

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

December 11, 2013

9:00 A.M.

ADDENDUM ATTACHED



PLANNING COMMISSION

Bonnie-Leigh Jones, C.P.C., Chairperson (Tuckahoe)
Eric S. Leabough, C.P.C., Vice-Chairperson (Varina)
C. W. Archer, C.P.C. (Fairfield)
Tommy Branin (Three Chopt)
Robert H. Witte, Jr. (Brookland)
Richard W. Glover, 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, PLA, 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
Greg Garrison, AICP, County Planner
Matthew Ward, County Planner
Lee Pambid, C.P.C., County Planner
Aimee B. Crady, AICP, County Planner
Robert Peterman, GIS Technician
Eric Dykstra, Office Assistant/Recording Secretary

WELCOME:

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA: **None Present**

ROLL CALL: **Mr. Witte Absent**

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
SUB2012-00155 Ridings at Warner Farm (December 2012 Plan)	314	314	0	Varina	12/11/2014

TRANSFER OF APPROVAL

POD-88-94
POD2013-00215
Lakebrooke Pointe - 4805
Lake Brook Drive

APPROVED

Leo Shadowen for Brandywine Grande C, LP: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Financial Enterprises III and RF&P Land III, Inc. to Brandywine Grande C, LP. The 7.98-acre site is located along the east line of Lake Brook Drive, approximately 700 feet north of its intersection with Nuckols Road, on parcel 751-768-3420. 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 the original approval. Deficiencies, as identified in the inspection report dated June 28, 2013, included replacement of 21 missing trees and accessible parking signs. All deficiencies have been corrected. The staff recommends approval of this transfer request.

(Staff Report by Christina Goggin)
(Applicant's Representative: Amanda Young)

TRANSFER OF APPROVAL

POD-01-07
POD2013-00166
North Park Shopping Center
Outparcel - 8131 Brook Road
(U.S. Route 1)

APPROVED

Vinh Thai for EMC North Park Center, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Albert S. Dirador Trust to EMC North Park Center, LLC. The 1.30-acre site is located on an outparcel in the North Park Shopping Center, approximately 295 feet south of Parham Road, on parcel 785-756-2214. The zoning is B-3, Business 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. Deficiencies, as identified in the inspection report dated November 1, 2013, included installing new building address signs, painting rusted light poles, painting faded stop bars and traffic directional markings at the drive through area, and planting missing landscaping. All deficiencies have been corrected. The staff recommends approval of this transfer request.

(Staff Report by Matt Ward)
(Applicant's Representative: Vinh Thai)

TRANSFER OF APPROVAL

POD-37-86
POD2011-00441
T.J. Maxx Shopping Center –
9125 W. Broad Street (U.S.
Route 250)

Creative Retail Works for Tuckernuck Associates, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Wilton Partners Tucker, LLC to Tuckernuck Associates, LLC. The 7.93-acre site is located on the west line of Tuckernuck Drive, approximately 425 feet south of its intersection with W. Broad Street (U.S. Route 250), on parcel 757-756-4724. The zoning is B-2, Business District. County water and sewer. **(Three Chopt)**

APPROVED

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original plan of development approval.

Since the original site inspection on December 7, 2011, all deficiencies including several large work items have been corrected. The resolved deficiencies include construction of new dumpster pads, repairs to the fence along the rear property line, and major parking lot repairs and improvements. Also, illegal cargo storage containers have been removed and new pavement markings for fire lanes, stop bars and parking spaces have been repainted as necessary. Finally the missing oak trees and hollies along Tuckernuck Drive and in front of T.J. Maxx have been planted.

In addition, the applicant completely cleared the BMP of vegetation and trash, and completed fine regrading of the BMP for positive drainage and to meet Department of Public Works' standards.

The staff recommends approval of this transfer request.

