

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

July 23, 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**

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: TED STRONG FROM THE TIMES-DISPATCH

ROLL CALL: MR. ARCHER 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
SUB2011-00054 Kings Manor (July 2011 Plan)	9	9	2	Varina	07/22/2015
SUB2012-00093 Smith Grove at Bacova (July 2012 Plan)	45	27	1	Three Chopt	07/22/2015

**FOR PLANNING COMMISSION APPROVAL
SUBDIVISION WITHDRAWAL REQUESTS**

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District
SUB2008-00145 Kingsland Green (May 2006 Plan) WITHDRAWN	56	56	5	Varina

PLAN OF DEVELOPMENT (Deferred from the June 25, 2014 Meeting)

POD2014-00091
GreenGate Phase I –
Infrastructure and Master
Plan - 12121 W. Broad Street
(U.S. Route 250)

APPROVED
SEE ADDENDUM PG. 1

Kimley-Horn and Associates, Inc. for ME Nuckols, LLC:
Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct the first phase of an urban mixed-use development consisting of two entrance roads, improvements to W. Broad Street (U.S. Route 250), and other infrastructure including utilities and storm sewer. The master plan proposes a total of 122,000 square-feet of retail and office space, along with 283 residential lots on a 68.68-acre site, including parcels 731-764-5533 and 731-764-4292. The 13.0-acre site for Phase I is located on the south line of W. Broad Street (U.S. Route 250), approximately 540 feet west of its intersection with N. Gayton Road, on part of parcel 731-764-5533. The zoning is UMUC, Urban Mixed Use District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

This plan represents the initial phase of commercial development for the GreenGate urban mixed use project. It consists of the construction of two streets off of W. Broad Street, which will ultimately be dedicated as public rights-of-way. In addition, improvements are to be made to the W. Broad Street frontage and medians. There is additional work related to public water and sanitary sewer utilities, and storm water infrastructure included in the first phase. A number of issues remain to be addressed. The applicant needs to work out the final location of the median break on W. Broad Street for the westernmost access road as the location shown does not meet the spacing requirements of the Virginia Department of Transportation. The median break may need to be relocated or eliminated and the westernmost street location adjusted accordingly. In addition, there are concerns related to sight distance and spacing of access points along the easternmost access drive from W. Broad Street within this development. The adequacy of right-of-way widths also need to be confirmed.

The master plan is consistent with Scheme A of the GreenGate Master Plan Book made part of the rezoning case for this site. The most recent revision submitted shows the total floor area anticipated in the commercial portion of the development to be 80,000 square-feet of retail floor area and 32,000 square-feet of office floor area. The retail floor area includes 23,000 square feet of restaurant space. The revised plan shows the balance of the site for the development of 283 dwelling units, open space, and other amenities. A total of 300 dwelling units were permitted in GreenGate under the approved proffers. Plan of Development approval by the Planning Commission will be required in the future to implement the improvements on the master plan.

As of the preparation date of the agenda, staff had not completed its review of the revised master plan. 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 subdivision plats for Main Street and Road A shall be recorded prior to or concurrent with the recordation of any subdivision plats for any residential dwelling units and before any occupancy permits are issued for commercial units.
30. The right-of-way for widening of W. Broad Street (U.S. Route 250) 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.
31. 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.
 32. 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.
 33. A concrete sidewalk meeting VDOT standards shall be provided along the south side of W. Broad Street (U.S. Route 250).
 34. The proffers approved as a part of zoning cases REZ2014-00009 and PUP2014-00006 shall be incorporated in this approval.
 35. 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.
 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. All subsequent detailed plans of development needed to implement this conceptual plan shall be submitted for staff review and Planning Commission approval, and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/ approval.
 38. 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 Kevin Wilhite and Christina Goggin)

(Applicant’s Representative: David Ellington)

(Applicable Rezoning Cases and PUPS: PUP2014-00006; REZ2014-00009)

SUBDIVISION (Deferred from the June 25, 2014 Meeting)

SUB2014-00026
GreenGate
(April 2014 Plan) - 12121
W. Broad Street (U.S. Route
250)

