

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

December 17, 2014

9:00 A.M.

ADDENDUM ATTACHED



PLANNING COMMISSION

Eric S. Leabough, C.P.C., Chairperson (Varina)
Robert H. Witte, Jr., Vice-Chairperson (Brookland)
C. W. Archer, C.P.C. (Fairfield)
Tommy Branin (Three Chopt)
Bonnie-Leigh Jones, C.P.C. (Tuckahoe)
David A. Kaechele, Board of Supervisors Representative
R. Joseph Emerson, Jr., AICP, Director of Planning,
Secretary

**DEVELOPMENT REVIEW AND DESIGN
DIVISION – DEPARTMENT 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
Kate B. Teator, Senior Planning Technician/Recording
Secretary

WELCOME: @ 9:02AM

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

ROLL CALL: Mr. Witte and Mr. Branin absent

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Lee Pambid

FOR INFORMATIONAL PURPOSES ONLY SEE ADDENDUM PAGE 1

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2012-00155 Ridings at Warner Farm (December 2012 Plan)	314	247	1	Varina	12/12/2016

TRANSFER OF APPROVAL

POD-81-07
POD2014-00448
Union First Market Bank
(formerly First Market Bank)
at West Broad Village -
11236 W. Broad Street (U.S.
Route 250)

APPROVED/EXPEDITED

Nathan Hilbig for Excel Trust, LP dba Excel WBV V, LLC:
Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from West Broad Village, LLC, West Broad Village II, LLC, and West Broad Village V, LLC to Excel Trust, LP dba Excel WBV V, LLC. The 0.146-acre site is located on the south line of W. Broad Street (U.S. Route 250) and the north line of Back Street (private), approximately 350 feet east of Brownstone Boulevard (private), on parcel 742-761-5814. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. No deficiencies were identified by staff.

The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)
(Applicant's Representative: Nathan Hilbig)
(Applicable Rezoning Cases and PUPS: C-12C-06)

TRANSFER OF APPROVAL

POD-69-07
POD2014-00449
Mimi's Café at West Broad
Village - 11275 W. Broad
Street (U.S. Route 250)

APPROVED/EXPEDITED

Nathan Hilbig for Excel Trust, LP dba Excel WBV V, LLC:
Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from West Broad Village, LLC, West Broad Village II, LLC, and West Broad Village V, LLC to Excel Trust, LP dba Excel WBV V, LLC. The 0.333-acre site is located on the south line of W. Broad Street (U.S. Route 250) and the north line of Back Street (private) at the intersection of Brownstone Boulevard (private), on parcel 742-761-3218. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. No deficiencies were identified by staff.

The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)
(Applicant's Representative: Nathan Hilbig)
(Applicable Rezoning Cases and PUPS: C-12C-06)

TRANSFER OF APPROVAL

POD-09-11
POD2014-00454
Bonefish Grill at West Broad
Village - 11251 W. Broad
Street (U.S. Route 250)

APPROVED/EXPEDITED

Nathan Hilbig for Excel Trust, LP dba Excel WBV V, LLC:
Request for transfer of approval as required by Chapter 24,
Section 24-106 of the Henrico County Code from West Broad
Village V, LLC to Excel Trust, LP dba Excel WBV V, LLC. The
0.327-acre site is located on the south line of W. Broad Street
(U.S. Route 250) and the north line of Back Street (private) at the
intersection of Whittall Way (private), on parcel 742-761-7309.
The zoning is UMUC, Urban Mixed Use District (Conditional)
and WBSO, West Broad Street Overlay District. County water
and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. No deficiencies were identified by staff.

The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)
(Applicant's Representative: Nathan Hilbig)
(Applicable Rezoning Cases and PUPS: C-12C-06)

TRANSFER OF APPROVAL

POD2012-00060
POD2014-00455
Diamonds Direct at West
Broad Village - 11131 W.
Broad Street (U.S. Route
250)

APPROVED/EXPEDITED

Nathan Hilbig for Excel Trust, LP dba Excel WBV V, LLC:
Request for transfer of approval as required by Chapter 24,
Section 24-106 of the Henrico County Code from West Broad
Village V, LLC to Excel Trust, LP dba Excel WBV V, LLC. The
0.707-acre site is located on the south line of W. Broad Street
(U.S. Route 250) approximately 600 feet east of Gathering Place
(private), on parcel 744-760-0779. The zoning is UMUC, Urban
Mixed Use District (Conditional) and WBSO, West Broad Street
Overlay District. County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. No deficiencies were identified by staff.