(Staff Report by Matt Ward)

(Applicant's Representative: Dean Workman)

TRANSFER OF APPROVAL

POD's 75-80, 33-87, 107-88,
and 16-97
POD2012-00302; POD2012-
00305; POD2012-00306;
POD2012-00307
Parham 2810 Building –
2810 N. Parham Road

Jeffrey Clary for North Parham Road, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Direct Invest Property Management, LLC to North Parham Road, LLC. The 9.93-acre site is located on the west line of N. Parham Road, approximately 255 feet south of its intersection with Mayland Drive, on parcel 757-753-9760. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

APPROVED

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original plan of development approval.

Since the original site inspection on August 21, 2012 all deficiencies have been corrected. The resolved deficiencies include repairing the HVAC fence screening, repairing and resealing the

parking lot, and painting the necessary fire lanes, stop bars and parking spaces. In addition several stop signs and fire lane signs were added or replaced.

The staff recommends approval of this transfer request.

(Staff Report by Matt Ward)
(Applicant's Representative: Jeffrey Clary)
(Applicable Rezoning Cases and PUPS: C-74C-05)

TRANSFER OF APPROVAL (Deferred from the November 20, 2013 Meeting)

POD-94-87, 109-89, and
POD-118-89
POD2011-00196; POD2011-
00197; POD2011-00194;
POD2011-00259
Phases I and II - Westpark
Shopping Center – 9645 and
9669 W. Broad Street (U.S.
Route 250)

DEFERRED BY
APPLICANT TO 2/26/2014

Thalhimer for Westdale Westpark I, II, LP: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from SLN Broad Street Associates, LP, S.L. Nusbaum Realty Company, and NP/I&G Westpark, LLC to Westdale Westpark, I, II, LP. Phase I is a 18.36-acre site located at the southwest corner of Pemberton Road (State Route 157) and W. Broad Street (U.S. Route 250), on part of parcels 753-758-7318, 753-758-8965 and 754-758-2409. Phase II is a 3.57-acre site located approximately 240 feet south of W. Broad Street (U.S. Route 250) on the west line of Stillman Parkway, on part of parcel 753-758-7318. The zoning is B-2C Business District (Conditional). County water and sewer. **(Three Chopt)**

Staff has worked with project representatives to address site deficiencies identified in the inspection report dated June 15, 2011. Since that time the applicant has corrected several deficiencies related to the construction of dumpster enclosures and removal of unauthorized metal cargo and recycling containers. In addition the applicant has recently completed several deficiencies throughout parking lot which included: patchwork, resealing and re-striping parking spaces, pavement markings and stop bars.

The applicant also submitted a revised landscape plan on August 9, 2013 to replace the originally approved landscape plan. Since that time staff has advised the applicant to provide additional landscaping in the interior parking area and along Pemberton Road. At this time the applicant continues to review staff's plan which requests additional landscaping.

Since resolution of the landscaping deficiencies has not been fully addressed at this time, staff's recommendation will be made at the meeting.

(Staff Report by Matt Ward)
(Applicant's Representative: Rob Buie)
(Applicable Rezoning Cases and PUPS: C-77C-89)

LANDSCAPE PLAN

POD2013-00183
Walmart – Shoppes at
Reynolds Crossing – Forest
Avenue

APPROVED
SEE ADDENDUM PG. 1

Bowman Consulting for Wal-Mart Real Estate Business Trust and Reynolds Holdings, LLC: Request for approval of a landscape plan, as required by Chapter 24, Section 24-106 of the Henrico County Code. The 10.21-acre site is located on the north line of Forest Avenue (private), approximately 1,000 feet east of the intersection of Glenside Drive and Forest Avenue, on parcel 765-744-9958, and also includes part of parcels 767-744-6325 and 765-744-3270. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

The applicant is requesting approval of a landscape plan for the Walmart at Reynolds Crossing. Staff has been working with the applicant to add additional plant material in the parking islands in the front of the store and adjacent to Forest Avenue, near the handicap ramp. Additionally, staff has requested that the applicant substitute some tree species for a more desirable species that will adequately screen the loading area. All landscape areas will be irrigated in compliance with proffered conditions.