**DEFERRED BY
APPLICANT TO 8/14/2014**

Kimley-Horn and Associates, Inc. for ME Nuckols, LLC: The 55.68-acre site proposed for 49 single-family dwellings and 234 residential townhouses for sale is located on the north line of Graham Meadows Drive, approximately 575 feet west of its intersection with N. Gayton Road, on part of parcels 731-764-5533 and 731-764-4292. The zoning is UMUC, Urban Mixed Use District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt) 283 Lots**

This submittal covers the entire residential component of the GreenGate urban mixed use development. A revised plan has recently been submitted that shows 49 single family residential lots and 234 residential townhomes for sale proposed, which will be developed in multiple sections. This is an increase from the original submittal which showed 46 single family and 213 townhouse lots. The total number of residential dwellings permitted in GreenGate is limited to

300 units by proffer. There is a mix of both public and private streets shown on the plan. A number of issues are still under review as of the preparation date of the agenda. They include changes in street design and lot design from the GreenGate Master Plan Book. A Plan of Development will need to be filed for Planning Commission approval of the site plan and architectural plans of all future sections of this development.

As of the preparation date of the agenda, staff has not completed its review of the revised plan. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities and residential townhouses for sale, the following additional conditions are recommended:

16. The limits and elevation of the **Special Flood Hazard Area** shall be conspicuously noted on the plat and construction plans and labeled "**Limits of Special Flood Hazard Area.**" Dedicate the **Special Flood Hazard Area** as a "Variable Width Drainage & Utilities Easement."
17. The proffers approved as part of zoning cases REZ2014-00009 and PUP2014-00006 shall be incorporated in this approval.
18. 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.

(Staff Report by Kevin Wilhite and Christina Goggin)

(Applicant's Representative: David Ellington)

(Applicable Rezoning Cases and PUPS: PUP2014-00006; REZ2014-00009)

PLAN OF DEVELOPMENT

POD2014-00177

GreenGate Section 1 - 12121
W. Broad Street (U.S. Route
250)

**DEFERRED BY
APPLICANT TO 8/14/2014**

Kimley-Horn and Associates, Inc. for ME Nuckols, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 6 three-story residential townhouses for sale. The 9.48-acre site is located on the north line of Graham Meadows Drive, approximately 1,300 feet west of its intersection with N. Gayton Road, on part of parcel 731-764-5533. The zoning is UMUC, Urban Mixed Use District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

This proposal is for the first section of residential development in GreenGate consisting of a block of 6 townhouses and the dedication of public right-of-way including access to Graham Meadows Drive. A revised plan was requested to address issues related to street design and lot layout. In addition, architectural plans have not been submitted for review, as required.

As of the preparation date of the agenda, staff has not had an opportunity to complete its review of the revised site plan or the architectural plans. The staff recommendation will be made at the meeting. Should the Commission choose to act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

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 subdivision plat for GreenGate, Section 1 shall be recorded before any building permits are issued.
32. The proffers approved as a part of zoning case REZ2014-00009 shall be incorporated in this approval.
33. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by the engineer. An engineer's report certifying the suitability of the fill materials and its compaction shall be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.
34. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
35. The 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.

(Staff Report by Kevin Wilhite and Christina Goggin)

(Applicant's Representative: David Ellington)

(Applicable Rezoning Cases and PUPS: PUP2014-00006; REZ2014-00009)

PLAN OF DEVELOPMENT (Deferred from the June 25, 2014 Meeting)

POD2014-00175

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

**DEFERRED BY
APPLICANT TO 9/24/2014**

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 September 24, 2014 meeting.

The developer, Twin Rivers Capital, has requested deferral to the September 24, 2014 Planning Commission hearing to allow time to hold a community meeting, and provide revised plans 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 provided on the plan.

VDOT is requiring the developer to obtain a spacing waiver for the proposed entrance on New Market Road (State Route 5). Public Works Traffic Division has no objection to the entrance and supports the developer's waiver request.

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.

Should the commission act on this request, in addition to the annotations on the plan 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.
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)

PLAN OF DEVELOPMENT (Deferred from the May 28, 2014 Meeting)

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

DEFERRED BY
APPLICANT 9/24/2014

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 September 24, 2014 meeting.

As of the preparation date of this agenda, a revised site plan has not been provided as requested by Department of Public Works. The outstanding issues involve right-of-way dedication and adequate VDOT access management spacing requirements for commercial driveways along E. Williamsburg Road (U.S. Route 60). Staff cannot effectively complete their review until a revised plan is provided to address right-of-way and until VDOT determines if a waiver of spacing requirements can be granted.

