

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

November 19, 2014

9:00 A.M.

ADDENDUM ATTACHED



PLANNING COMMISSION

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

**DEVELOPMENT REVIEW AND DESIGN
DIVISION – DEPARTMENT OF PLANNING**

Leslie A. News, PLA, Principal Planner
Kevin D. Wilhite, C.P.C., AICP, County Planner
Michael F. Kennedy, County Planner
Christina Goggin, AICP, County Planner
Anthony R. Greulich, C.P.C., County Planner
Greg Garrison, AICP, County Planner
Matthew Ward, County Planner
Lee Pambid, C.P.C., County Planner
Aimee B. Crady, AICP, County Planner
Robert Peterman, GIS Technician
Kate B. Teator, Senior Planning Technician/Recording
Secretary

WELCOME: @ 9:04AM

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA: Ashley Monfort, NBC12

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Lee Pambid

FOR INFORMATIONAL PURPOSES ONLY

There are no conditional extensions for consideration.

TRANSFER OF APPROVAL

POD-102-96
POD2014-00075
Interport Business Center
(Formerly Interport Business
Center Phase III) – 5300 S.
Laburnum Avenue

John Graham for Interport Holdings, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from ABH Virginia Land Trust and Devon USA, Inc. to Interport Holdings, LLC. The 3.54-acre site is located at the northwest corner of the intersection of S. Laburnum Avenue and Eubank Road, on parcel 816-712-4019. The zoning is M-1, Light Industrial District, and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

APPROVED/EXPEDITED

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

Deficiencies, as identified in the staff report dated May 9, 2014, included missing or faded stop bars and directional arrows, dead shrubs, and a missing deciduous tree. All deficiencies have been corrected.

The staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)
(Applicant's Representative: John Graham)

TRANSFER OF APPROVAL

POD-79-96
POD2014-00098
The Center of Wellness
(Formerly Richmond
Athletic Club) – 4700
Thalbro Street

Stuart Simon Law Firm for Three Properties, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Kathy Duke to Three Properties, LLC. The 2.06-acre site is located at the northwest corner of the intersection of Thalbro Street and Maywill Street, on parcel 775-738-8636. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

APPROVED/EXPEDITED

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

Deficiencies as identified in the staff report dated May 9, 2014 that have been addressed include missing stop signs and stop bars, parking lot resealing, and missing or faded handicap parking spaces and missing trees.

The staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)
(Applicant's Representative: Stuart Simon)

TRANSFER OF APPROVAL

POD-72-86
POD2014-00307
BNW Builders Plaza
(Formerly Shiro Retail
Center) – 8601 Staples Mill
Road (U.S. Route 33)

Bruce Wiegman for Wiegman Properties, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Lawrence Bracken, Robert E. Shiro, and Bird Earl E Properties, LC to Wiegman Properties, LLC. The 0.85-acre site is located on the southeast corner of the intersection of Janway Road and Staples Mill Road (U.S. Route 33), on parcel 770-754-6953. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

APPROVED/EXPEDITED

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 inspection report dated September 10, 2014 have been corrected. Site deficiencies included missing landscaping.

The staff recommends approval of this transfer request.

(Staff Report by Greg Garrison)
(Applicant's Representative: Bruce Wiegman)

TRANSFER OF APPROVAL

POD-75-85 and POD-122-89
POD2014-00198; POD2014-
00199; POD2014-00200;
POD2014-00201; and,
POD2014-00202
Vantage Place (Buildings A,
B, C, D, and E) – 4319,
4335, 4405, 4419, and 4431
Cox Road

Troutman Sanders, LLP for Lingerfelt Development, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from The Innsbrook Corporation, Ross-Kreckman, and HRLP, LLC to Lingerfelt Development, LLC. The 13.3-acre site is located along the east line of Cox Road, approximately 1,000 feet south of Village Run Drive, on parcels 750-763-2683, 750-763-4872, 750-763-7063, 750-764-4113, and 750-764-5700. The zoning is O-3C (Conditional), Office District. County water and sewer. **(Three Chopt)**

APPROVED/EXPEDITED

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 inspection report dated May 30, 2014 have been corrected. Site deficiencies included missing landscaping.

The staff recommends approval of this transfer request.