The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)
(Applicant's Representative: Nathan Hilbig)
(Applicable Rezoning Cases and PUPS: C-12C-06)

SUBDIVISION

SUB2014-00192
Alvis Woods at Bacova
(December 2014 Plan) -
12200 Bacova Drive

APPROVED

Youngblood, Tyler and Associates for Bacova, LLC and Bacova Texas, LLC: The 36.36-acre site proposed for 67 single-family homes is located on the north line of Bacova Drive and the south line of future Liesfeld Farm Drive, approximately 2800 feet west of Pouncey Tract Road (State Route 271), on parcels 737-766-1902 and part of parcel 736-766-7163. The zoning is R-3C, One Family Residence District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt) 67 Lots**

The applicant proposes 67 single family residential lots along the south line of future Liesfeld Farm Drive, which will be the final subdivision tract to be constructed under the overall Bacova Development, subject to the proffers and phasing requirements of zoning case C-9C-11.

The overall layout is similar to the proffered layout previously approved by the Planning Commission with the rezoning case, but due to difficulties obtaining all necessary wetlands impact permits to fully execute that layout, minor changes have been made. The previous conceptual plan at time of rezoning anticipated that "Road B," as generally shown, would connect to "Road D." Due to the existing wetlands to be preserved, and the required wetland buffers, a crossing at that point is no longer practical. In addition, Lots 1-6, and 25-28 on Block A will now front Liesfeld Farm Drive, with an alley provided for access, as direct access to Liesfeld Farm Drive by individual lot is prohibited by proffered conditions. The applicant requests to install an ornamental fence along the fronts of these lots consistent in design with those to be located along fronting lots in Short Pump Manor at Bacova and Smith Grove at Bacova, where lots will face major streets. This fence would be in lieu of the 6-foot wooden proffered fence for those lots on Block A. The proffers provide that the Planning Commission may approve a different fence type within the buffer areas at their discretion. Staff has no objection to this substitution. The wooden fence is still proposed along the rear lots of Blocks D and E, and will tie into the fence provided in the adjacent Liesfeld Farm at Bacova subdivision buffer.

The property contains an existing cemetery, which will be preserved and enhanced with a decorative fence border, with public access maintained in compliance with all applicable code provisions. Pedestrian connectivity throughout the site is shown on the conceptual landscape plan. The landscape plan will return to the Planning Commission for subsequent review and approval, in compliance with proffered conditions.

Staff recommends approval subject to the annotations on the plan, the standard conditions for subdivisions served by public utilities and the following additional conditions:

13. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Department of Planning for review. Such covenants and restrictions shall be in a form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
14. Prior to requesting construction plan approval, the developer must furnish a letter from Dominion Virginia Power, stating that this proposed development does not conflict with its facilities.

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15. The details for the landscaping to be provided within the 25-foot wide planting strip easement along Liesfeld Farm Drive and any proffered landscaping shall be submitted to the Department of Planning for Planning Commission review and approval prior to recordation of the plat.
16. The proffers approved as part of zoning case C-9C-11 shall be incorporated in this approval.

**(Staff Report by Aimee Crady)
(Applicant's Representative: Andrew Browning)
(Applicable Rezoning Cases and PUPS: C-9C-11)**

PLAN OF DEVELOPMENT (Deferred from the October 22, 2014 Meeting)

POD2014-00175
Family Dollar at 1276 New
Market Road - New Market
Road (State Route 5)

**DEFERRED BY
APPLICANT TO 1/28/2015**

Balzer and Associates, Inc. for Felts & Kilpatrick Construction Company, Inc. and Twin Rivers Capital, 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, 8,320 square-foot retail store. The 2.50-acre site is located at the southeast corner of the intersection of New Market Road (State Route 5) and North James Estates Drive, on parcels 802-702-9916, 802-702-8535, 802-702-8929, and 803-702-1005. The zoning is B-1C, Business District (Conditional). County water and sewer. **(Varina)**

The applicant has requested a deferral to the January 28, 2015 meeting.