Additionally, a revised architectural plan was recently provided and upon review of the building elevations staff has 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 annotations on the plan and the standards 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.
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 AND LIGHTING PLAN (Deferred from the June 25, 2014 Meeting)

POD2014-00152

Dollar General at 202 E.
Williamsburg Road – E.
Williamsburg Road (U.S.
Route 60)

APPROVED
SEE ADDENDUM PG. 1

Highmark Engineering for Alan Strawderman and Par 3 Development, LLC: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 9,100 square-foot retail building. The 1.58-acre site is located on the north line of E. Williamsburg Road (U.S. Route 60), approximately 250 feet east of N. Raines Avenue, on parcel 828-715-5292. The zoning is B-1, Business District, and ASO, Airport Safety Overlay District. County water and sewer.
(Varina)

This case was deferred by the Planning Commission from the June 25, 2014 hearing. The applicant has provided a revised plan addressing staff annotations from the previous staff plan.

The proposed entrance location has been approved by the Virginia Department of Transportation. Therefore, Department of Public Works, Traffic Engineering recommends approval to the plan. Prior to the last meeting, staff had also requested, and received revised architectural plans to incorporate pedestrian scale design elements compatible with the recommendations of the 2002 Sandston Commercial Area Study.

The proposed Dollar General building is primarily brick with an EIFS fascia parapet, brick pilasters, recessed brick panels, and a decorative cornice. Based on staff's recommendation, a canvas awning was added to the southeast corner portions of the building and the applicant has agreed to add spandrel glass faux windows as annotated on the revised plan, on the building side facing E. Williamsburg Road. A sidewalk connection has been added to provide a pedestrian entry from E. Williamsburg Road to the building entrance.

The site layout shows parking in front and on one side of the building, with additional landscape area provided between Williamsburg Road and the building. A truck turnaround area is included at the rear of the site, which also functions for emergency vehicle maneuvering, should the need arise. An eight-foot vinyl fence is proposed along the rear property line and continues along the easternmost property line to provide screening and enhance the ten-foot transitional buffer adjacent to the residential zone. A portion of natural area and wetlands will remain undisturbed within 75 feet of the unimproved section of N. Raines Avenue. The landscape plan will return to the Planning Commission for review and approval at a future date.

A lighting plan is also included for approval. Standard concealed source pole and wall pack fixtures are proposed.

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.
- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. The right-of-way for widening of E. Williamsburg Road (U.S. Route 60) 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 E. 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 E. 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 Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
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 Aimee Crady)

(Applicant's Representative: D. Bryant Gammon)

SUBDIVISION

SUB2014-00091
Hermitage Townes (July
2014 Plan) – 8100 – 8200
Staples Mill Road (U.S.
Route 33)

APPROVED

Bay Companies, Inc. for Atack/Hermitage, LLC and Atack Properties, Inc.: The 15.0-acre site proposed for 54 residential townhomes for sale is located on the west line of Staples Mill Road (U.S. Route 33), approximately 450 feet north of Wistar Road, on parcels 770-752-7621, 770-752-9456, and 770-752-3830, and part of parcel 771-752-1713. The zoning is RTHC, Residential Townhouse District (Conditional), and C-1C, Conservation District (Conditional). County water and sewer. **(Brookland) 54 Lots**

The applicant is requesting conditional approval to construct 54 residential townhomes for sale. The proposed plat is in accordance with the proffered concept plan for REZ2014-00015 as approved by the Board of Supervisors at their May 13, 2014 public hearing. The plan provides for a 6-foot fence on the southern property line and a 100-foot buffer adjacent to the western property line per adopted proffers.