(Staff Report by Greg Garrison)
(Applicant's Representative: Michael Warwick)
(Applicable Rezoning Cases and PUPS: C-53C-79)

TRANSFER OF APPROVAL

POD-31-76
POD2013-00445
Wilson & Associates Funeral
Service, Inc. (Formerly
Beautiful Temple
Empowerment Center) –
5004 Nine Mile Road (State
Route 33)

Brian Wilson for Wilson & Associates Funeral Service, Inc.: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from East End Resources Group, LLC to Wilson & Associates Funeral Service, Inc. The 0.97-acre site is located on the north line of Nine Mile Road (State Route 33), approximately 200 feet east of Kenway Avenue, on parcel 811-724-7148. The zoning is B-2, Business District and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

APPROVED/EXPEDITED

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

The site deficiency, as identified in the inspection report dated January 24, 2014 has been corrected. The site deficiency was to repair the rear fence as necessary and the applicant replaced the fence.

The staff recommends approval of this transfer request.

(Staff Report by Christina Goggin)
(Applicant's Representative: Brian Wilson)

TRANSFER OF APPROVAL

POD-147-84 and 11-85
POD2014-00120 and
POD2014-00124
Vistas I and II at REVA
Richmond (Formerly Vistas
at Brookfield Phases I and II)
– 5516 and 5540 Falmouth
Street

Steve Sneed for CB Richard Ellis of Virginia, Inc.: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Lar Don Realty, L.C. to REVA Richmond, LLC. The 4.64-acre site is located on the northeast corner of the intersection of Falmouth Street and Dickens Road, on parcel 770-744-4322. The zoning is O-2, Office District. County water and sewer. **(Brookland)**

APPROVED/EXPEDITED

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 inspection report dated April 25, 2014, have been corrected. The site deficiencies included missing and dead landscaping, repairing pot holes and repainting a stop bar.

The staff recommends approval of this transfer request.

(Staff Report by Christina Goggin)
(Applicant's Representative: Steve Sneed)

TRANSFER OF APPROVAL

POD-38-03 (Part)
POD2014-00054
Retail Shops – Town Center
at Twin Hickory – 11389
Nuckols Road

APPROVED

Michael Tillem for Kwan Chan: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Read F. Goode, Jr., Retlaw 100, BFPD, LLC, and Mayberry Real Estate Holdings, LLC to Kwan Chan. The 0.48-acre site is located in an existing shopping center at the southwest corner of the intersection of Nuckols Road and Old Nuckols Road, on parcel 746-773-1351. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

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

All deficiencies, as identified in the inspection report dated March 3, 2014, have been addressed. The new owner repaired a pothole, planted several missing large evergreen trees in place of shrubs, added 4 planter boxes on the outdoor dining patio and provided mulch in the landscape islands.

The staff recommends approval of this transfer request.

(Staff Report by Matt Ward)

(Applicant's Representative: Michael Tillem)

(Applicable Rezoning Cases and PUPS: P-09-03; C-19C-94; C-56C-94; C-49C-96; C68C-99)

LANDSCAPE PLAN

POD2014-00324
Lumber Liquidators East
Coast Distribution Center –
5900 Elko Road (State Route
156)

APPROVED
SEE ADDENDUM PG. 1

Johnson Development for Lumber Liquidators: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 100.20-acre site is located at the terminus of White Oak Creek Drive and on the south line of Elko Road (State Route 156), approximately 2,850 feet east of the intersection of Elko Road (State Route 156) and Elko Tract Road, on parcel 851-705-5088. The zoning is M-2, General Industrial District. County water and sewer. **(Varina)**

The applicant is requesting approval of a landscape plan for the recently approved Lumber Liquidators East Coast Distribution Center in the White Oak Technology Park. The plan provides street trees along White Oak Creek Drive and Engineers Way; evergreen plant material between the loading areas and Elko Road and Engineers Way; building foundation and parking lot planting; and, supplemental planting between the office parking and White Oak Creek Drive. The plan has been reviewed and approved by the White Oak Technology Park Development Review Board, and also meets all technical requirements for staff to recommend approval.

The application was deferred by the Planning Commission at its October 22, 2014 meeting, for the applicant to address noise concerns raised at the meeting. The Commission deferred the case to November 13, 2014. The applicant has since requested an additional deferral to the November 19, 2014 meeting.

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

**(Staff Report by Greg Garrison)
(Applicant's Representative: Scott Wiley)**

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2014-00365
Eastgate Town Center – 4869
Nine Mile Road (State Route
33) (POD-64-73 Rev.)

