

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

July 22, 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**

Jean M. Moore, 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
Logan Hamilton, Office Assistant/Recording Secretary

WELCOME: @ 9:01 AM

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

ROLL CALL: Mr. Archer absent; Ms. Moore as acting Secretary (Mr. Emerson absent)

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Lee Pambid

FOR INFORMATIONAL PURPOSES ONLY

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2011-00054 (SUB-008-11) Kings Manor (July 2011 Plan) APPROVED SEE ADDENDUM PAGE 1	9	9	3	Varina	6/24/2016
SUB2014-00087 Kingsland Greene (July 2014 Plan) APPROVED SEE ADDENDUM PAGE 1	120	120	0	Varina	6/24/2016
SUB2014-00072 Laurel Pines (June 2014 Plan) APPROVED SEE ADDENDUM PAGE 1	3	3	0	Brookland	6/24/2016

TRANSFER OF APPROVAL

POD-76-04
POD2015-00129
Advanced Orthopaedic
Center – 7858 Shrader Road

**ARHC AORMDVA01, LLC for NNN Advanced Orthopaedic
Etals:** Request for transfer of approval as required by Chapter 24,
Section 24-106 of the Henrico County Code from CSE Real
Estate, LLC to ARHC AORMDVA01, LLC. The 5.0-acre site is
located on the north line of Shrader Road, approximately 500 feet
west of its intersection with Hungary Spring Road, on parcel 764-
753-8211. The zoning is O-2C Office District (Conditional).
County water and sewer. **(Brookland)**

APPROVED

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. Deficiencies identified by staff include missing landscaping and directional markings on pavement. All deficiencies have been corrected as of the preparation date of this agenda.

The staff recommends approval of this transfer request.

**(Staff Report by Lee Pambid)
(Applicant’s Representative: Russ Winget)**

APPROVED: _____	APPROVED ON EXPEDITED AGENDA: _____	
DEFERRED BY APPLICANT TO: _____	DEFERRED BY PC TO: _____	
DENIED: _____	WITHDRAWN: _____	SEE ADDENDUM PAGE: _____
MOTIONED BY: _____	SECONDED BY: _____	ABSTAINED: _____
REMARKS:		

TRANSFER OF APPROVAL

POD-06-08 (pt.)
POD2015-00274
Diamond Springs (formerly
Eubank Center) – 4208
Eubank Road

APPROVED

Engineering Design Associates for Diamond Virginia Partners, LLC, and Eubank Center, LLC: Request for transfer of approval of a portion of a POD as required by Chapter 24, Section 24-106 of the Henrico County Code from Eubank Center, LLC to Diamond Virginia Partners, LLC. The 1.874-acre portion of the 6.63-acre site is located at the terminus of November Avenue, approximately 650 feet west of its intersection with Glen Alden Drive, on parcel 814-713-4008. The zoning is M-1 Light Industrial District and ASO Airport Safety Overlay District. County water and sewer. (**Varina**)

This Transfer of Approval is for an undeveloped portion of the Eubank Center site. An administrative site plan is under review for a one-story 17,910 square foot Diamond Springs distribution and office facility, subject to the conditions of the original POD approval.

Staff recommends approval of this transfer request subject to the following condition:

- 1. A revised site plan showing the new property line shall be submitted to the County for administrative review and approval.

(Staff Report by Lee Pambid)
(Applicant’s Representative: Randy Hooker)

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REMARKS:		

SUBDIVISION

SUB2015-00062
Hunton Fields (May 2015
Plan) – 11581 Mill Road

APPROVED

Jordan Consulting Engineers for Dana W. Harding and Mill Road, LLC: The 7.53-acre site proposed for a subdivision of 13 single family dwellings is located on the south line of Mill Road, approximately 250 feet east of Swanson Mill Way, on parcel 769-774-0539. The zoning is R-2 One-Family Residence District. County water and sewer. **(Brookland) 13 Lots**

This proposal is for a 13 lot subdivision on two proposed cul-de-sac streets emanating from Mill Road. Staff has heard from four adjacent property owners regarding this proposal. Their concerns include the location and screening of the BMP, the impact of construction on landscaping and fencing within existing easements, and drainage issues.