The staff recommends conditional approval subject to the annotations on the plan, standard conditions for residential townhouses for sale and the following additional conditions are recommended:

15. The limits and elevation of the **Special Flood Hazard Area** shall be conspicuously noted on the plat and construction plans and labeled "**Limits of Special Flood Hazard Area.**" Dedicate the **Special Flood Hazard Area** as a "Variable Width Drainage & Utilities Easement."
16. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
17. The proffers approved as part of zoning cases C-93C-86 and REZ2014-00015 shall be incorporated in this approval.
18. 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.
19. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

(Staff Report by Christina Goggin)

(Applicant's Representative: Daniel Caskie)

(Applicable Rezoning Cases and PUPS: C-93C-86; REZ2014-00015)

SUBDIVISION

SUB2014-00087

Kingsland Greene (July 2014 Plan) – 8950 Buffin Road

APPROVED
SEE ADDENDUM PG. 2

Townes Site Engineering, P.C. for Michael D. Sifen, Inc.: The 77.81-acre site proposed for 120 single-family homes is located at the northwest corner of the intersection of Buffin Road and Kingsland Road, on parcel 821-678-7061. The zoning is R-3C, One-Family Residential District (Conditional). County water and sewer. **(Varina) 120 Lots**

The applicant is requesting approval of 120 single-family homes. The property was recently rezoned from A-1 to R-3C with rezoning case REZ2013-00023. This layout is in general conformance with the conceptual layout approved with that rezoning case, with the exception of removing one point of access from Buffin Road. There will be no more than 50 lots permitted on a single point of access, in accordance with County standards.

As of the preparation date of this agenda, the staff has not received a revised plan as requested showing the correct buildable area and setbacks for several lots, and a revised conceptual landscape plan that addresses proffered conditions #1, #19, #29 and #30.

The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the annotations on the plan and the standard conditions for conditional subdivisions the following additional conditions are recommended:

14. Each lot shall contain at least 12,500 square-feet.
15. 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.
16. A landscape plan providing the details for yard tree landscaping, supplemental plantings, and landscaping to be provided within the 50-foot wide planting strip easement along Kingsland Road and the 35-foot wide planting strip easement along Buffin Road shall be submitted to the Department of Planning for Planning Commission review and approval prior to recordation of the plat.
17. The proffers approved as part of zoning case REZ2013-00023 shall be incorporated in this approval.
18. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.
19. 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.

(Staff Report by Greg Garrison)
(Applicant's Representative: Brian Mitchell)

(Applicable Rezoning Cases and PUPS: REZ2013-00023)

SUBDIVISION

SUB2014-00072
Laurel Pines
(June 2014 Plan) – 2718
Hungary Road

Werner Engineering for Warner M. Jones, Jr., Emerald Land Development, LLC, and John J. Hanky, Jr.: The 0.86-acre site proposed for a subdivision of three single-family homes is located at the northeast corner of the intersection of Hungary Road and Laurel Pine Drive, on parcels 771-759-2727 and 771-759-1826. The zoning is R-4, One-Family Residential District. County water and sewer. **(Brookland) 3 Lots**

APPROVED

This proposed subdivision for 3 single-family lots satisfies the R-4 zoning district requirements for new residential lots.

Also, right-of-way dedication will be provided along Hungary Road and Laurel Pine Drive, and a County sidewalk will be provided along Hungary Road as required by the Department of Public Works.

The staff recommends approval, subject to the standard conditions for subdivisions served by public utilities, and the following additional conditions:

13. Each lot shall contain at least 8,000 square-feet.
14. The details for the landscaping to be provided within the 15-foot wide no ingress/egress landscaping strip easement along Hungary Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
15. A County standard sidewalk shall be constructed along the north side of Hungary Road.

(Staff Report by Matt Ward)
(Applicant’s Representative: Adam Werner)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2014-00223
Aldi Grocery Store at Staples
Mill Square Shopping Center
– 8951 Staples Mill Road
(U.S. Route 33)

Kimley-Horn and Associates for Staples Mill Square Associates, LLC and Josh Walls: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 16,653 square-foot grocery store on an outparcel in an existing shopping center. The 1.63-acre site is located on the east line of Staples Mill Road (U.S. Route 33), approximately 760 feet west of Old Staples Mill Road, on part parcel 769-757-3208. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

APPROVED
SEE ADDENDUM PG. 2

This proposed grocery store will be located on an eastern outparcel of the Staples Mill Square Shopping Center.

As of the preparation date of the agenda, the staff has not received a revised site plan as requested to ensure that two standard landscape islands are added in front of the building and the peripheral parking lot landscaping requirements are addressed along the eastern property line. However, the applicant has agreed to address these issues.

A lighting plan has been submitted for review with this application; however additional details on the light fixtures are needed to ensure coordination with the existing lights in the shopping center.

Staff has suggested revisions to the architectural plans to consider different options for the back side of the parapet wall in an effort to lessen the visual impact and break up the building wall massing.

