

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

May 28, 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:

ROLL CALL: MR. LEABOUGH ABSENT

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Lee Pambid

FOR INFORMATIONAL PURPOSES ONLY

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2012-00042 Liesfeld Farm Drive (April 2012 Plan)	0	0	1	Three Chopt	5/27/2015

TRANSFER OF APPROVAL

POD-46-95
POD2013-00317
Fas Mart Convenience Store
- 4690 Pouncey Tract Road
(State Route 271)

APPROVED/EXPEDITED

GPM Investments for Getty VA Leasing, Inc.: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Bradley, Ltd. And Fas Mart Convenience Store, Inc. to Getty VA Leasing, Inc. The 1.80-acre site is located at the southwest corner of the intersection of Pouncey Tract Road (State Route 271) and Kain Road, on parcel 739-767-2818. The zoning is A-1, Agricultural District, and B-3, Business 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. Deficiencies previously identified by staff included missing landscaping. All deficiencies have been corrected as of the preparation date of this agenda. The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)
(Applicant's Representative: Edwin Levy, Jr.)

TRANSFER OF APPROVAL

POD-102-86 (Part)
POD2013-00150
Laburnum Park Shopping
Center - 4346 S. Laburnum
Avenue

APPROVED/EXPEDITED

Thalhimer for WOVA Properties, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Ukrop's Super Markets, Inc. and S.L.N. Laburnum Associates to WOVA Properties, LLC. The 5.72-acre site is located in an existing shopping center, on the west line of S. Laburnum Avenue, approximately 500 feet south of Interstate 64, on parcel 813-718-3411. The zoning is B-2C, Business District (Conditional), and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The site deficiencies, as identified in the staff report dated May 18, 2013 included re-sealing and striping the parking lot, replacing light bulbs in the outdoor fixtures, and replacing dead or missing landscaping. All deficiencies have been addressed. The staff recommends approval of this request.

(Staff Report by Christina Goggin)
(Applicant's Representative: Sean Davis)
(Applicable Rezoning Cases and PUPS: C-32C-86; PUP2014-00004)

TRANSFER OF APPROVAL

POD-154-86 and 19-06
POD2012-00494; POD2013-00019
Bank of America Villa Park Operations Center (Formerly Sovran Financial Corporation Villa Complex and Bank of America Data Center Expansion) – 8011 Villa Park Drive

Cornerstone Real Estate Advisers for At Villa Park Richmond, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Sovran Financial Corporation, St. Joseph's Villa, and Bank of America to At Villa Park Richmond, LLC. The 46.86-acre site is located on the east line of Villa Park Drive, approximately 700 feet south of its intersection with E. Parham Road, on parcel 782-754-7981. The zoning is O/SC, Office Service District (Conditional). County water and sewer. **(Fairfield)**

APPROVED/EXPEDITED

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. All deficiencies, as identified in the inspection report dated July 22, 2013 have been addressed. The new owner has replaced over 100 missing or diseased trees identified in that report. The staff recommends approval of this request.

(Staff Report by Mike Kennedy)
(Applicant's Representative: Robert Whitney)

PLAN OF DEVELOPMENT

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

DEFERRED BY APPLICANT TO 6/25/2014

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 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 259 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 applicant has requested a deferral to the June 25, 2014 Planning Commission hearing. 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 public 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

westernmost access road from W. Broad Street as the location shown does not meet the spacing requirements of the Virginia Department of Transportation. The median break on W. Broad Street may need to be relocated 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 total floor area anticipated in the commercial portion of the development is 88,000 square feet of retail floor area and 40,000 square feet of office floor area. This represents a permitted deviation from the original master plan, which shows 80,000 square feet of retail space and 32,000 square feet of office space. The only additional deviation is the addition of an alley to provide access to the rear of residential townhouse lots at the southeast corner of the commercial portion of the site. The master plan shows the balance of the site for the development of 259 dwelling units and open space. A total of 300 dwelling units were permitted in GreenGate under the approved proffers. An updated master plan has been requested. 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, the applicant has indicated that additional time is needed to address all remaining issues. The applicant has requested deferral to the June 25, 2014 meeting.