Staff requested that the common area and BMP be designed in such a way as to minimize the impact to adjacent properties. A revised plan was resubmitted with the following changes:

- The dry BMP and common area, previously proposed directly adjacent to two lots in the Hunton Estates subdivision, has been moved next to Mill Road. Therefore, the public drainage easement between Lots 14 and 15, Section B of Hunton Estates will not be disturbed.
- The proposed sanitary sewer line for Darleanna Court, originally located along the western property line, has been moved away from the adjacent parcel.
- A landscape easement has been added at the end of Lyons Lane to provide for additional landscaping.

The proposed sanitary public sewer line for Lyons Lane remains in its originally proposed location through a public easement between Lots 15 and 16, which was recorded in 2003. Sidewalk is proposed along the south line of Mill Road and along one side of each of the streets. A conceptual landscape plan is included but provided for informational purposes only.

Staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and additional conditions 13 through 16.

13. Prior to requesting the final approval, a draft of the covenants and deed restrictions for the maintenance of the common area by a homeowners association shall be submitted to the Department of Planning for review. Such covenants and restrictions shall be in a form and substance satisfactory to the County Attorney and shall be recorded prior to recordation of the subdivision plat.
14. A subdivision landscape plan addressing the 25 foot wide planting strip along Mill Road, the common area landscaping around the BMP, the street tree locations, and the plantings in the landscape easement adjacent to Hunton Estates shall be submitted to the Department of Planning for review and approval prior to recordation of the plat.
15. A County sidewalk shall be constructed along the south side of Mill Road.

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16. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.

(Staff Report by Lee Pambid)

(Applicant's Representative: John Jordan)

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REMARKS:		

**PLAN OF DEVELOPMENT AND LIGHTING PLAN
(Deferred from the June 24, 2015 Meeting)**

POD2015-00094
Innsbrook Commercial at
4101 Dominion Blvd – 4101
Dominion Blvd

**DEFERRED BY
APPLICANT TO 9/23/2015**

Timmons Group for Doswell Properties, Inc. and Dominion GA, 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 demolish an existing one-story retail building, and construct a one-story 14,610 square foot building containing 4,200 square feet of medical office, 3,400 square feet of retail, and 7,010 square feet of restaurant with one drive-through facility. The 2.37-acre site is located at the northeast corner of the intersection of W. Broad Street and Dominion Blvd., on parcel 747-760-6472. The zoning is B-2C, Business District. County water and sewer. **(Three Chopt)**

The applicant has requested a deferral to the September 23, 2015 meeting.

The applicant requests approval to construct a new one-story building with a mix of retail, restaurant, and medical office space. The proposed total 14,610 square foot total building will replace the existing 9,050 square foot multi-tenant building which was constructed with POD-119-98 to include a bank with drive-through facilities, and a retail convenience store and fueling center.

The proposed building incorporates features to provide articulation on all sides, including decorative pilasters, stucco cornice, awnings, and decorative sconces. A drive-through restaurant is proposed at one end of the center, and outdoor convenience seating may be provided for two additional restaurant tenants. Any future outdoor dining with table service will require a provisional use permit application for review and approval. The anchor user will be a medical office, with a central location in the building layout.

A lighting plan has been provided for approval with the POD, and demonstrates adequate lighting levels provided by concealed source LED fixtures.

The applicant has received approval from department of Public Works granting a waiver to allow the proposed sidewalk along Dominion Boulevard and W. Broad Street to be located within a pedestrian access easement in lieu of dedicating right of way to accommodate the sidewalk width. Due to private covenants which require additional parking setbacks, right of way dedication would reduce the amount of parking provided with the current layout. The sidewalk will be privately maintained by the property owner.