The developer, Twin Rivers Capital, has requested deferral to the January 28, 2015 Planning Commission hearing to allow time to hold a community meeting and provide revised plans as to address outstanding issues related to the site and architectural plans.

Currently Public Works Traffic Division cannot recommend approval of the plan as submitted because right-of-way dedication to 52 feet from centerline is required for property frontage along New Market Road (State Route 5) and is not currently provided.

VDOT has granted a spacing waiver for the proposed entrance on New Market Road (State Route 5).

The developer has revised the architectural elevations to include additional windows along the front and sides of the building and lintels above the windows. Planning has requested additional revisions to the elevations that incorporate a mansard roof, double doors instead of sliding glass doors and additional cornice detail on the façade's pediment to reflect the proffered building design.

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Should the Commission act on this request, in addition to 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.
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. The right-of-way for widening of New Market Road (State Route 5) 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 New Market Road (State Route 5) 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 VDOT standards shall be provided along the east side of New Market Road (State Route 5).
33. The proffers approved as a part of zoning case C-22C-10 shall be incorporated in this approval.
34. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
35. 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.
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)
(Applicable Rezoning Cases and PUPS: C-22C-10)

PLAN OF DEVELOPMENT (Deferred from the October 22, 2014 Meeting)

POD2013-00428
Family Dollar at 60 E.
Williamsburg Road - 60 E.
Williamsburg Road (U.S.
Route 60)

**DEFERRED BY
APPLICANT TO 1/28/2015**

Balzer and Associates, Inc. for Brick House Manner, LLC and Twin Rivers Capital, 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, 8,320 square-foot retail store. The 1.09-acre site is located at the northwest corner of the intersection of E. Williamsburg Road (U.S. Route 60) and Garland Avenue, on parcels 827-716-7805, 827-716-7107, and 827-716-8603. The zoning is B-1, Business District, and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The applicant has requested a deferral to the January 28, 2015 meeting.

As of the preparation date of this agenda, a revised site plan and architectural plans were received. However, since the submittal of the revised plans staff has provided comments and suggestions which the applicant has taken into consideration but not addressed.

The revised site plan cannot be approved by the Henrico County Traffic Engineer until the right-of-way dedication of 44 feet from the centerline of Williamsburg Road to the property has been shown. Also, the applicant must continue to prove that the County and VDOT access management needs have been met. Additionally, the Planning Department has requested that the sidewalk which connected the site to the public sidewalk, and the pedestrian scaled decorative lights and amenities be provided as previously shown.

Furthermore, staff suggested additional building enhancements to complement the small town and residential Sandston character in accordance with the 2002 Sandston Commercial Area Study.

The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

29. The right-of-way for widening of Williamsburg Road (U.S. Route 60) and Garland Avenue, 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 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 VDOT standards shall be provided along the north side of Williamsburg Road (U.S. Route 60).
33. Outside storage shall not be permitted.
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.

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35. 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.
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.

(Staff Report by Matt Ward)

(Applicant's Representative: Christopher Shust)

PLAN OF DEVELOPMENT

POD2014-00418
Family Dollar at 1350 N.
Laburnum Avenue – 1350 N.
Laburnum Avenue

APPROVED
SEE ADDENDUM PAGE 1

RKS Green Consulting Group for Creighton & Laburnum, LLC, TRC Laburnum, LLC, and Twin Rivers Capital: 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, 9,180 square-foot retail store. The 1.45-acre site is located on the west line of N. Laburnum Avenue, approximately 830 feet north of its intersection with Creighton Road, on parcel 808-730-2472. The zoning is B-2C, Business District (Conditional), M-1C, Light Industrial District (Conditional), and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

The applicant is requesting approval of a one-story 9,180 square foot retail store. The site is part of an overall development subject to the proffers of zoning case C-29C-07. The internal access road servicing this site was previously approved with the first site within this development, Wawa, which is currently under construction.