(Staff Report by Kevin Wilhite and Christina Goggin)
(Applicant's Representative: David Ellington)
(Applicable Rezoning Cases and PUPS: REZ2014-00009; PUP2014-00006)

SUBDIVISION

SUB2014-00030
Summerfield
(April 2014 Plan) – 1982
Mountain Road

APPROVED/EXPEDITED

Obsidian, Inc. for Jesse Melvin and Dylan Belvin: The 2.504-acre site proposed for a subdivision of 6 single-family dwellings is located at the southeast corner of the intersection of Mountain Road and Megan Drive, on parcel 778-763-7991. The zoning is R-4, One-Family Residential District. County water and sewer.
(Fairfield) 6 Lots

The applicant proposes a six lot single family subdivision on the east line of Mountain Road. The plan provides for the preservation of the existing home at 1982 Mountain Road.

The staff plan shows a standard concrete sidewalk and curb and gutter proposed along Mountain Road at the ultimate right of way location. A no ingress-egress planting strip easement will prohibit direct driveway access to Mountain Road.

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

13. The details for the landscaping to be provided within the 25-foot wide planting strip easement along the east side of Mountain Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.

14. A County standard sidewalk shall be constructed along the east side of Mountain Road.

**(Staff Report by Aimee Crady)
(Applicant’s Representative: Charles Field)**

SUBDIVISION

SUB2014-00050
Bedford Falls at Hickory
Grove
(May 2014 Plan) – 11123
Nuckols Road

Bay Companies, Inc. for Attack Properties, Inc.: The 5.66-acre site proposed for 37 residential townhomes for sale is located on the west line of Nuckols Road, approximately 450 feet south of Hickory Park Drive, on parcel 747-770-3395. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt) 37 Lots**

**APPROVED SEE
ADDENDUM PG. 1**

The applicant is requesting conditional approval to construct 37 residential townhomes for sale. The proposed plat is in accordance with the proffered concept plan for REZ2014-00010. As of the preparation date of this agenda, staff has not received a revised plan as requested showing the required right-of-way dedication on Nuckols Road. Staff is also requesting that the proposed diversion dike be relocated to preserve the existing vegetation around the perimeter of the site, to meet the intent of the multi family design guidelines. Alternately, supplemental plant material is recommended to be provided to meet the multi-family design guidelines.

Should the Commission act on this request in addition to the standard conditions for residential townhouses for sale the following additional condition is recommended:

15. The proffers approved as part of zoning case REZ2014-00010 shall be incorporated in this approval.

**(Staff Report by Greg Garrison)
(Applicant’s Representative: Daniel Caskie)
(Applicable Rezoning Cases and PUPS: REZ2014-00010)**

SUBDIVISION

SUB2014-00056
Carter’s Ridge
(May 2014 Plan) – 8401-
8407 Ridge Road

Bay Companies, Inc. for 8401 Ridge, LLC: The 4.83-acre site proposed for a subdivision of 10 single-family dwellings is located on the southwest line of Ridge Road, approximately 300 feet south of Green Ridge Road, on parcels 754-738-8932, 754-737-7693, and 755-738-0773. The zoning is R-3, One-Family Residential District. County water and sewer. **(Tuckahoe) 10 Lots**

**APPROVED SEE
ADDENDUM PG. 1**

The applicant proposes ten single family homes on the south line of Ridge Road adjacent to the existing Belle Grove and Whitehall Subdivisions. The plan provides for the preservation of the

existing home at 8407 Ridge Road and a large portion of the existing vegetation, while the home located at 8401 Ridge Road will be demolished.

A community open house was held in the Tuckahoe Elementary School library on the evening of May 13, 2014 by the applicant and his design team. Planning staff and multiple adjacent property owners were present. A high level of interest was expressed by the surrounding neighbors; some concerns included tree preservation, drainage improvements, and home size and value. The applicant expressed a common goal to maximize tree protection, to the extent practical. The engineer expressed confidence that the drainage improvements, while in the preliminary design phase, will alleviate existing drainage issues.

The staff plan shows a standard concrete sidewalk and curb and gutter proposed along Ridge Road at the ultimate right of way location. While there is not currently sidewalk adjacent to the development or in the vicinity, the provision aligns with the policies and goals of the County, and will add safety and convenience for pedestrian activity. An increased building setback along Ridge Road is in compliance with the standards for new residential development along the Major Thoroughfare plan road, which is designated as a major collector. A no ingress-egress planting strip easement will prohibit direct driveway access to Ridge Road from individual lots. The proposed subdivision meets and exceeds the minimum requirements for R-3 zoning.

Staff has recommended added conditions to address concerns related to activity during construction. The first addresses limits on hours of construction to 7:00 a.m. to 7:00 p.m. Monday through Saturday. The second addresses preservation of mature healthy trees to the extent practical.

