

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

February 25, 2015

9:00 A.M.

ADDENDUM ATTACHED



PLANNING COMMISSION

Robert H. Witte, Jr., Chairperson (Brookland)
C. W. Archer, C.P.C., Vice-Chairperson (Fairfield)
Tommy Branin (Three Chopt)
Bonnie-Leigh Jones, C.P.C. (Tuckahoe)
Eric S. Leabough, C.P.C. (Varina)
Patricia S. O'Bannon, 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: @ 9:00AM

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA: Ted Strong, Richmond Times-Dispatch @ 9:08AM

ROLL CALL: All present.

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
SUB2013-00218 Sadler Green (February 2014 Plan)	1	1	0	Three Chopt	2/24/2016

TRANSFER OF APPROVAL

POD-127-73 and POD-33-85
POD2014-00406 and
POD2014-00409
J. Sargeant Reynolds
Community College Building
(Formerly REBCOR O.B.) –
1701 East Parham Road

Helen Mayers for B&T Rental, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from J. Sargeant Reynolds Community College to B&T Rentals, LLC. The 3.93-acre site is located along the south line of East Parham Road at its intersection with Lydell Drive, on parcel 778-757-8541. The zoning is O-3C, Office District (Conditional) and C-1 (Conservation District). 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 plan of development approval.

All deficiencies, as identified in the inspection report dated October 30, 2014 have been addressed. The deficiencies included significant parking lot repairs, repainting the large rooftop equipment screen walls, planting several missing trees and shrubs, and constructing a new dumpster enclosure.

The staff recommends approval of this transfer request.

(Staff Report by Matt Ward)

(Applicant's Representative: Helen Mayers)

(Applicable Rezoning Cases and PUPS: REZ2014-00029)

PLAN OF DEVELOPMENT (Deferred from the January 28, 2015 Meeting)

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

DEFERRED BY APPLICANT TO 3/12/2015

Balzer and Associates, Inc. for Felts & Kilpatrick Construction Company, Inc. and Twin Rivers Capital, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 8,770 square-foot retail store. The 2.50-acre site is located at the southeast corner of the intersection of New Market Road (State Route 5) and North James Estates Drive, on parcels 802-702-9916, 802-702-8535, 802-702-8929, and 803-702-1005. The zoning is B-1C, Business District (Conditional). County water and sewer. **(Varina)**

The applicant has requested a deferral to the March 12, 2015 meeting.

The developer, Twin Rivers Capital, has requested deferral of this Plan of Development to the March 12, 2015 Planning Commission hearing, to accommodate rescheduling citizen informational meetings which were cancelled due to inclement weather.

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The developer first requested deferral of the plan at the June 25, 2014 Planning Commission hearing to revise the layout plan, the architectural elevations and hold a community meeting to discuss their proposed 8,770 square foot retail building with concerned citizens.

The layout provides the proffered 100 foot building setback from the ultimate right-of-way of New Market Road. A 40-foot wide bermed landscape strip, to be planted to meet the requirements of a 35-foot transitional buffer, is provided between New Market Road and the parking lot. There is a 20-foot proffered buffer, required to be planted to a 25-foot transitional buffer, along North James Estates Drive. A 10-foot transitional buffer and an 8-foot tall white vinyl fence are provided along the northern property line adjacent to North James Estates subdivision. The applicant has designed the plan to retain existing mature trees adjacent to the subdivision, and supplemental planting will be added to meet the 10-foot transitional buffer requirements.

The building provided is a colonial-style building with brick as the primary building material and a shingle roof. Additional building details such as dentil moulding for the cornice detail, brick lintels above the windows and window mullions are provided, ensuring compliance with the architectural proffers.

VDOT has reviewed the plan and approved an entrance waiver request on New Market Road based on the fact that the site is comprised of four parcels, each with their individual access rights. VDOT determined that it was better to grant one full entrance access to serve all 4 parcels. The entrance will be served by a tapered turn lane into the development. A new sidewalk is provided along the frontage of the site.

Landscape and lighting is not part of the current review. Staff recommends that the landscape and lighting plan be returned to the Planning Commission for review and approval.