**APPROVED
SEE ADDENDUM PG. 1**

Balzer and Associates, Inc. for Chiocca-Talley Malls, Inc., Bromont Group, and Ample Storage Laburnum Avenue: 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 redevelop and construct a single 288,276 square foot phase of a regional shopping center. This phase contains a one-story 189,541 square foot retail building (Walmart) with garden and tire centers, a one-story 76,047 square foot retail building, a one-story 16,134 square foot retail building, a one-story 6,554 square foot retail building, and a free-standing ATM. The 31.41-acre site is part of a 44.056-acre shopping center, and is located on the south line of Nine Mile Road (State Route 33) and the north line of Colwyck Drive, approximately 750 feet east of its intersection with South Laburnum Avenue, on parcels 812-723-1692 and part of 811-723-1052. The zoning is B-3C, Business District (Conditional), M-1C, Light Industrial District (Conditional), and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

As of the preparation date of this agenda several agencies have not completed review of revised plans submitted by the applicant on November 5, 2014. The Department of Public Works Design Division has completed review of the revision but cannot recommend approval of the revised plan as submitted. Additional information is required, showing how the shopping center will meet the water quality requirement and if additional SWM facilities are needed to provide detention on site.

Division of Police has requested additional information concerning proposed lighting levels for the plaza entrances, building edges and the lack of lighting proposed behind Building B before they can recommend approval of the lighting plan. The applicant proposes concealed source LED light fixtures.

Per the proffered conditions, a variable width buffer planted to a transitional buffer 35 standard will be provided along Colwyck Drive, and will include a six-foot high ornamental wrought iron style fence. Enhanced pedestrian connections will be included in the redevelopment, with sidewalk provided along all road frontages. A designated bus stop location has been coordinated within the plans.

Planning is concerned with the tire storage area, as shown on the rear elevation, and garden center racks on the left elevation. The applicant proposes an ornamental metal fence with an opaque fabric screen around the tire storage area. Staff has requested that the applicant extend the building's

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masonry wall to screen the tires. Additionally, the garden center includes rack storage of merchandise outside the garden center perimeter along the east elevation, which should be relocated within the garden center's fenced area.

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:

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 Nine Mile Road (State Route 33) 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 Nine Mile Road (State Route 33) 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 south side of Nine Mile Road (State Route 33).
33. A concrete sidewalk meeting County standards shall be provided along the north side of Colwyck Drive and east side of Eastgate Boulevard.
34. All repair work shall be conducted entirely within the enclosed building.
35. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
36. Outside storage shall not be permitted except as shown on the approved plan.
37. The proffers approved as a part of zoning case C-69C-04 and REZ2014-00023 shall be incorporated in this approval.
38. 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.
39. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
40. 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.
41. 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.

42. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
43. 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.
44. 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 Christina Goggin)

(Applicant's Representative: Christopher Shust)

(Applicable Rezoning Cases and PUPS: C-69C-04; REZ2014-00023)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2014-00397
Nuckols Place – 5400
Wyndham Forest Drive
(POD-22-06 Rev.)

APPROVED
SEE ADDENDUM PG. 2

Timmons Group, P.C. for Ukrop's Super Markets, Inc. and Virginia Financial Investors, 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 a 107,895 square foot phase of a neighborhood shopping center including two one-story restaurant buildings with drive through facilities containing 1,875 square feet and 3,920 square feet; one one-story retail building containing 10,800 square feet; two one-story retail buildings with drive through facilities containing 10,500 square feet, and 4,800 square feet; and, a one-story 76,000 square foot retail grocery store with drive through pharmacy facilities. The 14.82-acre site is part of a 16.725-acre shopping center, and is located on the south line of Wyndham Forest Drive, the east line of Nuckols Road, and the north line of Twin Hickory Road, on parcel 746-773-8345. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

The applicant proposes to demolish and redevelop the partially constructed shopping center, which currently consists of a vacant unfinished parking lot with related infrastructure, as approved by previous plan of development POD-022-06. The existing Walgreens pharmacy portion of the shopping center is to remain and continue to tie in to the overall shopping center. The perimeter landscape buffer for the overall shopping center was partially installed prior to construction of the former shopping center plan approved in 2006, and in compliance with the proffered conditions of C-10C-04, but final landscape plans were not approved at that time. The remaining landscaping must be installed prior to the construction of any buildings on site. Existing buffers may be further supplemented as necessary during the construction plan process and prior to certificates of occupancy for the new buildings. These buffers are proffered to be 50-feet in width along the north line of Twin Hickory Road and along the adjacent residential properties; and green belts for landscaping 30-feet in width along Nuckols Road, and 25-feet in width along Wyndham Forest Drive, are also required.