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

13. The details for the landscaping to be provided within the 25-foot wide planting strip easement along the south side Ridge Road shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
14. The owner 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 on 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 Planning Commission approval.

- 15. The hours of construction, including operation of bulldozers and other earthmoving equipment, shall be between 7:00 am and 7:00 pm, Monday through Saturday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours or utility connections.
- 16. To the extent reasonably practicable at the time of development, the clearing of mature trees on residential lots shall be limited to trees in areas required to accommodate grading, the structure and its normal and customary accessories, open yard areas and those limited areas required to permit utility services and driveways, generally in accordance with the submitted site plan.

(Staff Report by Aimee Crady)
(Applicant’s Representative: Daniel Caskie)

SUBDIVISION

SUB2014-00061
 Bell Tower
 (May 2014 Plan) – 11351
 Church Road

DEFERRED BY
APPLICANT TO 6/25/2014

Bay Companies, Inc. for Mary Chase Eck Layman: The 0.59-acre site proposed for a subdivision of one existing single-family home, and one proposed single-family home to be incorporated within the existing Bell Tower subdivision, is located at the southeast corner of the intersection of Bell Tower Lane and Bell Tower Court, on part of parcel 743-756-3353. The zoning is R-3C, One-Family Residential District (Conditional), and A-1, Agricultural District. County water and sewer. **(Three Chopt) 2 Lots**

This proposed subdivision layout proposes (2) lots for single-family development in accordance with the proffers of a rezoning case (REZ2014-00014) approved on April 8, 2014.

The lot with the existing dwelling is zoned both A-1 and R-3C. The existing dwelling must meet the zoning requirements and building setbacks in accordance with the A-1 district. The proposed lot for the new single family dwelling to be included in the Bell Tower subdivision must satisfy the R-3C district zoning requirements and building setbacks.

As of the preparation date of the agenda the applicant is reconsidering the lot design for the existing dwelling and staff has not received any additional information.

Also, staff has requested a revised plan to show right-of-way dedication along Church Road as required by Department of Public Works and revised building setbacks and buildable areas to confirm that the newly created lots meet their respective zoning district requirements.

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, the following additional conditions are recommended:

- 13. The residual lot with the existing home shall contain at least 43,560 square feet.
- 14. The proposed lot shall contain at least 11,000 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. The proffers approved as part of zoning case REZ2014-00014 shall be incorporated in this approval.

(Staff Report by Matt Ward)

(Applicant's Representative: Joseph Faudale)

(Applicable Rezoning Cases and PUPS: REZ2014-00014)

SUBDIVISION

SUB2014-00060
Rocky Branch Farm
(May 2014 Plan) – 8400
Forge Road

Townes Site Engineering, P.C. for Carter Oak, LLC: The 10.41-acre site proposed for a subdivision of 25 single-family dwellings is located along the eastern line of Eden Street, at the northern and southern terminus of Forge Road, and at the western terminus of Jewett Drive, on parcel 775-755-4649. The zoning is R-3, One-Family Residential District. County water and sewer. **(Brookland) 25 Lots**

**APPROVED SEE
ADDENDUM PG. 2**

The applicant is requesting conditional approval to construct 25 single-family homes within the existing Rocky Branch subdivision. As of the preparation date of this agenda, staff has not received a revised plan, as requested, showing the required right of way dedication and dimensions for the front, rear, and side yard setbacks.

Additionally, the applicant has scheduled a community meeting to be held May 21, 2014 at 7:00 p.m. at Maude Trevvett Elementary School to discuss the proposal with the adjacent residents. The applicant is considering redesign of the subdivision to revise the proposed access and street layout in response to citizen concerns.

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, the following additional conditions are recommended:

13. The limits and elevation of the **Special Flood Hazard Area** shall be conspicuously noted on the plat and construction plans and labeled "**Limits of Special Flood Hazard Area.**" Dedicate the **Special Flood Hazard Area** as a "Variable Width Drainage & Utilities Easement."
14. Each lot shall contain at least 11,000 square feet, exclusive of the floodplain areas.