As of the preparation date of the agenda, the staff has not received a revised plan as requested that provides architectural plans that more closely resemble the proffered elevations, specifically in regard to roof lines. Additionally, staff has concerns with the maneuverability of the delivery trucks and has requested additional information.

The staff recommendation will be made at the meeting.

Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

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29. The right-of-way for widening of N. Laburnum Avenue 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. A concrete sidewalk meeting County standards shall be provided along the west side of N. Laburnum Avenue.
31. Outside storage shall not be permitted.
32. The proffers approved as a part of zoning case C-29C-07 shall be incorporated in this approval.
33. 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.
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. 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.
36. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
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 Greg Garrison)
(Applicant’s Representative: Russ Folsom)
(Applicable Rezoning Cases and PUPS: C-29C-07)

PLAN OF DEVELOPMENT

POD2014-00457
Richmond Petroleum – 2301
Mechanicsville Turnpike
(U.S. Route 360)

**DEFERRED BY
APPLICANT TO 1/28/2015**

Parker Design Group, Inc. for Richmond Petroleum Marketing, 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 2,877 square foot convenience store and restaurant with fuel pumps, drive-through facilities, and a 1,100 square foot car wash. The 0.9-acre site is located on the southeast corner of the intersection of Mechanicsville Turnpike (U.S. Route 360) and Bloom Lane, on parcel 799-728-4562. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

The proposal calls for the redevelopment of a parcel containing an existing gas station, which is to be demolished to make way for a convenience store and restaurant with fuel pumps, a drive through lane for fast food, and an automated car wash. The number of access points will be reduced from four to two, with one entrance on Mechanicsville Turnpike and another one on Bloom Lane.

The main structure and the car wash feature a combination of red brick, either stone or color integrated split face block dark brown in color, and tan EIFS. The elevations show a flat canopy for the fuel area with columns fully wrapped in brick to the top.

At the time of the agenda's preparation, the Department of Public Works - Traffic Division is unable to recommend approval of the plan because of the following reasons: adequate right-of-way width needs to be demonstrated on Mechanicsville Turnpike and Bloom Lane; a bypass lane is required for the car wash and drive through, and adequate drive through stacking space needs to be demonstrated. Additionally, staff has requested elevations for all four sides of each proposed structure.

As of the preparation date of the agenda, the staff has not received a revised plan or elevations, 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 developments of this type, the following additional conditions are recommended:

29. Bulk storage of fuel shall be underground.
30. 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.
31. 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.
32. The entrances and drainage facilities on Mechanicsville Turnpike (U.S. Route 360) shall be approved by the Virginia Department of Transportation and the County.
33. 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.
34. Outside storage shall not be permitted.

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35. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
36. 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.
37. 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.

(Staff Report by Lee Pambid)

(Applicant's Representative: Philip Parker)

PLAN OF DEVELOPMENT

POD2014-00461
Townes of Wistar Woods -
4511 Wistar Road

APPROVED
SEE ADDENDUM PAGE 2

Resource International, Ltd. for Wistar Creek, LLC, John M. Dunnivant, Jr. Real Estate Trust, John M. Dunnivant, Jr., Trustee, and Meridian Land Company: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 107 two and three-story residential townhouse units for sale. The 24.22-acre site is located on the south line of Wistar Road, approximately 160 feet west of its intersection with Walkenhut Drive, on parcels 767-750-8298, 767-751-8651, 768-750-0490, 768-751-0638, 768-751-1362, 768-751-2435, and 768-751-4119. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Brookland)**

The developer of the Townes of Wistar Woods has proposed to construct the project in two sections. The first phase would consist of 47 single-family residential townhouse units for sale, and the second phase would consist of an additional 60 townhouse units, for a total development of 107 townhouse units. Both proposed sections will consist of 2 and 3-story townhomes with one and two car garages, constructed in blocks of 4, 5 and 6 attached townhouse units.