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:

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning case C-77C-94 shall be incorporated in this approval.
31. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
32. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
33. Only retail business establishments permitted in a B-2 zone may be located in this center.
34. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
35. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

(Staff Report by Matt Ward)
(Applicant's Representative: Mark Boyd)
(Applicable Rezoning Cases and PUPS: C-77C-94)

PLAN OF DEVELOPMENT

POD2014-00224
Smith Grove at Bacova
Section 2 – N. Gayton Road

APPROVED

Youngblood, Tyler and Associates, P.C. for Bacova Texas, LLC and 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 27 detached dwellings for sale with zero lot lines. The 10.32-acre site is located on the east line of N. Gayton Road, approximately 400 feet south of Kain Road, on part of parcels 735-767-9459 and 736-768-5323. The zoning is R-5AC, General Residential District (Conditional). County water and sewer. **(Three Chopt)**

The overall conditional subdivision for this zero-lot line development was approved by the Planning Commission in July of 2012. The subsequent Plan of Development for the first section, which included 18 of the 45 approved lots at the intersection of proposed Liesfeld Farm Drive and N. Gayton Road, was approved by the Planning Commission on March 26, 2014. The applicant now requests approval of the Plan of Development for the second section, which accounts for the remaining 27 lots permitted by the conditional plan and the proffers of zoning case C-9C-11.

The Plan of Development includes review and approval of the typical architectural plans for the single family zero-lot line units. The same architectural plans are proposed with Section 2, as were proposed with Section 1. Copies of those previously approved architectural plans are included in the staff plan for this section as well.

The architectural submittal meets and exceeds the proffered requirements, incorporating options for up to all-brick or all-stone elevations, and enhancing the design of each unit with a variety of features such as quoin treatment, soldier courses, arches, keystones, capstones, shutters, pediments, columns, and incorporating projections such as bays, porches, stoops, and gables. No two homes adjoining each other side by side shall be identical in exterior architectural design, features, or colors. The minimum house size shall contain no less than 1,750 square-feet of finished area. The information submitted demonstrates that the base units begin at 2,290 square-feet and range to 3,109 square-feet, before added options.

Proffered conditions for this tract of the Bacova development only explicitly address the building materials ratio on the front elevation of the units. The Planning Commission previously requested of the applicant a commitment to enhance the elevations of units with rear sides adjacent to N. Gayton Road in Section 1 of the development. The applicant has agreed to additional administrative review of those building elevations in Section 1. As additional rear elevations will face N. Gayton Road within this section, staff continues to recommend that the applicant incorporate additional administrative review of the building elevations at time of building permit application for Block B, Lots 7 through 10, and Block C, Lot 1 as shown on the staff plan.

The layout plan delineates the proffered buffers along N. Gayton Road. This enhanced buffer shall be planted to a transitional buffer 35 standard and shall include strategic berms and an ornamental fence to mitigate rear views of the units adjacent to this right of way, in compliance with the proffered exhibits. Landscaping and fence details will return to the Planning Commission for review and approval at a future date.

Staff recommends approval subject to the annotations on the plans, the standard conditions for zero lot line developments, 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. 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.
30. Eight-foot easements for construction, drainage, and maintenance access for abutting lots shall be provided and shown on the POD plans.
31. 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.
32. 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.
33. The mechanical equipment for each building shall be located on its respective lot. Except for wall-mounted electric meters, in no case shall the eight-foot easement for construction, drainage, and maintenance access on the abutting lot be used to locate other mechanical equipment (such as HVAC equipment, generators, and the like) for the subject lot.
34. A concrete sidewalk meeting County standards shall be provided along the east side of N. Gayton Road.
35. The proffers approved as a part of zoning case C-09C-11 shall be incorporated in this approval.
36. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by the engineer. An engineer's report certifying the suitability of the fill materials and its compaction shall be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.
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. 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.
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.