(Staff Report by Greg Garrison)

(Applicant's Representative: Jason Wilkins)

SUBDIVISION

SUB2014-00058
Welwood
(May 2014 Plan) – 12324
Kain Road

**APPROVED SEE
ADDENDUM PG. 2**

Sekiv Solutions for Welwood I, LLC: The 16.9-acre site proposed for a subdivision of 23 single-family dwellings is located at the northwest corner of the intersection of Kain Road and N. Gayton Road, on parcels 736-769-7088, 736-769-4930, and 737-769-0243. The zoning is R-2AC, One-Family Residential District (Conditional). County water and sewer. **(Three Chopt) 23 Lots**

Staff has requested a revised plan which: a) accurately depicts the metes and bounds of the property, b) identifies the location of the proffered buffer along the southern property line of Lots 17-20, c) identifies Lots 22-24 as reserved for future development (until such time additional lot depth is provided) , d) provides adequate right of way and sight distance along Kain Road as determined by the Traffic Engineer, and e) provides a plan and profile for Future Road “A” reflecting sufficient area right of way and easements to permit future construction.

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for subdivisions served by public utilities, the following additional conditions are recommended:

13. At least sixty days prior to recordation of the plat, a draft of the covenants and deed restrictions for the maintenance of the common area shall be submitted to the Department of Planning for review. Such covenants and restrictions shall be in form and substance, satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
14. The details for the landscaping to be provided within the 25-foot wide planting strip easement along the north side of Kain Road, and within the 15-foot wide planting strip easement surrounding tax parcel number 737-769-8821, shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
15. The proffers approved as part of zoning case REZ2013-00012 shall be incorporated in this approval.
16. A construction plan for Road “A” shall be submitted for review and approval prior to requesting final approval.
17. A bond for the construction of Road “A” shall be posted prior to recordation of the plat.
18. A construction plan for off-site utilities shall be submitted for review and approval prior to requesting final approval.
19. Any necessary offsite utility easements shall be obtained prior to approval of the construction plan by the Department of Public Utilities.
20. Any necessary offsite sight distance easements shall be obtained prior to approval of the construction plan by the Department of Public Works.
21. Any necessary right of way and easements for the construction of Road “A” shall be dedicated on the record plat.

**(Staff Report by Mike Kennedy)
(Applicant’s Representative: Stig Owens)
(Applicable Rezoning Cases and PUPS: REZ2013-00012)**

SUBDIVISION

SUB2014-00040
Broad Hill Centre
(May 2014 Plan) – 12400 W.
Broad Street (U.S. Route
250)

APPROVED/EXPEDITED

Timmons Group for Attack WB Investors, LLC: The 0.73-acre site proposed for a road dedication 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 730-765-7288. The zoning is B-2C, Business District (Conditional), R-6C, General Residential District (Conditional), O-3C, Office District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt) 0 Lots**

This conditional plan proposes right-of-way dedication approximately 300 feet into the main loop road. It is required to provide public street frontage to the interior residential developments on this site.

Staff has included a condition requiring that the plat for VDOT right-of-way widening along W. Broad Street, as shown on the Broad Hill Centre infrastructure and mass grading plan, be recorded prior to final approval of this subdivision for right-of-way dedication.

Staff recommends approval of the conditional subdivision subject the standard conditions for road dedications and the following additional conditions:

11. The proffers approved as part of zoning case C-18C-12 shall be incorporated in this approval.
12. Prior to final approval of this plat, the plat for widening of the Virginia Department of Transportation right-of-way along West Broad Street, as shown on this plat, must be recorded.

(Staff Report by Lee Pambid)

(Applicant's Representative: Dwayne Dunevant)

(Applicable Rezoning Cases and PUPS: C-18C-12)

PLAN OF DEVELOPMENT

POD2014-00148
Bon Secours Short Pump at
Broad Hill Centre – 12400
W. Broad Street (U.S. Route
250)

**APPROVED SEE
ADDENDUM PG. 2**

Timmons Group for Attack WB Investors, LLC and Bon Secours Health System: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a four-story, 106,700 square-foot medical office building, and a three-story, 72,900 square-foot medical office building. The 18.9-acre site is located on the north line of W. Broad Street (U.S. Route 250, approximately 3,000 feet west of N. Gayton Road, on part of parcels 730-765-7288, 730-766-7511, 730-766-8896, 731-766-6469, and 731-766-8659. The zoning is O-3C, Office District (Conditional), R-6C, General Residential District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

This plan proposes two separate medical office buildings on one parcel. Medical Pavilion 1 is a four-story, 106,700 square-foot building fronting on West Broad Street and will contain an emergency department, including separate entrances for ambulance patient drop-off and general public emergency patient drop-offs. Medical Pavilion 2 is a three-story, 72,900 square-foot building fronting on the private main loop road.