At the time of preparation of this agenda, staff has not received confirmation that the Innsbrook Owners Association has approved the proposal. The site is governed by a private Declaration of Protective Covenants, which is not enforced by the County. Staff strongly recommends that the developer obtain approval of the plans prior to Planning Commission for any items that may substantially affect the site layout or architectural design. The developer is pursuing this approval.

The applicant has requested a deferral until the Planning Commission's meeting on September 23, 2015.

**Continue
continued**

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. A concrete sidewalk meeting County standards shall be provided along the east side of Dominion Blvd. and the north side of W. Broad Street (U.S. Route 250).
- 30. Outside storage shall not be permitted.
- 31. The proffers approved as a part of zoning case C-59C-79 shall be incorporated in this approval.
- 32. 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.
- 33. 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.
- 34. 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.
- 35. 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.
- 36. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Aimee Crady)
(Applicant's Representative: Ryan Ritterskamp)
(Applicable Rezoning Cases and PUPS: C-59C-79)

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REMARKS:		

PLAN OF DEVELOPMENT AND LIGHTING PLAN

(Deferred from the June 24, 2015 Meeting)

POD2015-00133
MGP Retail Grocery Store –
5110 S. Laburnum Avenue

APPROVED

Timmons Group for Talley Family LTD Partnership and MGP Retail Consulting, 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 demolish an existing car dealership building and construct a one-story, 36,170 square foot retail grocery store. The 4.63-acre site is located on the west line of S. Laburnum Avenue, approximately 250 feet south of Williamsburg Road (U.S. Route 60), on part of parcel 816-713-3624. The zoning is M-1 Light Industrial District, and ASO Airport Safety Overlay District. County water and sewer.
(Varina)

This case was deferred from the June 24, 2015 Planning Commission hearing to allow additional time to consider an alternative layout due to concerns about dumpster enclosure location and the orientation of the loading dock.

Staff received a revised plan on Friday, July 10. The plan shows the dumpster and loading dock in the same configuration but provides additional landscape island width north of the dumpster enclosure, as well as south of the adjacent point of ingress-egress to S. Laburnum Avenue. A conceptual landscape plan has been provided to demonstrate a dense planting of evergreen material in these locations and surrounding the dumpster enclosure. The evergreen trees are proposed at 8 feet height at time of installation.

New renderings provided add a roll-up door to the loading dock entrance, and the height of the truck screen wall has been increased from 8 feet to 12 feet to completely screen any trucks loading or unloading in the dock.

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

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. The right-of-way for widening of S. Laburnum Avenue as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. A concrete sidewalk meeting County standards shall be provided along the west side of S. Laburnum Avenue.
31. There shall be no outdoor storage or outdoor storage in moveable storage containers, including but not limited to, cargo containers and portable on demand storage containers.

Continue

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- 32. 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.
- 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, 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: Ryan Ritterskamp)

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ABSTAINED: _____	
REMARKS:	

**PLAN OF DEVELOPMENT
(Deferred from the June 24, 2015 Meeting)**

POD2015-00111
Our Store Furniture Store –
837 Azalea Avenue

**DEFERRED BY
APPLICANT TO 9/23/2015**

Advanced Engineering, LLC for S & L Creative Visions, 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 1,238 square foot furniture showroom building. The 0.303 acre site is located along the southern line of Azalea Avenue at its intersection with Crenshaw Avenue, at the City-County Boundary line on parcels 788-744-0451 and 788-744-1549. The zoning is B-2 Business District. County water and sewer.
(Fairfield)

Since this plan of development was deferred at the June 24, 2015 Planning Commission meeting, the staff received a revised plan on July 13, 2015 as previously requested. In addition to addressing other plan deficiencies, staff had requested: a revised parking layout that would eliminate vehicles backing out onto Azalea Avenue; the addition of a fire hydrant to address hose lay concerns; the submission of a storm water management plan including storm water quality calculations; the submission of a landscape plan providing screening details; and the elimination of any cargo storage containers. The revised plan has been circulated to the applicable review agencies; however, staff have had insufficient time, prior to the preparation of the agenda, to complete their review of the revised plan.