The proposed layout complies with the proffers of zoning case (REZ2014-00006), which do not permit any 3-story townhome buildings to be constructed adjacent to the single-family homes in Walkenhut Estates to the east, and do not permit the back of a townhouse to face Wistar Road.

The proffers permit a maximum of 109 units and require each unit to have a minimum finished floor area of 1,600 square feet and an average finished floor area of 1,800 square feet. As shown the developer has proposed two models, the Mozart and Calvert which both range in minimum square feet between 1,742 square feet and 1,940 square feet. Sound suppression will be provided between units, in accordance with proffered conditions.

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The proffers require each unit to have Craftsman style design with distinctive features on the front, rear and sides of each unit. To comply with proffers the developer will be required to coordinate the finish on the front of the each unit with the finish on the rear and sides of each unit, so that the sides and rear of each unit vary, as do the front facades. The proffers also require the front façade of each block to have minimum of 15% brick or stone and an overall average of 30% brick or stone on the front facades. In addition, the visible foundation and front stoop and steps must be constructed of brick or stone.

A conceptual landscape plan is included with the POD for reference by the Commission. The proffers require BMP landscaping with a water feature, a 20-foot wide buffer and tree save area with a 6-foot high white vinyl fence along Walkenhut Estates to the east, as well as a 6-foot high white vinyl fence along the entire property line to the west and a 25-foot buffer with a decorative metal fence with stone or brick columns 50-foot on center along Wistar Road. In addition to addressing those requirements, the conceptual landscape plan indicates a 6-foot white vinyl fence will be provided along the southern side sides of Blocks O and P, and a gazebo, along with a meandering walking/exercise path will be provided.

The proffers also require foundation planting, front and side yards of each unit to be sodded and irrigated, a 2.5-inch caliper tree to be planted on all four sides of every building and for the final landscape plan to be submitted for review and approval by the Planning Commission.

Staff has annotated the conceptual landscape plan to address both proffer requirements and multi-family design standards, including requiring additional trees in the common area surrounding the BMP, as well as continuous hedge row of shrubs along Wistar Road. As indicated above the final landscape plan will return to the Commission at a later date for review and approval.

The applicant is continuing to work with the Department of Fire to finalize fire lane locations and details, which will be addressed with the final construction plans.

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

29. The unit house numbers shall be visible from the parking areas and drives.
30. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be installed prior to any occupancy permit approval.
31. The right-of-way for widening of Wistar 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.
32. 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.
33. A concrete sidewalk meeting County standards shall be provided along the south side of Wistar Road.

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34. The proffers approved as a part of zoning case REZ2014-00006 shall be incorporated in this approval.
35. 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.
36. 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.
37. 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.
38. 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 Matt Ward)

(Applicant's Representative: Scott Courtney)

(Applicable Rezoning Cases and PUPS: REZ2014-00006)

LANDSCAPE PLAN

POD2014-00329
Dominion Park at Wyndham
Phase 1 – 5999 Pouncey
Tract Road (State Route 271)

**APPROVED/EXPEDITED
SEE ADDENDUM PAGE 2**

H&G Landscape Architects, PLC for HHHunt Corporation:
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 9.89-acre site is located on the north line of Wyndham West Drive, approximately 1350 feet north of its intersection with Pouncey Tract Road (State Route 271), on part of parcel 734-781-9430. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)**

The applicant is requesting approval of a landscape plan for phase one of Dominion Park at Wyndham. The applicant has addressed staff comments regarding additional plant material along Wyndham West Drive to mitigate views into the rear of residences. Staff has requested that information on typical foundation planting be provided.

The staff recommendation will be made at the meeting.

Should the Commission act on this request, the standard conditions for landscape plans are recommended.