Site amenities include 900 parking spaces, a roundabout with a campanile 49 feet in height, a proffered linear park along the south and east lines of the loop road containing a crushed granite path four feet in width, and 1,220 feet in length, and a BMP with amphitheatre-style natural terraces for seating. The retaining walls for the terraces are proposed to be grey poured concrete.

Also included is a linear pedestrian walkway containing two rows of trees and a water feature. The parking areas will be heavily landscaped and will contain diamond planters to accommodate trees between parking lot landscape islands. The site's interior is fully accessible by sidewalk.

The elevations feature buildings that are modern in appearance with broad elevations containing a combination of glass, silver metal panels, perforated metal mesh, and light orange brick. Overall height of Medical Pavilion 1 is 72 feet, and Medical Pavilion 2 is 58 feet.

As of the preparation date of the agenda, Department of Public Works, Traffic Engineering section still had outstanding comments regarding ambulance and delivery truck parking and circulation. The staff recommendation will be made at the meeting.

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

29. Outside storage shall not be permitted.
30. In order to maintain the effectiveness of the County's public safety radio communications system within buildings, the owner will install radio equipment that will allow for adequate radio coverage within the building, unless waived by the Director of Planning. Compliance with the County's emergency communication system shall be certified to the County by a communications consultant within ninety (90) days of obtaining a certificate of occupancy. The County will be permitted to perform communications testing in the building at anytime.
31. The proffers approved as a part of zoning case C-18C-12 shall be incorporated in this approval.
32. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans.
33. 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.
34. 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: Chris Sibold)
(Applicable Rezoning Cases and PUPS: C-18C-12)

SITE LIGHTING PLAN

POD2014-00084
Sonic Drive-In at 5805 W.
Broad Street – 5805 W.
Broad Street (U.S. Route
250)

Bowman Consulting Group, Ltd. for EMN, LLC: Request for approval of a lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code. The 0.65-acre site is located on the south line of W. Broad Street (U.S. Route 250), approximately 120 feet west of its intersection with Libbie Avenue, on parcel 771-740-2505. The zoning is B-3, Business District. County water and sewer. **(Brookland)**

APPROVED

The applicant is requesting approval of a lighting plan at the Sonic Drive-In, formerly Bill's BBQ. As of the preparation date of this agenda, staff has not received information addressing details on the safety and security measures for the building per Police comments. Should the commission act on this request, in addition to the standard conditions for lighting plans the following additional condition is recommended:

5. Prior to issuance of a final certificate of occupancy, staff shall have an opportunity to evaluate the light levels along the southwest property line. If the light levels are deemed excessive, the applicant shall make corrective measures to mitigate any glare on the adjacent property.

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

PLAN OF DEVELOPMENT (Deferred from the March 26, 2014 Meeting)

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

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)**

DEFERRED BY
APPLICANT TO 7/23/2014

The applicant has requested a deferral to the July 23, 2014 Planning Commission hearing. As of the preparation date of this agenda, no additional information has been received to address outstanding issues related to the site and architectural plans.

The Department of Public Works cannot recommend approval until right-of-way dedication and VDOT access management issues are addressed, and road improvements along E. Williamsburg Road (U.S. Route 60) are shown or an exception is approved by both Director of Public Works and VDOT. The applicant continues to work with both Virginia Department of Transportation and Public Works.

Staff recommended additional site, building and streetscape enhancements to complement the small town and residential Sandston character. Furthermore, the Department of Planning and Police requested additional building information. Revised architectural plans were requested to ensure the proposal incorporates elements adopted in the Sandston Commercial Area and the Streetscape Design Studies. The applicant has indicated that they are preparing revised building elevations.

Should the Commission act on this request, in addition to the standard conditions for developments of this type and annotations on the plan, 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

POD2014-00129
Goodwill – Brookhollow –
4200 Tom Leonard Drive
(POD-93-00 Rev.)

APPROVED/EXPEDITED

Balzer and Associates, Inc. for Goodwill Industries of Central Virginia, Inc.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to convert an existing one-story, 23,636 square-foot building to a retail store with a drop-off canopy. The 3.36-acre site is located on the east line of Tom Leonard Drive, approximately 200 feet south of its terminus, on parcel 743-762-4433. The zoning is M-1C, Light Industrial District (Conditional), A-1, Agricultural District, and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The applicant proposes converting a building previously used as a carpet outlet, and then for custom car sales, to a Goodwill store with a drop-off canopy. Both of the previous uses located within this building did not need as much parking as the new proposed use; therefore the applicant is adding 34 additional parking spaces on site to accommodate the new use.

