

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

October 23, 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:

ROLL CALL:

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
SUB2012-00131 Townes at Woodman (Formerly Woodman Glen Townes) (October 2012 Plan)	82	4	0	Fairfield	10/22/2014

TRANSFER OF APPROVAL

POD-97-82 and 85-85
POD2012-00491; POD2012-00495; POD2012-00496
Handi Stop (Formerly Fas Gas & Fas Mart Convenience Stores, Inc.) – 15 and 17 Hanover Road

Ashok Parikh for Shreemad Realty, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Industrial Developers, Inc., Evans Construction Company, F.B. Bradley, K.W. Ayscue, and L.A. Duke, Jr. et. als to Shreemad Realty, LLC. The 1.894-acre site is located on the east line of Hanover Road, approximately 60 feet north of Nine Mile Road (State Route 33), on parcels 827-718-4093 and 5584. The zoning is M-1, Light Industrial District, and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

APPROVED

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 missing landscaping; damaged pavement; presence of trash, debris, and excess advertising signage; damaged signage; a non-permitted cargo container used for storage; and general maintenance concerns.

The owner has worked continuously with staff to correct all deficiencies. The cargo container was removed, landscaping has been replaced, paving maintenance has been performed, and the site has been clean and free of excess signage for several months now. The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)
(Applicant's Representative: Ashok Parikh)

TRANSFER OF APPROVAL

POD-30-98
POD2013-00173
Apex at 5020 Sadler Place (Formerly North Court at Innsbrook and Innsbrook Place) - 5020 Sadler Place

Katie Jones for ASI Partners Sadler Place, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from I.O.B., LC to ASI Partners Sadler Place, LLC. The 2.70-acre site is located on the southwest corner of the intersection of Nuckols Road and Cox Road, on parcel 750-766-8495. The zoning is O-2C, 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 original approval. The staff recommends approval of this transfer request. The site deficiencies as identified in the staff report dated June 12, 2013, included repair, resealing, and striping the parking lot; a missing stop bar; and replacement of missing landscaping. All deficiencies have been corrected. The staff recommends approval of this request.

(Staff Report by Christina Goggin)
(Applicant's Representative: Katie Jones)
(Applicable Rezoning Cases and PUPS: C77C-87; C-99C-88)

SUBDIVISION - DOUBLE FRONTAGE EXCEPTION (Deferred from the September 25, 2013 Meeting)

SUB2013-00131
Dumbarton
(September 2013 Plan) -
3030 Greenway Avenue

**DEFERRED BY
APPLICANT TO
11/20/2013**

Balzer and Associates, Inc. for Village Bank: The 3.07-acre site proposed for a subdivision of 4 single-family homes is located on the north line of Greenway Avenue, and the south line of Irisdale Avenue, approximately 195 feet east of Greendale Road, on parcels 775-745-9842, 776-745-1246, 775-745-8761, 775-745-9463, 776-745-0165, and 776-745-0968. The zoning is R-4, One-Family Residential District. County water and sewer. **(Brookland) 4 Lots**

This case was deferred at the Planning Commission September 25, 2013 meeting at the applicant's request. **The applicant has requested deferral to the November 20, 2013 meeting.**

This subdivision layout proposes 4-double frontage lots for single-family development facing both Irisdale and Greenway Avenues. A dedication of 2.5 feet is required for the property frontage along Greenway Avenue. In addition, road widening of 18 feet from centerline and construction of curb and gutter along Irisdale Avenue has been required by Public Works.

The Army Corp of Engineers has required the majority of the wetlands on the property to be preserved. They have authorized minimal impacts to provide buildable areas for 4 lots fronting on Irisdale Avenue. Effectively these are not double frontage lots because a majority of the rear yards will be occupied by wetlands to be preserved. As required a 10 foot no ingress and egress easement will be provided along Greenway Avenue. In addition a minimum of 150 feet of preserved wetlands separates the buildable area of each lot from Greenway Avenue.

When double frontage lots are proposed to have frontage on two minor streets an exception to Henrico Subdivision Ordinance, Section 19-135 is required in accordance with Section 19-4 of the Subdivision Ordinance. Staff has no objection to this request.