As of the preparation date of this agenda, staff has not received a revised plan or confirmation that the applicant is in agreement with to the requested landscape changes. Should the Commission act on this request, in addition to the annotations on the plans, the standard conditions for landscape plans are recommended.

(Staff Report by Greg Garrison)
(Applicant's Representative: Jonathan Jackson)
(Applicable Rezoning Cases and PUPS: C-13C-07)

LANDSCAPE PLAN (Deferred from the November 20, 2013 Meeting)

SUB2013-00163
Liesfeld Farm at Bacova,
Section 1 - 12130 Bacova
Drive

APPROVED
SEE ADDENDUM PG. 1

Youngblood, Tyler and Associates, P.C. for Lawrence H. Liesfeld, Charles P. Liesfeld, Jr., and Robert M. Liesfeld trustees: Request for approval of a landscape plan, as required by Chapter 24, Section 24-106 of the Henrico County Code. The 31.36-acre site is located on the north and west lines of Bacova Drive, approximately 750 feet west of Pouncey Tract Road (State Route 271), on parcel 738-765-2372. The zoning is R-3C, One-Family Residential District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. The current plan lacks sufficient detail to fully evaluate the application. Should the Commission act on this request, in addition to the annotations on the plan, staff recommends the standard conditions for landscape plans.

(Staff Report by Aimee Crady)
(Applicant's Representative: Anne Tignor)
(Applicable Rezoning Cases and PUPS: C-09C-11)

PLAN OF DEVELOPMENT

POD2013-00383
Eastport VIII - 5550 Eastport
Boulevard

APPROVED

McKinney and Company for Liberty Property Trust: 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, 129,660-square-foot warehouse. The 14.93-acre site is located on the west line of Eastport Boulevard, approximately 1,000 feet west of S. Laburnum Avenue, on parcels 815-707-1577, 814-707-7163, 814-708-6806, and 814-708-9914. The zoning is M-2, General Industrial District, and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The applicant is requesting approval to construct a one-story 129,660-square-foot warehouse with offices. Staff has received information on the anticipated number of warehouse employees and square footage of office that confirms adequate parking has been provided for Phase I. The applicant has stated that the exact square footage of office will be based on the individual needs of the tenants. Therefore, building permits will be based on the number of parking spaces required and amount of parking available, as outlined in Condition #30. Although the plans show a Phase II parking area, no details have been provided with this plan. Should the applicant wish to proceed with construction of Phase II parking, plans will need to be submitted for administrative review.

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

29. Outside storage shall not be permitted.
30. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
31. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction needed to implement this conceptual plan for additional parking area construction may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.

(Staff Report by Greg Garrison)
(Applicant's Representative: Stuart Groseclose)

PLAN OF DEVELOPMENT (Deferred from the November 20, 2013 Meeting)

POD2013-00279
Enviroscape Inc. Office and
Service Building - Techpark
Place

**DEFERRED BY
APPLICANT TO 1/22/2014**

Draper Aden Associates for Atack ME Tech Park Partners, LLC and Enviroscape, 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, 10,000-square foot-office warehouse facility. The 4.07-acre site is located along the west line of Techpark Place, approximately 1,590 feet south of Technology Boulevard, on part of parcel 844-704-9230. The zoning is M-2C, General Industrial District (Conditional). County water and sewer. **(Varina)**

This case originally appeared on the Planning Commission's September 25, 2013 agenda and was deferred to this meeting at the applicant's request. Since then, the applicant has submitted a revised plan which provides for dedication of a 60-foot right-of-way for a future road along the northern property line. The revised plan also eliminates a second driveway which failed to satisfy Department of Public Works design standards, which require a minimum 150 feet of separation between the centerlines of driveways and the future road.

The staff, however, has not received additional information regarding building materials and colors, as requested. The additional information is required to evaluate compliance with Proffer Number 9 of zoning case C-60C-97 regarding building design.