The building materials are in conformance with the proffers and all existing proffered and required transitional buffers are to remain as is.

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

29. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning cases C-30C-86 and C-74C-94 shall be incorporated in this approval.
31. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
32. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
33. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up drop-off facilities, the owner/occupant shall close the drive-up drop-off facilities until a solution can be designed to prevent traffic backup.
34. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
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 Christina Goggin)

(Applicant's Representative: Aaron Breed)

(Applicable Rezoning Cases and PUPS: C-30C-86; C-74C-94)

PLAN OF DEVELOPMENT

POD2014-00136
Richmond Mini – W. Broad
Street (U.S. Route 250)
(POD-02-03 Rev.)

**APPROVED SEE
ADDENDUM PG. 3**

E.D. Lewis and Associates, P.C. for Virginia Home for Boys and Girls and Crown RIB, 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, 13,419 square-foot car dealership and service center with accessory parking. The 3.33-acre site is located on the north line of W. Broad Street (U.S. Route 250), approximately 610 feet west of the intersection of W. Broad Street (U.S. Route 250) and N. Skipwith Road, on parcel 760-755-2884 and part of parcel 760-757-5611. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Brookland)**

The applicant proposes a new car dealership for Mini Cooper cars on an existing car sales lot and play fields for Virginia Home for Boys and Girls.

The site was recently rezoned on February 18, 2014, and the layout is consistent with the proffered plan. Although the site matches the proffered layout, staff has requested additional information on architectural materials to determine compliance with proffered elevations. Staff's recommendation will be made at the meeting.

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

29. All repair work shall be conducted entirely within the enclosed building.
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning case REZ2014-00004 shall be incorporated in this approval.
32. 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.
33. 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: Monte Lewis)

(Applicable Rezoning Cases and PUPS: REZ2014-00004)

PLAN OF DEVELOPMENT

POD2014-00143
Short Pump Medical and
Office Center at Towne
Center West – W. Broad
Street (U.S. Route 250)
(POD-62-05 Rev.)

**APPROVED SEE
ADDENDUM PG. 3**

Willmark Engineering, PLC for Towne Center West, LLC and Short Pump Medical, 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 five-story, 109,220 square-foot medical office building in an existing shopping center. The 7.1-acre site is located on the south line of Towne Center West Boulevard (private), approximately 360 feet north of W. Broad Street (U.S. Route 250) on parcel 736-764-1136 and part of parcels 735-763-9381 and 735-764-8708. The zoning is B-2C, Business District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The proposed medical office building is being incorporated into the Towne Center West shopping center development. It is proposed in the same location as a Holiday Inn (POD-7-07) that was approved by the Planning Commission in 2007 but never constructed. The height of this building is permitted to be no greater than 80 feet per condition of the provisional use permit.

As of the preparation date of the agenda, staff has not received a revised site plan, as requested. The staff had requested a revision to address concerns related to the proposed parking lot design at the southeast corner of the site and pedestrian connections through the site to the rest of the development. 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. Outside storage shall not be permitted.
30. Evidence that an engineer has certified the height of the building shall be provided to the Director of Planning prior to the issuance of a Certificate of Occupancy.
31. The proffers approved as a part of zoning cases C-49C-04, C-43C-05, C-44C-06, C-27-09, REZ2014-00011, REZ2014-00012, and PUP2014-00012 shall be incorporated in this approval.
32. 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.
33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
34. Prior to issuance of a building permit, the developer must furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.
35. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
36. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

**(Staff Report by Kevin Wilhite)
(Applicant's Representative: Mark Williams)**

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2014-00145
Panda Express at Staples
Mill Marketplace – 9100
Staples Mill Road (U.S.
Route 33)

APPROVED

CSD, PLLC for Staples Mill Marketplace, LLC and Panda Express, Inc.: 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 one-story, 2,293 square-foot restaurant with outdoor patio seating and drive-through facilities. The 0.89-acre site is located on an outparcel in an existing shopping center on the west line of Staples Mill Road (U.S. Route 33), approximately 700 feet south of its intersection with Hungary Spring Road, on part of parcel 767-757-8360. The zoning is B-2C, Business District. County water and sewer. **(Brookland)**

The applicant proposes a fast food restaurant with drive-through facilities and convenience seating on an outparcel in an existing shopping center.