Previous conditional subdivision approval by the Planning Commission for 8 lots in February 2009 required a seven-foot fence to be constructed along the western property line as a visual barrier from the adjacent industrial property. That conditional approval expired February 2010. Staff has requested the applicant provide a fence along the western property line to separate the lots from the adjoining industrial property. The applicant is considering this request.

Should the Commission act on this request, staff recommends conditional approval subject to the annotations on the plans, the standard conditions for conditional subdivisions served by public utilities and the following additional conditions:

13. Each lot shall contain at least 8,000 square feet.
14. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.

**(Staff Report by Matt Ward)
(Applicant's Representative: Cameron Palmore)**

SUBDIVISION

SUB2013-00148
The Towns at Ridgefield
(October 2013 Plan) - 11135
Ridgefield Parkway

Balzer and Associates, Inc. for Town at Ridgefield, LLC: The 2.22-acre site proposed for a subdivision of 23 residential townhouse units for sale is located at the southwest corner of the intersection of Ridgefield Parkway and Poplar Forest Drive, on parcel 733-751-1145. The zoning is R-5, General Residential District. County water and sewer. **(Tuckahoe) 23 Lots**

APPROVED
SEE ADDENDUM PG. 1

This subdivision proposes 23 townhouses for sale, with access to be provided from Poplar Forest Drive. Public Works Traffic division cannot recommend approval of the plan as submitted because the plan does not show right-of-way dedication (52 feet from centerline) for the property frontage along Ridgefield Parkway, to provide a required modified right turn lane on to Poplar Forest Drive.

The applicant has submitted an exception request to the Director of Public Works to waive the turn lane along Ridgefield Parkway. Public Works has not had time to evaluate the request and will make the decision in the next week. There is an existing sidewalk which will remain along the Ridgefield Parkway frontage if the exception is granted and the turn lane isn't required. Staff's recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions residential townhouses, the following additional conditions are recommended:

13. The details for the landscaping to be provided within the 15-foot-wide planting strip easement along Ridgefield Parkway shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
14. A County standard sidewalk shall be constructed along the south side of Ridgefield Parkway.
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 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.
17. The final plat shall contain a statement that this subdivision is on an abandoned coal mine site. The wording shall be approved by the Planning Staff and the County Attorney, and shall be conspicuous on the face of the plat.
18. Before the plat is recorded, the developer shall submit to the Department of Planning a detailed report prepared by a qualified professional engineer specifying the proposed treatment of mine shafts and scars. The report shall be reviewed by the Design Division of Public Works, and shall be made a part of the construction plans approved for the subdivision.

(Staff Report by Christina Goggin)
(Applicant's Representative: Cameron Palmore)

PLAN OF DEVELOPMENT

POD2013-00041
7-Eleven at 5200
Williamsburg Road – 5200
Williamsburg Road (U.S.
Route 60)

APPROVED

Balzer and Associates, Inc. for Restaurateur, Inc. and Morgan Property Group: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 2,940-square-foot convenience store with fuel pumps. The 1.37-acre site is located at the northeastern corner of the intersection of Williamsburg Road (U.S. Route 60) and Oakleys Lane and on the south line of Airport Square Lane, on parcel 818-714-6133, and part of parcel 818-714-8235. The zoning is B-3, Business District and ASO, Airport Safety Overlay District. County water and sewer.
(Varina)

The applicant requests approval to construct a new 7-Eleven convenience store with fuel pumps on a vacant parcel fronting the rights of way of Williamsburg Road (U.S. Route 60), Oakleys Lane, and Airport Square Lane. The proposed building will be entirely brick, of three varying tones, with cornices and glass storefront facing Williamsburg Road. The fuel canopy will have brick columns with a standing seam metal mansard roof in dark bronze with a white fascia.

The proposed layout meets B-3 zoning requirements, provides adequate parking and circulation, and includes right-of-way dedication and sidewalk to be provided along Oakleys Lane. The proposed BMP will be underground.

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

29. The right-of-way for widening of Oakleys Lanes as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. The entrances and drainage facilities on Williamsburg Road (U.S. Route 60) shall be approved by the Virginia Department of Transportation and the County.
31. A concrete sidewalk meeting County standards shall be provided along the east side of Oakleys Lane.
32. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
33. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
34. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
35. Outside storage shall not be permitted.
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.