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

29. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
30. 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.
31. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
32. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

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(Staff Report by Mike Kennedy)
(Applicant's Representative: Jeff Keith)

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REMARKS:		

**PLAN OF DEVELOPMENT
(Deferred from the June 24, 2015 Meeting)**

POD2015-00185
Lindsay's Auto Repair
Addition – 8701 Oakview
Avenue
POD-42-85 Revised

**APPROVED
SEE ADDENDUM PAGE 1**

Silvercore for Oakview Properties, LLC and Haley Builders:
Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 2,890 square foot addition to an existing 4,106 square foot auto repair building. The 0.50-acre site is located on the east line of Oakview Avenue, approximately 600 feet south of its intersection with Oakdale Avenue, on parcel 771-755-8541. The zoning is M-1 Light Industrial District. County water and sewer.
(Brookland)

The applicant proposes a one story, 2,890 square foot addition to an existing one story, 4,106 square foot building that was originally approved as POD 42-85, the Lance Building. The building is currently used for auto repair, and the proposed addition is shown as storage on the layout plan. Six (6) 15' x 30' auto service bays are proposed.

A permitted setback substitution provided for in Section 24-94(s) is being employed in order to build in a normally required rear yard setback. The adjacent property is zoned M-1C and serves as a staging and storage yard for Glen Allen Towing. The equivalent of a required 30' rear yard setback is being provided along the southern side yard where none is normally required.

The proposed building features blue metal siding and a white metal roof to match the existing building.

Staff has requested that the pavement surface be brought up to a serviceable condition.

As of the preparation date of the agenda, staff has yet to receive a response regarding re-paving of the asphalt, as discussed by the Planning Commission at the June 24, 2015 meeting.

Staff recommends approval subject to the annotations of the plans, the standard conditions for developments of this type, and the following additional conditions 29 through 31.

29. The right-of-way for widening of Oakview 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. All repair work shall be conducted entirely within the enclosed building.
31. 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.

Continue

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(Staff Report by Lee Pambid)

(Applicant's Representative: Andrew Bowman)

APPROVED: _____	APPROVED ON EXPEDITED AGENDA: _____	
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REMARKS:		

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2015-00229
Mini-Price Warehouse II –
4300 W. Broad Street (U.S.
Route 250)
(POD 31-09 Revised)

APPROVED

Silvercore for Don-Barry, LLC, and Michael Sifen, 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 remove an existing one-story building and construct a three-story 42,075 square foot self-storage facility adjacent to an existing 105,240 square foot self-storage facility. The 1.87-acre site is located on the north side of West Broad Street (U.S. Route 250), approximately 1,000 feet south of Westmoreland Street, on parcel 776-734-8993. An additional portion of the site, totaling 0.85 acres, is located within the City of Richmond, along W. Broad Street (U.S. Route 250). The zoning is M-1 Light Industrial District. County water and sewer. **(Brookland)**

The applicant is requesting approval to remove an existing one story building and construct a three story 42,075 square foot self-storage facility adjacent to a recently constructed 105,240 square foot self-storage facility approved with POD 31-09. The building will match the existing self-storage building and will be bisected by the City boundary. Therefore 20,463 sf of the building will be in the City of Richmond, while remainder of the building (21,612 sf) will be in Henrico County. Parking facilities will be shared on site with the existing facility.

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

- 11B. ADDED** - 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. Details for the gate and locking device at the entrance road and 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.
 30. Outside storage shall not be permitted.
 31. 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.
 32. Evidence that the City of Richmond has reviewed and approved construction plans for the portion of this site located within the City limits shall be provided prior to final approval of construction plans by Henrico County.

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(Staff Report by Greg Garrison)
(Applicant's Representative: Andrew Bowman)

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REMARKS:		

PLAN OF DEVELOPMENT

POD2015-00227

Dollar General at 200 Azalea Avenue – 200 Azalea Avenue

**DEFERRED BY
APPLICANT TO 8/13/2015**

Highmark Engineering, LLC and/or for Dreamlen Company, LLC, and Par 3 Development Group, 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 9,459 square foot retail building. The 2.09 -acre site is located on the northwest corner at the intersection of Azalea Avenue and Wilkinson Road, on parcel 794-745-2416. The zoning is B-1C Business District (Conditional) and ASO Airport Safety Overlay District. County water and sewer. **(Fairfield)**

The applicant proposes construction of a 9,459 square foot retail building. The proffers of zoning case C-6C-82 shall apply.