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As of the preparation date of the agenda, staff has requested, but has not received a revised plan addressing outstanding comments related to building setbacks, traffic circulation, and building elevations for the rear of Building 5, the grocery tenant space. Building 1 on the proposed layout plan does not meet the minimum shopping center perimeter setback of 50 feet. Staff has expressed concern about the appearance of the rear of Building 5, which is the least articulated building façade among those proposed with this development. Due to the complex grades and terraced wall adjacent to this building wall, the relative elevation of the adjacent townhome parcels, and concerns about screening of loading areas and rooftop mounted mechanical equipment, staff has requested additional information to demonstrate adequate screening of those features. Staff has also requested a color elevation of all building sides for Building 5 to give a realistic image of that building façade. Parapet height has not been clarified at this time, nor have sight line studies been completed to analyze the potential need for additional screening. Because the grocery anchor has not been named at this time, final details relating to a potential compactor location and other user-specific needs have not been finalized. Any compactor proposed will be required to have a full masonry enclosure to match the primary building material, with an opaque gate.

The traffic engineer has requested that the proposed interior drive aisle stemming from the existing entrance from Nuckols Road be eliminated at that location due to the conflict among driveway traffic entering from Nuckols Road, patrons exiting the center, and those entering the restaurant drive through facilities. Five individual drive through facilities are proposed throughout the site, but adequate stacking and bypass lanes have not been demonstrated on the plan. Sidewalk must be provided along all road frontages connecting to those existing adjacent to the site. A meandering sidewalk exists on portions of the site, but will need to be added along Nuckols Road. Portions of the existing sidewalk are not shown on the staff plan. The plan proposes an internal pedestrian network that demonstrates adequate connectivity. Staff has requested an additional pedestrian connection into the site from Twin Hickory Road to provide better access to the grocery anchor space. Decorative pavers are required at the proposed vehicular entrances along Wyndham Forest Drive to match what was provided with the entrances constructed with the existing Walgreens pharmacy, in compliance with proffers.

Several patio locations are delineated on the plans. As the property is zoned B-2C, these areas can only be utilized for convenience seating or other permitted non-dining uses unless a provisional use permit application is filed in the future for outdoor dining.

A lighting plan has also been submitted by the applicant to replace the existing light pole bases throughout the site. LED type concealed source fixtures are proposed, for all pole mounted, building mounted, and pedestrian scale lighting locations. No fixtures shall exceed a mounting height of 25 feet per the proffered conditions. The portion of the site affected by the revised layout has been shown for conceptual purposes. The lighting plan meets the required standards and staff has no objection to the lighting plan.

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

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- 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. Only retail business establishments permitted in a B-2 Business District may be located in this center.
30. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
31. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
32. A concrete sidewalk meeting County standards shall be provided along the east side of Nuckols Road.
33. Outside storage shall not be permitted.
34. The proffers approved as a part of zoning case C-10C-04 shall be incorporated in this approval.
35. 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.
36. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
37. 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.
38. The existing utility easements in conflict with the footprint for Buildings 2, 3, and 4 shall be vacated prior to approval of the building permit for the said building.
39. 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.
40. 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.
41. 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: Mitchell Bowser)

(Applicable Rezoning Cases and PUPS: C-10C-04)

PLAN OF DEVELOPMENT

POD2014-00369
Stuart's Crossing, Phase 1 –
1091 Virginia Center
Parkway

APPROVED
SEE ADDENDUM PG. 2

E.D. Lewis and Associates, P.C. for Sauer Properties, Inc.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct Phase I of a proposed shopping center, consisting of two one-story retail stores totaling 24,179 square feet. The 5.67-acre site is part of a 13-acre proposed shopping center and is located on the southeast corner of the intersection of Virginia Center Parkway and Brook Road (U.S. Route 1), on parcels 784-766-7690 and 784-767-4440. The zoning is B-3, Business District and B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

The applicant is requesting approval to construct phase one of a proposed shopping center. This phase includes right of way and infrastructure improvements including grading and sidewalk, along the east side of Brook Road (U.S. Route 1), south side of Virginia Center Parkway, and west side of Battlefield Road. Additionally, phase one will include construction of two one story retail stores totaling 24,179 square feet. The anchor tenant is unknown at this time and that portion of the project is not part of this phase.