(Staff Report by Christina Goggin)
(Applicant's Representative: Christopher Shust)

LANDSCAPE PLAN

POD2013-00309
Grayson Hill, Section 4 -
9511 Patterson Avenue (State
Route 6)

APPROVED

E.D. Lewis and Associates, P.C. for Gaskins and Patterson, Inc.: Request for approval of a landscape plan, as required by Chapter 24, Section 24-106 of the Henrico County Code. The 9.08-acre site is located at the northeast corner of the intersection of N. Gaskins Road and Derbyshire Road, on parcel 744-740-6932. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Tuckahoe)**

The applicant is requesting approval of a landscape plan for Section 4 of Grayson Hill. This landscape plan includes street trees, the Gaskins Road buffer south of the entrance, and foundation plantings. The plan exceeds minimum requirements; therefore, the staff recommends approval subject to the annotations on the plans and the standard conditions for landscape plans.

(Staff Report by Greg Garrison)
(Applicant's Representative: Gary Scottow)
(Applicable Rezoning Cases and PUPS: C-35C-04)

PLAN OF DEVELOPMENT (Deferred from the July 24, 2013 Meeting)

POD2013-00103
West Broad Hyundai – Car
Storage Addition – 9001 W.
Broad Street (U.S. Route
250)
(POD-97-93 Rev.)

**DEFERRED BY PC TO
11/14/2013, SEE
ADDENDUM PG. 2**

E.D. Lewis and Associates, P.C. for Page Broad Street, LC and Page Imports, LC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a car storage and display lot at an existing car dealership. The 5.5-acre site is located at the southwest corner of the intersection of W. Broad Street (U.S. Route 250), and Homeview Drive, on parcel 759-755-0982. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Three Chopt)**

The applicant is requesting approval to construct a car storage lot at an existing car dealership. As of the preparation date of the agenda, staff has not received a revised plan, as requested, showing right-of-way dedication on the south side of W. Broad Street and the west side of Homeview Drive. 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 conditions are recommended:

29. The proffers approved as a part of zoning case C-61C-86 shall be incorporated in this approval.
30. 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.
31. The right-of-way for widening of W. Broad Street (U.S. Route 250) and Homeview Drive, as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

(Staff Report by Greg Garrison)
(Applicant's Representative: Monte Lewis)
(Applicable Rezoning Cases and PUPS: C-61C-86)

PLAN OF DEVELOPMENT

POD2013-00321
 Agape Pet Services at
 Techpark - 1001 Techpark
 Place

APPROVED

Sekiv Solutions for Agape Properties, 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 one-story, 3,945-square-foot pet crematorium. The 8.6-acre site is located along the east line of Techpark Place, approximately 1,500 feet south of Technology Boulevard, on part of parcel 844-703-6690. The zoning is M-2C, General Industrial District (Conditional). (**Varina**)

The developer proposes to construct a new building in Techpark Industrial Park for Agape Pet Services which will provide cremation services for pets and other animals. The proposed building will occupy approximately one-half of the property. The developer has no plans for development of the remaining half of the property. Any future development of that portion of the property will require Planning Commission review and approval. No internment is proposed on-site.

The proposed building will have a red brick knee wall around all sides of the building, with beige or tan EIFS walls and a standing seam metal roof. Staff has requested additional information on building materials, as well as a material board. In particular, staff requested samples of the roof and trim materials and has requested color information on the proposed exhaust pipes for the crematory.

The plan otherwise complies with proffers associated with zoning case C-60C-97, and satisfies the M-2 zoning requirements for parking, traffic circulation and setbacks.

The staff recommendation will be made at the meeting, once the developer has provided the additional information. Should the Planning Commission act on this request, the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions are recommended:

29. All repair work shall be conducted entirely within the enclosed building.
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning case C-60C-97 shall be incorporated in this approval.
32. 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.
33. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
34. If an incinerator is proposed, it shall be operated in accordance with Rule 9 of the Regulations of the State Air Pollution Control Board.
35. 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 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.
36. 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.
37. 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: Stuart Little)

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

PLAN OF DEVELOPMENT (Deferred from the September 25, 2013 Meeting)

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

**DEFERRED BY
APPLICANT TO
11/20/2013**

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 was 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 55-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.