A required buffer along the west property line is shown between the side of the building and the rears of townhouse units in Knightsbridge. A landscaped bioretention BMP is proposed along the Azalea Avenue frontage.

The proposed building is a single story structure featuring red brick and beige cement fiber board. It features a mansard- style roof with brown architectural shingles, and dentil brackets under the canopy. Proffer #9 of zoning case C-6C-82 governs the architectural appearance of proposed structures on this site, and it requires “an aesthetically pleasing roof design not incompatible with existing residential roof designs in the immediate area” and it shall be “residential in quality and color.”

Staff has requested revised elevations that take into account other residential styles and features found in the vicinity of this intersection, which include but are not limited to: articulated rooflines, dormers, shutters, arches, cornices, vents, variations in brick patterns.

As of the preparation date of the agenda, staff has yet to receive revised elevations, as requested. Furthermore, the Division of Police has not completed its review and continues to review statistics in the vicinity in order determine an appropriate level of safety and security measures.

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:

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 Wilkinson Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.

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- 30. A concrete sidewalk meeting County standards shall be provided along the north side of Azalea Avenue and the west side of Wilkinson Road.
- 31. Outside storage shall not be permitted.
- 32. The proffers approved as a part of zoning case C-6C-82 shall be incorporated in this approval.
- 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.

(Staff Report by Lee Pambid)
(Applicant's Representative: Bryant Gammon)
(Applicable Rezoning Cases and PUPS: C-6C-82)

APPROVED: _____	APPROVED ON EXPEDITED AGENDA: _____	
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DENIED: _____	WITHDRAWN: _____	SEE ADDENDUM PAGE: _____
MOTIONED BY: _____	SECONDED BY: _____	ABSTAINED: _____
REMARKS:		

ALTERNATIVE FENCE HEIGHT PLAN

SUB2015-00092
Emerson Residence –
Greendale Forest – 6613
Fernwood Street

**DEFERRED BY
COMMISSION TO
9/23/2015**

Joann Emerson: Request for approval of an alternative fence height plan, as required by Chapter 24, Sections 24-106, 24-95 (1)(7)(b) and 24-106.2 of the Henrico County Code, to allow a 6 foot tall fence to encroach 24 feet into the front yard. The 6,500 square foot site is located at 6613 Fernwood Street, on the east line of Fernwood Street, approximately 880 feet south of Penick Road, on parcel 771-746-2846. The zoning is R-4 One-Family Residential District. County water and sewer. **(Brookland)**

The applicant requests approval of an alternative fence height in the front yard to erect a 6-foot tall wooden fence along the southern property line that encroaches 24-feet into the front yard. The required front yard setback for R-4 zoning is 35-feet. Per the survey provided with the plan, the front of the house is set back 36.2 feet from the right of way line. The fence would therefore stop approximately 12.2 feet back from the right of way.

County Code limits the maximum fence height in an R-4 zoned front yard to three feet, six inches, unless an alternative fence height is approved by the Planning Commission. Per the Code, the Planning Commission, pursuant to the review and approval of a landscaping plan, shall permit an alternative height not exceeding seven feet in the front yard or along the front lot line, provided the design does not adversely affect:

1. The health, safety and/or welfare of persons residing on or working on the premises;
2. The visibility or value of abutting and/or adjacent properties;
3. The adequate supply of light and air to adjoining property;
4. Traffic or Pedestrian safety; and
5. Adequate sight distance

As of the date of the preparation of this agenda, staff has not received any calls or correspondence in opposition to this request. Landscaping is not proposed, as the fence is along the side property line.