The proposed development meets all of the proffered and technical requirements. Staff recommends approval subject to the annotations on the plan, the standard conditions for developments of this type and the following additional conditions:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
29. The right-of-way for widening of New Market Road (State Route 5) as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. The entrances and drainage facilities on New Market Road (State Route 5) shall be approved by the Virginia Department of Transportation and the County.

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31. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
32. A concrete sidewalk meeting VDOT standards shall be provided along the east side of New Market Road (State Route 5).
33. Outside storage shall not be permitted.
34. The proffers approved as a part of zoning case C-22C-10 shall be incorporated in this approval.
35. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
36. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
37. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Christina Goggin)
(Applicant's Representative: Christopher Shust)
(Applicable Rezoning Cases and PUPS: C-22C-10)**

PLAN OF DEVELOPMENT (Deferred from the January 28, 2015 Meeting)

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

**APPROVED
SEE ADDENDUM PAGE 1**

Parker Design Group, Inc. for Richmond Petroleum Marketing, 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 2,877 square foot convenience store **with a 250 square foot mezzanine**, with fuel pumps, drive-through facilities, and a 1,100 square foot car wash. The 0.9-acre site is located on the southeast corner of the intersection of Mechanicsville Turnpike (U.S. Route 360) and Bloom Lane, on parcel 799-728-4562. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

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

The main structure and the car wash feature a combination of red brick, beige split face block, dark and light beige EIFS bands, and a metal panel fascia. Revised elevations received just prior to
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preparation of the agenda show an increase in overall height from the previously proposed 15 feet 6 inches including parapet, to 24' feet overall height to accommodate a mezzanine level 250 square foot office. This office is in addition to the original 2,877 square feet. The total floor area is now 3,127 square feet.

Previously submitted elevations show a flat canopy for the fuel area with columns fully wrapped in brick to the top.

Staff has received a revised layout that addresses the Department of Public Works - Traffic Division's comments including provision of adequate right-of-way width along on Mechanicsville Turnpike and Bloom Lane, a bypass lane for the car wash and drive-through, and adequate drive-through stacking space. The Traffic Division has requested truck maneuvering diagrams for access to the dumpster because of an added curb island that separates the accessible parking space from the drive-through lanes.

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

29. Bulk storage of fuel shall be underground.
30. The owner or manager on duty shall be responsible for temporarily closing the car wash facility when the on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way.
31. The owner shall arrange with the Traffic Engineer to provide standard traffic control signs to notify customers that stopping or standing on the public right-of-way shall not be permitted near the entrances to the car wash facility.
32. The entrances and drainage facilities on Mechanicsville Turnpike (U.S. Route 360) shall be approved by the Virginia Department of Transportation and the County.
33. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
34. Outside storage shall not be permitted.
35. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
36. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
37. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Lee Pambid)
(Applicant's Representative: Dustin Foster)

PLAN OF DEVELOPMENT

POD2015-00013
Restaurant and Retail at
Brookhollow Shopping
Center – 11290 West Broad
Street (U.S. Route 250)

APPROVED/EXPEDITED

Bohler Engineering for Target Corporation and CFT Developments: 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 building including a 2,600 square foot restaurant with an outdoor dining patio and drive-through facilities, and 2,850 square feet of retail space. The 1.18-acre site is located on an outparcel in an existing shopping center on the north line of West Broad Street (U.S. Route 250), approximately 400 feet east of its intersection with John Rolfe Parkway, on part of parcel 741-762-7620. The zoning is M-1C, Light Industrial District (Conditional) and West Broad Street Overlay District (WBSO). County water and sewer. **(Three Chopt)**

The applicant proposes a 5,450 square foot building comprised of a 2,600 square foot fast food restaurant with drive-through facilities and convenience seating, and 2,850 square feet of retail space on an outparcel in an existing shopping center.

This proposed development is on the third and last outparcel permitted by the proffers in Brookhollow Shopping Center. The proposed building is red brick with a champagne colored cornice and stacked stone knee wall. The elevations provide architectural detailing such as raised pilasters on all four sides and a square relief pattern on the sides and rear of the building to break up the wall mass. Proffers require the HVAC equipment to be screened from public view and the architect has verified that the parapet is designed to accommodate the equipment.