As of preparation of the agenda, Department of Public Works staff continues to work with the applicant to address their concerns regarding the future road's design. DPW staff is concerned that there is insufficient right of way to accommodate construction of the future road.

Planning staff has not completed its review of the revised grading plan. The plan is required by Proffer Number 1 of zoning case REZ2013-00005 to provide an 8-foot-tall berm surrounding the vehicular storage area that is planted to the requirements of the 35-foot transitional buffer. In addition, staff has not received the additional information requested, related to building material color and percentage of metal siding. 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, the annotations on the plans, the standard conditions for developments of this type, and 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)

PLAN OF DEVELOPMENT (Deferred from the September 25, 2013 Meeting)

POD2013-00278

Bowles Crossing at Bacova -
4660 Pouncey Tract Road
(State Route 271)

APPROVED

Youngblood, Tyler & Associates, P.C. for Bacova, LLC:

Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 89 detached dwellings for sale with zero-lot-lines. The 26.20-acre site is located on the west line of Pouncey Tract Road (State Route 271), approximately 375 feet north of Bacova Drive, and on the south line of Kain Road, approximately 350 feet west of Pouncey Tract Road (State Route 271), on parcels 739-766-3768 and 738-766-9367, and part of parcel 739-766-2504. The zoning is R-5AC, General Residential District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

This plan of development request was deferred last month at the request of the applicant. The revised layout plan eliminates the alleys previously shown. All agencies continue to recommend approval.

The applicant proposes an 89-lot, zero lot-line development which was previously reviewed and granted Conditional Subdivision approval this past April 2013. It is subject to the proffers of zoning case C-19C-12, approved by the Board of Supervisors at their November 13, 2012 meeting. The layout plan is in substantial conformance with the proffered layout and conditions. The plan of development phase of approval includes additional information regarding the architectural design of the proposed units. The renderings, elevations, and floor plans are in conformance with the proffered conditions and applicable code. The proposed units range in base square footage between 1,800 and 2,592-square-feet, with multiple optional features that may add up to 1,100 square feet to each individual unit. This exceeds the minimum proffered square footage of 1,700-square-feet.

Front elevations are proffered to meet or exceed 20% brick or stone on one-half of the units, and to meet or exceed 60% brick or stone on the remaining units. The architectural plans demonstrate that these ratios will be met, with the option for purchasers to have 100% brick or stone facades as desired. The proffers include the provision that identical units may not be located adjacent to one another, and varying materials and colors will add to the aesthetic of the community. Other options include attached or detached garage options, as all units must include at least a one-car garage having a minimum clear area exceeding the proffered minimum of 18 feet by 10 feet. This is verified by the garage floor plan, showing typical 2-car garages exceeding this area and without obstructions.

An all-weather multi-use path ties into the overall pedestrian network and multiple buffer areas, which include requirements for berms, fences, and enhanced landscaping in accordance with the approved proffers, and as shown on the staff plan. Plant species selection and precise placement of plantings will be determined by the subsequent landscape plan approval. While not explicitly proffered, the applicant has indicated an intention to provide pedestrian scale lighting within each lot.

The staff recommends approval, subject to the annotations on the plan, the standard conditions for developments of this type, and the following additional 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.
29. The right-of-way for widening of Pouncey Tract Road (State Route 271) and Kain Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. The entrances and drainage facilities on Pouncey Tract Road (State Route 271) shall be approved by the Virginia Department of Transportation and the County.
31. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
32. A concrete sidewalk meeting County standards shall be provided along the east side of Liesfeld Farm Drive and the south side of Kain Road.
33. A concrete sidewalk meeting VDOT standards shall be provided along the west side of Pouncey Tract Road (State Route 271).
34. The proffers approved as a part of zoning case C-19C-12 shall be incorporated in this approval.
35. Prior to approval of construction plans, the developer must furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.
36. 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.
37. 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.
38. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
39. 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.