The staff recommendation will be made at the meeting, once the developer provides the additional information. Should the Planning 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 conditions 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.
29. The subdivision plat for dedication of the future road along the northern property line shall be recorded before any occupancy permits are issued.
30. All repair work shall be conducted entirely within the enclosed building.
31. Outside storage shall not be permitted between the front of the building and the front street boundary.
32. The proffers approved as a part of zoning cases C-60C-97 and REZ2013-00005 shall be incorporated in this approval.
33. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
34. 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.
35. The future road must be cleared and graded to meet Department of Public Works engineering and traffic standards, as determined by the Director of Public Works, prior to issuance of a Certificate of Occupancy.

(Staff Report by Matt Ward)

(Applicant's Representative: Glenn Custis)

(Applicable Rezoning Cases and PUPS: C-60C-97; REZ2013-00005)

APPROVAL OF MINUTES: November 20, 2013 Minutes/ APPROVED

ADJOURN @ 9:37 A.M.

**PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
December 11, 2013**

ADDENDUM

PAGE 8 - REVISED PLAN AND REVISED RECOMMENDATION

LANDSCAPE PLAN

POD2013-00183
Walmart – Shoppes at
Reynolds Crossing – Forest
Avenue

APPROVED

Bowman Consulting for Wal-Mart Real Estate Business Trust and Reynolds Holdings, LLC: Request for approval of a landscape plan, as required by Chapter 24, Section 24-106 of the Henrico County Code. The 10.21-acre site is located on the north line of Forest Avenue (private), approximately 1,000 feet east of the intersection of Glenside Drive and Forest Avenue, on parcel 765-744-9958, and also includes part of parcels 767-744-6325 and 765-744-3270. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

The applicant has provided a revised plan which includes the additional plant material and alternate species per staff recommendation. Staff recommends approval, subject to the standard conditions for landscape plans.

PAGE 9 - REVISED PLAN AND REVISED RECOMMENDATION

LANDSCAPE PLAN (Deferred from the November 20, 2013 Meeting)

SUB2013-00163
Liesfeld Farm at Bacova,
Section 1 - 12130 Bacova
Drive

APPROVED

Youngblood, Tyler and Associates, P.C. for Lawrence H. Liesfeld, Charles P. Liesfeld, Jr., and Robert M. Liesfeld trustees: Request for approval of a landscape plan, as required by Chapter 24, Section 24-106 of the Henrico County Code. The 31.36-acre site is located on the north and west lines of Bacova Drive, approximately 750 feet west of Pouncey Tract Road (State Route 271), on parcel 738-765-2372. The zoning is R-3C, One-Family Residential District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The applicant has provided a revised plan addressing staff comments. The landscape plan includes perimeter buffers plantings, street tree plantings along the front and sides of each lot along the rights of way, tree plantings within the common area, and supplemental landscape information providing guidelines for foundation plantings.

Buffers along future Liesfeld Farm Drive and Bacova Drive include a 6-foot fence matching details specified in the proffers, in addition to plantings meeting or exceeding materials quantities for a 25-foot transitional buffer for each segment of the buffer.

All buffers will be irrigated. The front and side yard of each lot will include sod and irrigation. A typical irrigation plan is provided for informational purposes, as irrigation is required by the proffered conditions. All above ground irrigation equipment will be screened.

Playground equipment, a pavilion, and a dock are specified for the common area adjacent to the pond, which includes a fountain. A twenty foot easement with a pedestrian path ties into the sidewalk system for access to the common area. The easement is clearly delineated by a 4-foot picket fence with scalloped top design. Details for the neighborhood identification signage to be constructed of concrete and stone veneer are included in the plans and are consistent with proffered conditions.

Each lot will contain matching ornamental pedestrian light fixtures that are compatible with residential design and pedestrian scale, to be installed prior to the certificate of occupancy for each lot.

The staff recommends approval subject to the annotations on the plan and the standard conditions for landscape plans.