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

29. The proffers approved as a part of zoning case C-31C-86 and C-52C-94 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. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up delivery facilities, the owner/occupant shall close the drive-up delivery facilities until a solution can be designed to prevent traffic backup.
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 conceptual master plan, as submitted with this application, is for planning and information purposes only.

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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.
35. Only retail business establishments permitted in a M-1 Zone may be located in this center.
36. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
37. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

(Staff Report by Christina Goggin)

(Applicant's Representative: Jonathan Ritchie)

(Applicable Rezoning Cases and PUPs: C-31C-86 and C-52C-94)

PLAN OF DEVELOPMENT AND TRANSITIONAL BUFFER DEVIATION

POD2015-00014
Pemberton Miniprice Storage
– 3511 Pemberton Road
(State Route 157)

APPROVED
SEE ADDENDUM PAGE 1

Silvercore for Anne P. Bolton, Forrest G. Urban, and Sifen, Inc.: Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Section 24-106 and 24-106.2 of the Henrico County Code, to construct a three-story 146,850 square foot self-storage facility. The applicant requests a transitional buffer deviation to accommodate a vehicular entrance to the site, and an emergency vehicle turnaround. The 3.03-acre site is located on the east line of Pemberton Road (State Route 157), approximately 650 feet south of West Broad Street (U.S. Route 250), on parcel 754-757-4951 and part of parcel 754-757-5501. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer. **(Three Chopt)**

The applicant is requesting approval of a three-story 146,850 square foot self-storage facility and a transitional buffer deviation along the southern property line. The proposed elevations are in conformance with proffered elevations per rezoning case REZ2014-00046. The transitional buffer deviation is to accommodate an emergency vehicle turn-around near the rear of the site, as contemplated with the rezoning case. Additionally, a transitional buffer deviation may be needed to address VDOT's access management standards on Pemberton Road, which may require the entrance drive to be located within a portion of the transitional buffer near Pemberton Road.

As of the preparation date of the agenda, the staff has not received a revised plan, as requested, that addresses the relocation of the entrance drive to meet VDOT's access management standards, and provision of right of way dedication.

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

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29. The right-of-way for widening of Pemberton Road (State Route 157) 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 Pemberton Road (State Route 157) shall be approved by the Virginia Department of Transportation and the County.
31. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
32. A concrete sidewalk meeting VDOT standards shall be provided along the east side of Pemberton Road.
33. The proffers approved as a part of zoning case REZ2014-00046 shall be incorporated in this approval.
34. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
35. The 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.
36. Details for the gate and locking device at the entrance 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.
37. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

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**(Staff Report by Greg Garrison)
(Applicant's Representative: Jeff Staub)
(Applicable Rezoning Cases and PUPs: REZ2014-00046)**

DISCUSSION ITEM: Schedule Work Session: Housing Trends (Richmond Association of Realtors) - March 12, 2015 @ 5:30PM

APPROVAL OF MINUTES: January 28, 2015 Minutes APPROVED

ADJOURN @ 9:22PM

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
February 25, 2015**

ADDENDUM

PAGE 7 – REVISED CAPTION, ELEVATIONS, AND RECOMMENDATION

PLAN OF DEVELOPMENT (Deferred from the January 28, 2015 Meeting)

POD2014-00457

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

APPROVED

Parker Design Group, Inc. for Richmond Petroleum Marketing, Inc. 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 2,877 square foot convenience store with a 250 square foot mezzanine, with fuel pumps, drive-through facilities, and a 1,100 square foot car wash. The 0.9-acre site is located on the southeast corner of the intersection of Mechanicsville Turnpike (U.S. Route 360) and Bloom Lane, on parcel 799-728-4562. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

Staff has received truck maneuvering diagrams that demonstrate adequate access as well as gas canopy elevations.

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 11 – REVISED PLAN

PLAN OF DEVELOPMENT AND TRANSITIONAL BUFFER DEVIATION

POD2015-00014

Pemberton Miniprice Storage
– 3511 Pemberton Road
(State Route 157)

APPROVED

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