of Public Works Design Manual now states, "Any new subdivision with more than 50 single family lots shall have a minimum of two separate permanent points of access onto public roads". The proposed subdivision is in compliance with this new standard because only 40 lots are proposed. The applicant has, therefore, requested reconsideration of the Westin (October 2011 Plan) conditional subdivision plan.

A subdivision plan for 34 lots on this parcel, the Westin (January 2005 Plan), received conditional approval by the Planning Commission on January 26, 2005, and is valid until July 1, 2017. The applicant is currently moving forward with development of this site under this plan and has received final subdivision approval of the first section containing 25 lots.

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for subdivisions served by public water and individual on-site sewage disposal, and the following additional conditions:

- 6A. A detailed soil analysis shall be performed and other requirements of the Health Department met before final plats are recorded. The developer shall have the center lines of all streets and lot corners staked to facilitate the examination of lots by the Health Department Sanitarians prior to filing for final approval and shall notify the Department of Planning and Health Department in writing when the staking has been done.
13. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public Works, which addresses the possible future extension of the stub street.
14. 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 Kevin Wilhite)
(Applicant's Representative: Andrew Browning)

APPROVAL OF MINUTES: September 26, 2012 Minutes/APPROVED AS CORRECTED

ADJOURN @ 10:56

**PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
October 24, 2012**

ADDENDUM

PAGE 2 – REVISED EXTENSION DATE

FOR INFORMATIONAL PURPOSES ONLY

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2010-00138 (SUB-13-10) Taylor Estates (October 2010 Plan)	25	25	1	Varina	10/23/2017 7/1/2017

PAGE 9 – REVISED PLAN AND REVISED RECOMMENDATION

SUBDIVISION

SUB2012-00132
Woodman Glen (October
2012 Plan) – 10500
Woodman Road

APPROVED/EXPEDITED

Youngblood, Tyler and Associates for Marion L. Lauterback Trustees, Joseph A. Vivas, JoAnn V. Hightower and HHHunt Corporation: The 26.19-acre site proposed for a subdivision of 49 single-family homes is located approximately 400 feet west of the intersection of Woodman Hills Court and Woodman Road, on part of parcels 774-765-4173 and 775-765-1587. The zoning is R-3C, One-Family Residential District (Conditional). County water and sewer. **(Fairfield) 49 Lots**

Staff has received additional information, and Lot #2 has been annotated to meet lot requirements.

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

PAGE 21 – REVISED ARCHITECTURALS, REVISED FLOOR PLANS, REVISED ELEVATIONS, AND REVISED RECOMMENDATION

PLAN OF DEVELOPMENT

POD2012-00367
Faison Residences Revised –
5215 W. Broad Street
(POD-28-09 Rev.)

APPROVED/EXPEDITED

Vanasse Hangen Brustlin, Inc. for 5215 West Broad Street, 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 67,166 square foot mixed use building with 9,440 square feet of commercial space and 45 residential units. The 2.31-acre site is located on the south line of W. Broad Street (U. S. Route 250), the east line of Byrd Avenue, and the north line of Markel Road, approximately 800 feet west of Willow Lawn Drive, on parcel 772-738-8719. The zoning is R-6C, General Residential District (Conditional). County water and sewer. **(Brookland)**

Staff has received revised architecturals that address the comments regarding elevations on W. Broad Street and Markel Road. Distinct windows and additional wood grain paneling to provide vertical changes in color and texture are now shown.

Typical floor plans for each unit have also been provided.

The engineer has demonstrated that the width of the area available for planting trees required by proffer along W. Broad Street can be increased by rearranging the widths and locations of utility, drainage, and sight line easements.

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