40. Roof edge ornamental features that extend over the zero lot line, and which are permitted by Section 24-95(i)(1), must be authorized in the covenants.
41. Eight-foot easements for construction, drainage, and maintenance access for abutting lots shall be provided and shown on the POD plans.
42. Building permit request for individual dwellings shall each include two (2) copies of a layout plan sheet as approved with the plan of development. The developer may utilize alternate building types providing that each may be located within the building footprint shown on the approved plan. Any deviation in building footprint or infrastructure shall require submission and approval of an administrative site plan.
43. Windows on the zero lot line side of the dwelling can only be approved with an exception granted by the Building Official and the Director of Planning during the building permit application process.

(Staff Report by Aimee Crady)

(Applicant's Representative: Jonathan Cosby)

(Applicable Rezoning Cases and PUPS: C-19C-12)

PLAN OF DEVELOPMENT

POD2013-00323

Car Pool - 5816 W. Broad Street (U.S. Route 250) (POD-34-02 Rev.)

DEFERRED BY PC TO 11/20/2013

Bowman Consulting Group, Ltd. for Mercer Island Holdings, LLC and Car Pool, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish an existing 3,153-square-foot fast food restaurant, and construct a one-story, 5,000-square-foot car wash facility with a 2,200-square-foot canopy structure. The 1.0-acre site is located at the northeast corner of the intersection of W. Broad Street (U.S. Route 250) and Bremo Road, on parcel 771-740-3047. The zoning is B-3, Business District. **(Brookland)**

The applicant is requesting approval to demolish an existing 3,153-square-foot fast food restaurant and construct a 5,000-square-foot car wash facility with a 2,200-square-foot canopy structure. As the preparation date of the agenda, the staff has not received a revised plan that provides right-of-way dedication and removal of a 50-foot taper along W. Broad Street (U.S. Route 250).

The existing building to be demolished is a red brick building, and an existing red brickcrete wall will remain at the rear of the site. The proposed building materials consist of two shades of gray ground face block, with blue and yellow accents. Staff has recommended the applicant consider use of brick or other quality architectural materials and compatible colors. Additionally, details of the proposed canopy have not been provided. The canopy sits between the front of the building and W. Broad Street (U.S. Route 250) should be coordinated with the building design.

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 standard conditions for developments of this type, the following additional conditions are recommended:

29. The entrances and drainage facilities on W. Broad Street (U.S. Route 250) shall be approved by the Virginia Department of Transportation and the County.

30. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
31. Outside storage shall not be permitted except as shown on the approved plan.
32. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
33. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
34. The owner or manager on duty shall be responsible for temporarily closing the car wash facility when the on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way. The owner shall arrange with the Traffic Engineer to provide standard traffic control signs to notify customers that stopping or standing on the public right-of-way shall not be permitted near the entrances to the car wash facility.
35. 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.

(Staff Report by Greg Garrison)
(Applicant's Representative: Ryan Ritterskamp)

PLAN OF DEVELOPMENT

POD2013-00280
 Children of America at West
 Broad Village - 2513 Old
 Brick Road

**DEFERRED BY PC TO
 11/20/2013, SEE
 ADDENDUM PG. 2**

Bay Companies, Inc. for Excel WBV V, 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 one-story, 10,000-square-foot day care center. The 0.95-acre site is located at the southwest corner of the intersection of Old Brick Road (private) and Brownstone Boulevard (private), on part of parcels 741-760-8084, 743-760-2155, 741-760-7785, 741-760-8989, and 742-760-0387. The zoning is UMUC, Urban Mixed Use District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

This proposed 10,000-square-foot daycare center would replace a previously proposed 10,000-square-foot daycare center and an attached 5,000-square-foot retail building shown on the A14 pad site of the West Broad Village UMU Master Plan. The revised plan would also relocate the 5,000-square-foot playground from the west side of the building to the south side of the building, providing additional separation between the proposed building and the residential townhouses currently under construction to the south across Perch Lane. Staff has requested complete elevation plans and a material sample board, in order to evaluate if the proposed building design is in compliance with the proffered design guidelines contained in the West Broad Village Sketchpak. The original elevations submitted with the revised layout were not in compliance

with the design guidelines, as it was not pedestrian in scale, was primarily finished in EIFS and appeared incompatible. Since that time, the developer has secured a new architect who is working on revised elevations and has provided a preliminary sketch of the front building façade. Staff believes the new proposed design will satisfy the design guidelines. The preliminary sketch is pedestrian in scale, has a tower element that will serve as a focal point at the western end of Old Brick Road Park, is primarily finished in brick and hardy plank and has more residential design features. Staff is awaiting resubmission of the complete elevation plans with screening details for the playground before making a final recommendation.