(Staff Report by Aimee Crady)
(Applicant’s Representative: Anne Tignor)
(Applicable Rezoning Cases and PUPS: C-9C-11)

LANDSCAPE PLAN

POD2014-00221
 Dominion Packaging – 5700
 Audubon Drive

APPROVED

Hulcher & Associates, Inc. for Audubon Drive Properties, LLC: Request for approval of a landscape plan, as required by Chapter 24, Section 24-106 of the Henrico County Code. The 10.31-acre site is located at the northwest corner of the intersection of Audubon Drive and International Center Drive, on parcel 821-716-5995. The zoning is M-1, General Industrial District, and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The applicant is requesting approval of a landscape plan for the recently approved Dominion Packaging. The applicant has provided additional plant material east of the main entrance and increased plant material size to adequately screen the mechanical yard and storage area per staff’s request. 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: Charles Hankins)

PLAN OF DEVELOPMENT

POD2014-00227
 Saunders Station Townes at
 Broad Hill Centre – 12400
 W. Broad Street (U.S. Route
 250)

APPROVED
SEE ADDENDUM PG. 3

Timmons Group for Atack WB Investors, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 78 residential townhouse units for sale. The 10.55-acre site is located on the north line of W. Broad Street (U.S. Route 250), approximately 3,700 feet west of its intersection with N. Gayton Road, on part of parcel 730-766-8896. The zoning is RTHC, Residential Townhouse District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

This plan of development includes 78 residential townhouse units for sale and is in accordance with the conditional subdivision that was granted approval by the Planning Commission on June 25, 2014.

The elevations are consistent with the exhibits of the zoning case, and feature three-story units 20 feet wide and approximately 39 feet to 43 feet in overall height with front loaded garages and decks along the rear. Roofs are articulated with dormers and intersecting ridges and feature architectural shingles.

The proffers of zoning case C-18C-12 apply.

Staff recommends approval subject to the annotations on the plans, the standard conditions for residential townhomes for sale, and the following additional conditions:

29. The unit house numbers shall be visible from the parking areas and drives.
31. 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 subdivision plat for Broad Hill Centre shall be recorded before any occupancy permits are issued.
32. Outside storage shall not be permitted.
33. The proffers approved as a part of zoning case C-18C-12 shall be incorporated in this approval.
34. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The defect bond shall remain in effect for a period of three years from the date of the issuance of the final occupancy permit. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.
35. 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. The limits and elevations of the **Special Flood Hazard Area** shall be conspicuously noted on the plan and labeled "**Limits of Special Flood Hazard Area.**" In addition, the delineated **Special Flood Hazard Area** must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.
37. 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.
38. 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.

(Staff Report by Lee Pambid)

(Applicant's Representative: Roger Rodriguez)
(Applicable Rezoning Cases and PUPS: C-18C-12)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2014-00205
Colortree Expansion Project
– 8000 Villa Park Drive

APPROVED/EXPEDITED

Jordan Consulting Engineers, P.C. for Villa Park Investors, LLC: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 31,860 square-foot warehouse addition to an existing office warehouse building and related parking improvements. The 12.84-acre site is located on the west line of Villa Park Drive, approximately 2,300 feet south of E. Parham Road, on parcel 780-754-7684. The zoning is O/SC, Office Service District (Conditional). County water and sewer. **(Fairfield)**

The proposed office warehouse expansion will consist of interior alterations and an additional 31,860 square-feet of open floor area to house new printing equipment for the existing Colortree business operation within the Villa Park development. Colortree is the manufacturer of direct mail products.

Parking lot modifications and additions are also provided with this plan to accommodate the anticipated increase in employees. A lighting plan is included for review and approval to provide security lighting to the proposed employee parking areas. Fixtures are full cut-off and concealed source, compatible with the existing fixtures on site, and meeting the recommended guidelines for lighting plans.

The existing building is constructed of smooth and fluted CMU. The proposed exterior of the building addition will be a compatible smooth and split face integral color CMU.

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

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning case C-87C-86 shall be incorporated in this approval.
31. 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 Aimee Crady)
(Applicant's Representative: Andrew Jordan)
(Applicable Rezoning Cases and PUPS: C-87C-86)

APPROVAL OF 2015 Planning Commission Calendar/DEFERRED TO 9/11/2014

DISCUSSION ITEM: Schedule Work Session to Discuss Zoning and Subdivision Ordinance Amendments Based on 2014 General Assembly Legislation/SCHEDULED FOR 8/14/2014 @ 5:30 P.M.

APPROVAL OF MINUTES: June 25, 2014 Minutes/APPROVED

ADJOURN @ 10:16 A.M.

PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
July 23, 2014

ADDENDUM

PAGE 3 – REVISED PLAN AND REVISED RECOMMENDATION

PLAN OF DEVELOPMENT (Deferred from the June 25, 2014 Meeting)

POD2014-00091
GreenGate Phase I –
Infrastructure and Master
Plan - 12121 W. Broad Street
(U.S. Route 250)

APPROVED

Kimley-Horn and Associates, Inc. for ME Nuckols, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct the first phase of an urban mixed-use development consisting of two entrance roads, improvements to W. Broad Street (U.S. Route 250), and other infrastructure including utilities and storm sewer. The master plan proposes a total of 122,000 square-feet of retail and office space, along with 283 residential lots on a 68.68-acre site, including parcels 731-764-5533 and 731-764-4292. The 13.0-acre site for Phase I is located on the south line of W. Broad Street (U.S. Route 250), approximately 540 feet west of its intersection with N. Gayton Road, on part of parcel 731-764-5533. The zoning is UMUC, Urban Mixed Use District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

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

PAGE 12 – ADDED STAFF PLANS

PLAN OF DEVELOPMENT AND LIGHTING PLAN (Deferred from the June 25, 2014 Meeting)

POD2014-00152
Dollar General at 202 E.
Williamsburg Road – E.
Williamsburg Road (U.S.
Route 60)

APPROVED

Highmark Engineering for Alan Strawderman and Par 3 Development, LLC: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 9,100 square-foot retail building. The 1.58-acre site is located on the north line of E. Williamsburg Road (U.S. Route 60), approximately 250 feet east of N. Raines Avenue, on parcel 828-715-5292. The zoning is B-1, Business District, and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

Three plan sheets for this case were missing from the packet that was sent out July 16, 2014. They have been included in this addendum.

PAGE 16 – REVISED PLANS AND REVISED RECOMMENDATION

SUBDIVISION

SUB2014-00087 **Townes Site Engineering, P.C. for Michael D. Sifen, Inc.:** The Kingsland Greene (July 2014 Plan) – 8950 Buffin Road 77.81-acre site proposed for 120 single-family homes is located at the northwest corner of the intersection of Buffin Road and Kingsland Road, on parcel 821-678-7061. The zoning is R-3C, One-Family Residential District (Conditional). County water and sewer. **(Varina) 120 Lots**

APPROVED

Staff has received a revised plan that addresses the correct buildable area and setbacks, and a conceptual landscape plan that addresses proffered conditions #19, #29 and #30. Staff recommends approval, subject to the annotations on the plans, the standard conditions for conditional subdivisions and the added conditions listed in the agenda.

PAGE 19 – REVISED PLAN, REVISED ARCHITECTURALS, REVISED CAPTION, AND REVISED RECOMMENDATION

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2014-00223 **Kimley-Horn and Associates for Staples Mill Square Associates, LLC and Aldi, Inc. Josh Walls:** Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 16,653 square-foot grocery store on an outparcel in an existing shopping center. The 1.63-acre site is located on the east line of Staples Mill Road (U.S. Route 33), approximately 760 feet west of Old Staples Mill Road, on part parcel 769-757-3208. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

APPROVED

A revised architectural plan was received that provides brick on the back side of the parapets and an additional parapet with a cornice to enhance the corner on the rear elevation. Also, the applicant has agreed to provide two raised landscape islands in the front and side of the building to meet County standards for public parking lots and interior green space.

For the lighting plan, the applicant has agreed to match the light poles and fixtures to those that exist in the shopping center.

Staff recommends approval of the plan of development and lighting plan, subject to the annotations on the plans, the standard conditions for developments of this type, and the added conditions in the agenda.

PLAN OF DEVELOPMENT

POD2014-00227
Saunders Station Townes at
Broad Hill Centre – 12400
W. Broad Street (U.S. Route
250)

APPROVED

Timmons Group for Attack WB Investors, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 78 residential townhouse units for sale. The 10.55-acre site is located on the north line of W. Broad Street (U.S. Route 250), approximately 3,700 feet west of its intersection with N. Gayton Road, on part of parcel 730-766-8896. The zoning is RTHC, Residential Townhouse District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

39. **ADDED** - A final subdivision application and plat shall be submitted with the first set of construction plans for review, and final subdivision approval must be granted by the Director of Planning prior to approval of the construction plans.