As of the preparation date of the agenda, the staff has not received a revised plan as requested providing enhanced elevations for the rear of Retail Building #1 nearest to Brook Road. Additionally, staff continues to have concerns regarding the proposed location of the loading space south of Retail Building #2.

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. Only retail business establishments permitted in a B-3 Business District, may be located in this center.
30. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
31. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
32. The right-of-way for widening of Virginia Center Parkway 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.
33. A concrete sidewalk meeting VDOT standards shall be provided along the east of Brook Road (U.S. Route 1).
34. A concrete sidewalk meeting County standards shall be provided along the south side of Virginia Center Parkway and the west side of Battlefield Road.
35. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
36. Outside storage shall not be permitted.
37. The proffers approved as a part of zoning case C-16C-11 shall be incorporated in this approval.
38. 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

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- 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.
39. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
 40. The existing 16-foot drainage easement in conflict with Retail Building #2 footprint shall be vacated prior to approval of the building permit for the said building.
 41. 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.
 42. 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.
 43. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
 44. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Greg Garrison)
(Applicant's Representative: Byron Traynham)
(Applicable Rezoning Cases and PUPS: C-16C-11)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2014-00401
Hermitage Townes –
8100-8200 Staples Mill Road
(U.S. Route 33)

APPROVED
SEE ADDENDUM PG. 3

Bay Companies, Inc. for Atack/Hermitage, 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 54 residential townhouse units for sale. The 15.0-acre site is located on the west line of Staples Mill Road (U.S. Route 33), approximately 450 feet north of Wistar Road, on parcels 770-752-3830, 770-752-7621, 770-752-9456, 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)**

The applicant is requesting approval to construct 54 residential townhomes for sale. Conditional approval for the subdivision was granted at the July 23, 2014 Planning Commission hearing. The site plan and elevations submitted are consistent with the exhibits provided with REZ2014-00015. The plan provides for a 6' fence on the southern property line and a 100' buffer adjacent to the western property line per adopted proffers.

The applicant has also provided a lighting plan for review and approval with the plan of development. All agencies have not completed its review of the lighting plan.

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. 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 entrances and drainage facilities on Staples Mill Road (U.S. Route 33) 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. Details for the gate and locking device at the emergency access road shall be submitted for review by the Traffic Engineer, Police and approved by the County Fire Marshall. The owner or owner's contractor shall contact the County Fire Marshall prior to completion of the fence installation to test and inspect the operations of the gates. Evidence of the Fire Marshall's approval shall be provided to the Department of Planning by the owner prior to issuance of occupancy permits.
34. The proffers approved as a part of zoning case C-93C-86 and REZ2014-00015 shall be incorporated in this approval.

Continue

continued

35. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The defect bond shall remain in effect for a period of three years from the date of the issuance of the final occupancy permit. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.
36. The existing 16-foot utility easement in conflict with the building footprint of Blocks A and B shall be vacated prior to approval of the building permit for the said building.
37. The existing 16-foot drainage easement in conflict with the building footprint of Blocks E and K shall be vacated prior to approval of the building permit for the said building.
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.
39. 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.
40. The subdivision plat for Hermitage Townes shall be recorded before any building permits are issued.
41. 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.

(Staff Report by Christina Goggin)

(Applicant's Representative: Dan Caskie)

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

PLAN OF DEVELOPMENT

POD2014-00398
Stone Ridge – 1381 East
Parham Road

APPROVED
SEE ADDENDUM PG. 3

Draper Aden Associates for Alexander Development Co., LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 49 residential townhouse units for sale. The 5.69-acre site is located on the southwest corner of the intersection of East Parham Road and Villa Park Drive, on parcels 782-756-3870, 782-756-3992, 782-756-4861, 782-756-4880, 782-756-6562, 782-756-6636, 782-756-6951, 782-756-7230, 782-756-9451, 782-757-2904, and part of parcel 782-757-3717. The zoning is RTHC, Residential Townhouse District (Conditional) and R-5, General Residence District. County water and sewer. **(Fairfield)**

The applicant is requesting approval to construct 49 townhouse units for sale.