Although Public Works Traffic Division is recommending approval, the site layout does not provide 200 feet of car stacking space as required for the drive-through. The applicant is looking at their options to address this issue.

Planning staff has requested that the applicant relocate their convenience seating from a landscape island to the front or rear of the building to provide area for parking lot landscaping. Staff’s recommendation will be made at the meeting.

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

- 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 proffers approved as a part of zoning case C-03C-09 shall be incorporated in this approval.
- 30. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.
- 31. 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.
- 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. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up facilities, the owner/occupant shall close the drive-up facilities until a solution can be designed to prevent traffic backup.
34. Only retail business establishments permitted in a B-2C zone may be located in this center.
35. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
36. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

(Staff Report by Christina Goggin)
(Applicant's Representative: Michael Hicks)
(Applicable Rezoning Cases and PUPS: C-03C-09)

PLAN OF DEVELOPMENT

POD2014-00146
Baughan Truck Center –
2742 Charles City Road

**APPROVED SEE
ADDENDUM PG. 4**

Engineering Design Associates for Baughan Truck Repair, 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, 20,000 square-foot building containing 2,765 square-feet of office, and 17,235 square-feet of truck repair/service area. The 10.7-acre site is located on the north line of Charles City Road, approximately 600 feet east of S. Laburnum Avenue, on parcel 817-709-6124. The zoning is M-1, Light Industrial District, and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

This proposal will be located in an area surrounded by existing warehouse buildings and served by a joint access shared with the Byrd Center.

The architectural plan provides a front building elevation of a combination of sandstone color wall panels which are textured to stimulate a stucco appearance, and steel siding accented with Hunter Green metal bands. All other building elevations will be sandstone metal siding.

Existing site conditions will require provision of planting in alternative locations to meet peripheral planting requirements and condition #35 has been added to address this issue. The landscape plan will provide the required screening details of the vehicle storage area. Furthermore staff suggested preserving the existing vegetation along the southern property to help screen and soften visual impacts.

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. All repair work shall be conducted entirely within the enclosed building.
30. Outside storage shall not be permitted except as shown on the approved plan.
31. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.

32. 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.
33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
34. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction needed to implement this conceptual plan may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/ approval.
35. Alternative landscaping locations shall be provided as necessary to satisfy peripheral parking lot landscaping requirements and to screen the outside storage area.

(Staff Report by Matt Ward)

(Applicant's Representative: Randy Hooker)

APPROVAL OF MINUTES: April 23, 2014 Minutes/APPROVED AS CORRECTED

ADJOURN @ 10:14

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
May 28, 2014**

ADDENDUM

PAGE 9 – REVISED PLAN AND REVISED RECOMMEDATION

SUBDIVISION

SUB2014-00050
Bedford Falls at Hickory
Grove
(May 2014 Plan) – 11123
Nuckols Road

Bay Companies, Inc. for Atack Properties, Inc.: The 5.66-acre site proposed for 37 residential townhomes for sale is located on the west line of Nuckols Road, approximately 450 feet south of Hickory Park Drive, on parcel 747-770-3395. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt) 37 Lots**

APPROVED

A revised plan has been submitted showing right of way dedication 52 feet from centerline on Nuckols Road. The applicant has stated that perimeter landscaping would be addressed with the subsequent POD. The staff recommends approval subject to the annotations on the plans, the standard conditions for residential townhouses for sale, and the additional condition listed in the agenda.

PAGE 10 – REVISED CONDITION

SUBDIVISION

SUB2014-00056
Carter’s Ridge
(May 2014 Plan) – 8401-
8407 Ridge Road

Bay Companies, Inc. for 8401 Ridge, LLC: The 4.83-acre site proposed for a subdivision of 10 single-family dwellings is located on the southwest line of Ridge Road, approximately 300 feet south of Green Ridge Road, on parcels 754-738-8932, 754-737-7693, and 755-738-0773. The zoning is R-3, One-Family Residential District. County water and sewer. **(Tuckahoe) 10 Lots**

APPROVED

15. **REVISED** - The hours of outside construction, including operation of bulldozers and other earthmoving equipment, shall be between 7:00 a.m. and 7:00 p.m., Monday through Saturday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work such as concrete pours or utility connections.