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. 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 conditions are recommended:

29. The subdivision plat for West Broad Village, Section 18 shall be recorded before any building permits are issued.
30. The proffers approved as a part of zoning cases C-12C-06 and P-02-06 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. All exterior lighting fixtures shall be designed and arranged so the source of light is not visible from the roadways or adjacent residential properties. The lighting shall be low intensity, residential in character, and the height or standards shall not exceed 15 feet.
33. Prior to issuance of a building permit, the developer must furnish a letter from Plantation Pipeline, stating that this proposed development does not conflict with their facilities.
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.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Daniel Caskie)

(Applicable Rezoning Cases and PUPS: C-12C-06; P-02-06)

APPROVAL OF MINUTES: September 25, 2013 Minutes/ **APPROVED**

ADJOURN @ 10:28 A.M.

**PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
October 23, 2013**

ADDENDUM

PAGE 7 - REVISED CONDITION NUMBERING AND DELETED CONDITION

SUBDIVISION

SUB2013-00148 The Towns at Ridgefield (October 2013 Plan) - 11135 Ridgefield Parkway	Balzer and Associates, Inc. for Town at Ridgefield, LLC: The 2.22-acre site proposed for a subdivision of 23 residential townhouse units for sale is located at the southwest corner of the intersection of Ridgefield Parkway and Poplar Forest Drive, on parcel 733-751-1145. The zoning is R-5, General Residential District. County water and sewer. (Tuckahoe) 23 Lots
---	---

APPROVED

- 15. ~~13.~~ The details for the landscaping to be provided within the 15-foot-wide planting strip easement along Ridgefield Parkway shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
- 14. ~~14.~~ **DELETED - A County standard sidewalk shall be constructed along the south side of Ridgefield Parkway.**
- 16. ~~15.~~ Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
- 17. ~~16.~~ 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.
- 18. ~~17.~~ The final plat shall contain a statement that this subdivision is on an abandoned coal mine site. The wording shall be approved by the Planning Staff and the County Attorney, and shall be conspicuous on the face of the plat.
- 19. ~~18.~~ Before the plat is recorded, the developer shall submit to the Department of Planning a detailed report prepared by a qualified professional engineer specifying the proposed treatment of mine shafts and scars. The report shall be reviewed by the Design Division of Public Works, and shall be made a part of the construction plans approved for the subdivision.

PAGE 12 - REVISED PLAN

PLAN OF DEVELOPMENT (Deferred from the July 24, 2013 Meeting)

POD2013-00103
West Broad Hyundai – Car
Storage Addition – 9001 W.
Broad Street (U.S. Route
250)
(POD-97-93 Rev.)

**DEFERRED BY PC TO
11/14/2013**

E.D. Lewis and Associates, P.C. for Page Broad Street, LC and Page Imports, LC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a car storage and display lot at an existing car dealership. The 5.5-acre site is located at the southwest corner of the intersection of W. Broad Street (U.S. Route 250), and Homeview Drive, on parcel 759-755-0982. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Three Chopt)**

A revised plan has been submitted which provides the required right-of-way dedication on Homeview Drive and W. Broad Street (U.S. Route 250). Staff recommends approval of the revised plan, subject to the annotations on the plan, the standard conditions for developments of this type, and the additional conditions listed on the agenda.

PAGE 23 - REVISED SITE PLAN AND REVISED ARCHITECTURAL PLAN

PLAN OF DEVELOPMENT

POD2013-00280
Children of America at West
Broad Village - 2513 Old
Brick Road

**DEFERRED BY PC TO
11/20/2013**

Bay Companies, Inc. for Excel WBV V, 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 one-story, 10,000-square-foot day care center. The 0.95-acre site is located at the southwest corner of the intersection of Old Brick Road (private) and Brownstone Boulevard (private), on part of parcels 741-760-8084, 743-760-2155, 741-760-7785, 741-760-8989, and 742-760-0387. The zoning is UMUC, Urban Mixed Use District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**