As of the preparation date of the agenda, the staff has not received a revised plan as requested showing the side and rear elevations of the townhouse units with dimensions, and confirmation

that the central parking island can be adequately landscaped to address proffer # 25 from REZ2014-00019. Additionally staff is continuing to research ownership of the 10-foot strip of land along the west property line and Darracott Road along the southeast property line.

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:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
29. The 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. A concrete sidewalk meeting County standards shall be provided along the south side of East Parham Road and the west side of Villa Park Drive.
32. The proffers approved as a part of zoning case REZ2014-00019 shall be incorporated in this approval.
33. 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.
34. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
35. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, 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.
36. The subdivision plat for Stone Ridge shall be recorded before any building permits are issued.
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.

(Staff Report by Greg Garrison)

(Applicant's Representative: Ed Hofmann, Jr.)

(Applicable Rezoning Cases and PUPS: REZ2014-00019)

LANDSCAPE PLAN

POD2014-00336
Aldi Grocery Store – 1776
North Parham Road

APPROVED

Kimley-Horn and Associates for Aldi, Inc.: Request for approval of a landscape plan, as required by Chapter 24, Section 24-106 and 24-106.2 of the Henrico County Code. The 1.41-acre site is located at the northwest corner of the intersection of N. Parham Road and Starling Drive, on parcel 753-746-8492. The zoning is B-1, Business District. County water and sewer. **(Tuckahoe)**

The applicant seeks approval of the landscape plan for the proposed Aldi retail grocery store.

The landscaping proposed exceeds the minimum requirements, providing street trees, decorative plant beds, seasonal color, and a continuous hedgerow along rows of parking. While no transitional buffers or proffers are applicable to this property, the applicant has preserved mature trees along Starling Drive and Parham Road, which, combined with the proposed additional plantings, will provide nearly double the minimum required tree canopy for this site. The perimeter and interior landscaping proposed includes a variety of suitable plant species reasonably dispersed throughout the site and along the perimeter to enhance the streetscape and the interior of the site.

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

(Staff Report by Aimee Crady)
(Applicant's Representative: David Ellington)

LANDSCAPE PLAN

POD2014-00368
Phase II – Shoppes at
Reynolds Crossing – 6627
West Broad Street (U.S.
Route 250)

APPROVED

H&G Landscape Architects, PLC for Reynolds Holdings, LLC: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 6.59-acre site is located on the southwest corner of the intersection of Glenside Drive and Forest Avenue, on parcel 765-744-3673. The zoning is B-2C, General Business District (Conditional) and B-3C, General Business District (Conditional). County water and sewer. **(Tuckahoe)**

The applicant is requesting approval of a landscape plan for the Shoppes at Reynolds Crossing. The plan in the agenda addresses staff comments regarding additional plant material at the base of the BMP, additional plant material around the sign, and additional plant material near the entrance off Forest Avenue.

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: Randy Biltz)
(Applicable Rezoning Cases and PUPS: C-13C-07)

APPROVAL OF MINUTES: October 22, 2014 Minutes

ADJOURN @ 9:04AM

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
November 19, 2014**

ADDENDUM

PAGE 10 – REVISED PLAN

LANDSCAPE PLAN

POD2014-00324
Lumber Liquidators East
Coast Distribution Center –
5900 Elko Road (State Route
156)

APPROVED

Johnson Development for Lumber Liquidators: Request for approval of a landscape plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 100.20-acre site is located at the terminus of White Oak Creek Drive and on the south line of Elko Road (State Route 156), approximately 2,850 feet east of the intersection of Elko Road (State Route 156) and Elko Tract Road, on parcel 851-705-5088. The zoning is M-2, General Industrial District. County water and sewer. (**Varina**)

PAGE 11 – REVISED PLAN AND REVISED ARCHITECTURALS

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2014-00365
Eastgate Town Center – 4869
Nine Mile Road (State Route
33) (POD-64-73 Rev.)