(Staff Report by Greg Garrison)
(Applicant's Representative: Sara Shirley)
(Applicable Rezoning Cases and PUPS: C-2C-08)

LANDSCAPE AND LIGHTING PLAN

POD2014-00428 and
POD2014-00429
Bee Green Recycling - 3603
Nine Mile Road (State Route
33)

APPROVED

Engineering Design Associates for Bee Green Recycling LLC:
Request for approval of a landscape plan and a lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 5.36-acre site is located on the south line of Nine Mile Road (State Route 33) across from the intersection of Gordons Lane and Nine Mile Road and east of the Interstate 64 west off-ramp, on parcels 804-723-6935 and 804-723-9207. The zoning is B-1, Business District and M-1, Light Industrial District. County water and sewer. **(Varina)**

The applicant requests approval of a landscape and lighting plan for the Bee Green recycling facility now under construction.

This site is within the Enterprise Zone and the Nine Mile Road Corridor Revitalization/Reinvestment Opportunity Area in the Vision 2026 Comprehensive Plan. The site is located at the western gateway to the Nine Mile Road Corridor, which includes the Tourist Information Center at the Henrico County Eastern Government Center. Staff has requested some plantings be shifted to the entrance area along Nine Mile Road to enhance the street frontage and the applicant is in agreement.

Continue

continued

The plan in the agenda addresses staff comments about additional landscaping along the rear of the adjacent former gas station building, and peripheral parking lot landscaping.

The lighting plan features nine 30' poles mounted with 400 watt metal halide fixtures. Eighteen wall mounted fixtures are proposed. There are no directly adjacent properties of a residential nature. The plan conforms to the county's lighting guidelines.

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

(Staff Report by Lee Pambid)

(Applicant's Representative: Randy Hooker)

APPROVAL OF MINUTES: November 19, 2014 Minutes **APPROVED**

ADJOURN @ 9:39AM

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
December 17, 2014**

ADDENDUM

PAGE 2 – REVISED CONDITIONAL SUBDIVISION EXTENSION

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2012-00155 Ridings at Warner Farm (December 2012 Plan)	314	247	1	Varina	12/12/2016 12/16/2015

PAGE 13 – REVISED SITE PLAN, ELEVATIONS, AND RECOMMENDATION

PLAN OF DEVELOPMENT

POD2014-00418
Family Dollar at 1350 N.
Laburnum Avenue – 1350 N.
Laburnum Avenue

APPROVED

RKS Green Consulting Group for Creighton & Laburnum, LLC, TRC Laburnum, LLC, and Twin Rivers Capital: 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, 9,180 square-foot retail store. The 1.45-acre site is located on the west line of N. Laburnum Avenue, approximately 830 feet north of its intersection with Creighton Road, on parcel 808-730-2472. The zoning is B-2C, Business District (Conditional), M-1C, Light Industrial District (Conditional), and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

Staff has received revised elevations that comply with proffered elevations from zoning case C-29C-07, as well as a revised site plan that addresses traffic circulation concerns.

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

PAGE 17 – ADDED CONDITION

PLAN OF DEVELOPMENT

POD2014-00461
Townes of Wistar Woods -
4511 Wistar Road

APPROVED

Resource International, Ltd. for Wistar Creek, LLC, John M. Dunnivant, Jr. Real Estate Trust, John M. Dunnivant, Jr., Trustee, and Meridian Land Company: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 107 two and three-story residential townhouse units for sale. The 24.22-acre site is located on the south line of Wistar Road, approximately 160 feet west of its intersection with Walkenhut Drive, on parcels 767-750-8298, 767-751-8651, 768-750-0490, 768-751-0638, 768-751-1362, 768-751-2435, and 768-751-4119. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Brookland)**

9. **AMENDED (ADDED)** - 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.

PAGE 20 – REVISED RECOMMENDATION

LANDSCAPE PLAN

POD2014-00329
Dominion Park at Wyndham
Phase 1 – 5999 Pouncey
Tract Road (State Route 271)

APPROVED/EXPEDITED

H&G Landscape Architects, PLC for HHHunt Corporation: 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 9.89-acre site is located on the north line of Wyndham West Drive, approximately 1350 feet north of its intersection with Pouncey Tract Road (State Route 271), on part of parcel 734-781-9430. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)**

Staff has received confirmation that foundation plantings will be provided.

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