PAGE 14 – REVISED PLAN AND REVISED CAPTION

SUBDIVISION

SUB2014-00060
Rocky Branch Farm
(May 2014 Plan) – 8400
Forge Road

APPROVED

Townes Site Engineering, P.C. for Carter Oak, LLC: The 10.41-acre site proposed for a subdivision of 25 single-family dwellings is located along the eastern line of Eden Street, at the northern and southern terminus of Forge Road, and at the western terminus of Jewett Drive, on parcel 775-755-4649. The zoning is R-3, One-Family Residential District. County water and sewer. **(Brookland) 28 ~~25~~ Lots**

PAGE 15 – REVISED PLAN

SUBDIVISION

SUB2014-00058
Welwood
(May 2014 Plan) – 12324
Kain Road

APPROVED

Sekiv Solutions for Welwood I, LLC: The 16.9-acre site proposed for a subdivision of 23 single-family dwellings is located at the northwest corner of the intersection of Kain Road and N. Gayton Road, on parcels 736-769-7088, 736-769-4930, and 737-769-0243. The zoning is R-2AC, One-Family Residential District (Conditional). County water and sewer. **(Three Chopt) 23 Lots**

PAGE 18 – REVISED PLAN

PLAN OF DEVELOPMENT

POD2014-00148
Bon Secours Short Pump at
Broad Hill Centre – 12400
W. Broad Street (U.S. Route
250)

APPROVED

Timmons Group for Attack WB Investors, LLC and Bon Secours Health System: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a four-story, 106,700 square-foot medical office building, and a three-story, 72,900 square-foot medical office building. The 18.9-acre site is located on the north line of W. Broad Street (U.S. Route 250, approximately 3,000 feet west of N. Gayton Road, on part of parcels 730-765-7288, 730-766-7511, 730-766-8896, 731-766-6469, and 731-766-8659. The zoning is O-3C, Office District (Conditional), R-6C, General Residential District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

PAGE 25 – REVISED ELEVATIONS AND REVISED RECOMMENDATION

PLAN OF DEVELOPMENT

POD2014-00136
Richmond Mini – W. Broad
Street (U.S. Route 250)
(POD-02-03 Rev.)

APPROVED

E.D. Lewis and Associates, P.C. for Virginia Home for Boys and Girls and Crown RIB, 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, 13,419 square-foot car dealership and service center with accessory parking. The 3.33-acre site is located on the north line of W. Broad Street (U.S. Route 250), approximately 610 feet west of the intersection of W. Broad Street (U.S. Route 250) and N. Skipwith Road, on parcel 760-755-2884 and part of parcel 760-757-5611. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Brookland)**

Staff has received a revised architectural plan demonstrating the removal of the aluminum louvers in compliance with the proffered elevations. The staff can recommend approval subject to the annotations on the plan and the conditions listed in the agenda.

PAGE 27 – REVISED RECOMMENDATION AND ADDED CONDITION

PLAN OF DEVELOPMENT

POD2014-00143
Short Pump Medical and
Office Center at Towne
Center West – W. Broad
Street (U.S. Route 250)
(POD-62-05 Rev.)

APPROVED

Willmark Engineering, PLC for Towne Center West, LLC and Short Pump Medical, 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 five-story, 109,220 square-foot medical office building in an existing shopping center. The 7.1-acre site is located on the south line of Towne Center West Boulevard (private), approximately 360 feet north of W. Broad Street (U.S. Route 250) on parcel 736-764-1136 and part of parcels 735-763-9381 and 735-764-8708. The zoning is B-2C, Business District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

Staff has completed its review of the revised plan included in the packet and can recommend approval, subject to the original annotations, the standard conditions for developments of this type, and additional conditions #29 through #37.

- 37. **ADDED** – The developer shall provide written notification to the adjacent property owner prior to beginning utility work on parcel 735-763-6585.

PLAN OF DEVELOPMENT

POD2014-00146
Baughan Truck Center –
2742 Charles City Road

APPROVED

Engineering Design Associates for Baughan Truck Repair, 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, 20,000 square-foot building containing **4,000** ~~2,765~~ square-feet of office, and **16,000** ~~17,235~~ square-feet of truck repair/service area. The 10.7-acre site is located on the north line of Charles City Road, approximately 600 feet east of S. Laburnum Avenue, on parcel 817-709-6124. The zoning is M-1, Light Industrial District, and ASO, Airport Safety Overlay District. County water and sewer. (**Varina**)