APPROVED

Balzer and Associates, Inc. for Chiocca-Talley Malls, Inc., Bromont Group, and Ample Storage Laburnum Avenue: 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 redevelop and construct a single 288,276 square foot phase of a regional shopping center. This phase contains a one-story 189,541 square foot retail building (Walmart) with garden and tire centers, a one-story 76,047 square foot retail building, a one-story 16,134 square foot retail building, a one-story 6,554 square foot retail building, and a free-standing ATM. The 31.41-acre site is part of a 44.056-acre shopping center, and is located on the south line of Nine Mile Road (State Route 33) and the north line of Colwyck Drive, approximately 750 feet east of its intersection with South Laburnum Avenue, on parcels 812-723-1692 and part of 811-723-1052. The zoning is B-3C, Business District (Conditional), M-1C, Light Industrial District (Conditional), and ASO, Airport Safety Overlay District. County water and sewer. (**Fairfield**)

PAGE 14 – REVISED PLAN, REVISED ARCHITECTURALS, AND ADDED CONDITION

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2014-00397
Nuckols Place – 5400
Wyndham Forest Drive
(POD-22-06 Rev.)

APPROVED

Timmons Group, P.C. for Ukrop’s Super Markets, Inc. and Virginia Financial Investors, 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 a 107,895 square foot phase of a neighborhood shopping center including two one-story restaurant buildings with drive through facilities containing 1,875 square feet and 3,920 square feet; one one-story retail building containing 10,800 square feet; two one-story retail buildings with drive through facilities containing 10,500 square feet, and 4,800 square feet; and, a one-story 76,000 square foot retail grocery store with drive through pharmacy facilities. The 14.82-acre site is part of a 16.725-acre shopping center, and is located on the south line of Wyndham Forest Drive, the east line of Nuckols Road, and the north line of Twin Hickory Road, on parcel 746-773-8345. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Three Chopt)**

- 9. **AMENDED (ADDED)** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.

PAGE 17 – REVISED PLAN AND RECOMMENDATION

PLAN OF DEVELOPMENT

POD2014-00369
Stuart’s Crossing, Phase 1 –
1091 Virginia Center
Parkway

APPROVED

E.D. Lewis and Associates, P.C. for Sauer Properties, Inc.: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct Phase I of a proposed shopping center, consisting of two one-story retail stores totaling 24,179 square feet. The 5.67-acre site is part of a 13-acre proposed shopping center and is located on the southeast corner of the intersection of Virginia Center Parkway and Brook Road (U.S. Route 1), on parcels 784-766-7690 and 784-767-4440. The zoning is B-3, Business District and B-3C, Business District (Conditional). County water and sewer. **(Fairfield)**

Staff has received revised elevations that provide enhancements to the rear of Retail Building #1, as well as a revised site plan that addresses the loading area for Retail Building #2.

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

PAGE 19 – REVISED PLAN

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2014-00401
Hermitage Townes –
8100-8200 Staples Mill Road
(U.S. Route 33)

APPROVED

Bay Companies, Inc. for Attack/Hermitage, 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 54 residential townhouse units for sale. The 15.0-acre site is located on the west line of Staples Mill Road (U.S. Route 33), approximately 450 feet north of Wistar Road, on parcels 770-752-3830, 770-752-7621, 770-752-9456, 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)**

PAGE 21 – REVISED PLAN, REVISED RECOMMENDATION, AND REVISED AND ADDED CONDITIONS

PLAN OF DEVELOPMENT

POD2014-00398
Stone Ridge – 1381 East
Parham Road

APPROVED

Draper Aden Associates for Alexander Development Co., LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 49 residential townhouse units for sale. The 5.69-acre site is located on the southwest corner of the intersection of East Parham Road and Villa Park Drive, on parcels 782-756-3870, 782-756-3992, 782-756-4861, 782-756-4880, 782-756-6562, 782-756-6636, 782-756-6951, 782-756-7230, 782-756-9451, 782-757-2904, and part of parcel 782-757-3717. The zoning is RTHC, Residential Townhouse District (Conditional) and R-5, General Residence District. County water and sewer. **(Fairfield)**

Staff has received revised elevations detailing the side and rear elevations as requested.

Additionally, ownership issues related to the 10-foot strip of land on the west property line and Darracott Road have been resolved.

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

34. **REVISED:** 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. **The agreement will be consistent with the provisions in the letter from Andrew M. Condlin on behalf of Alexander Development Co., LLC, dated November 18, 2014, on file in the Department of Planning.**

38. **ADDED:** Prior to construction plan approval and as required by the Director of Public Works, a request for vacation of the public portion of Darracott Road dedicated in Villa Park, Section 1, shall be submitted for Board of Supervisor's action. If the Board does not approve the vacation of said public road, the design of the Stone Ridge entrance road shall be revised accordingly to meet the requirements of the Department of Public Works.