Customarily, staff makes no recommendation for approval or denial before the Planning Commission regarding requests for alternative fence height. Should the Commission approve this request, the following standard conditions for alternative fence height plans are recommended:

1. The property shall be developed as shown on the plan filed with the case and no changes or additions to the layout shall be made without the approval of this Commission.
2. The owner shall have a set of approved plans available at the site at all times when work is being performed. A designated responsible employee shall be available for contact by County Inspectors.
3. The fence shall be maintained in good repair by the owner. Trash and debris should not be allowed to accumulate along the fence.

Continue

continued

(Staff Report by Greg Garrison)
(Applicant's Representative: Joann Emerson)

APPROVED: _____	APPROVED ON EXPEDITED AGENDA: _____	
DEFERRED BY APPLICANT TO: _____	DEFERRED BY PC TO: _____	
DENIED: _____	WITHDRAWN: _____	SEE ADDENDUM PAGE: _____
MOTIONED BY: _____	SECONDED BY: _____	ABSTAINED: _____
REMARKS:		

LIGHTING PLAN

POD2015-00254
Second Baptist Church –
Family Life Center Addition
– 9614 River Road
(POD-40-00 Revised)

BCWH Architects for Second Baptist Church, TRS: Request for approval of a lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code. The 10.56-acre site is located at the northeast corner of River Road and N. Gaskins Road on parcels 743-737-0432 and 743-737-1972. The zoning is R-1 One-Family Residential District. County water and sewer. **(Tuckahoe)**

APPROVED

Second Baptist Church received POD approval and is currently undergoing construction plan review for a new Family Life Center expansion for their church. Part of the expansion is the installation of new parking lots and lighting for the new and existing parking lots.

The Church had a meeting with the adjacent property owners to discuss the proposed lighting plan with them on June 17, 2015. The proposed lights are LED and are concealed source which means they are night sky friendly and angle the light towards the ground vs. up and out contributing to light pollution. The applicant is proposing 20’ tall poles for a majority of the lights, with 14’ tall poles proposed for the lights at the two Gaskins Road entrances and the drop off loop at the Sanctuary/ Family Life Center. No new lights are proposed within the main building campus portion of the site.

The light levels are below the 0.5 foot candle level before they reach the adjacent George’s Bluff’s neighborhood to the north or the Moomaw parcel to the east. The light levels on the photometric plan also do not take into account obstacles such as landscaping that would further mitigate light trespassing onto adjacent properties.

The church intends to implement security lighting standards with this plan. They intend to keep the 14’ tall lights on all night, turn off some of the lights at 9:00 PM, and turn the rest off at midnight. Should the need arise to keep the lights on beyond those hours, due to security concerns, Second Baptist promises to continue to notify their neighbors that the lights will remain on after normal hours.

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

(Staff Report by Christina Goggin)
(Applicant’s Representative: Michael Gibson)

APPROVED: _____	APPROVED ON EXPEDITED AGENDA: _____
DEFERRED BY APPLICANT TO: _____	DEFERRED BY PC TO: _____
DENIED: _____	WITHDRAWN: _____
MOTIONED BY: _____	SECONDED BY: _____
REMARKS:	SEE ADDENDUM PAGE: _____
	ABSTAINED: _____

LANDSCAPE PLAN

POD2015-00223

Short Pump Manor at Bacova
Section 2 – 4660 Pouncey
Tract Road

APPROVED

Youngblood, Tyler and Associates for Bacova, 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 9.284-acre site is located on the west line of Pouncey Tract Road (State Route 271), approximately 700 feet north of Bacova Drive, on part of parcel 738-766-9367. The zoning is R-5AC General Residence District (Conditional), and WBSO West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The Section Two landscape plan for Short Pump Manor at Bacova includes a section of the perimeter buffer planting along future Liesfeld Farm Drive, street tree plantings along the front and sides of each lot along the private rights of way, tree plantings within the common areas, and supplemental landscape information providing guidelines for foundation plantings.

The proffered 35-foot buffer along Pouncey Tract Road was previously approved with the Section One landscape plan, approved by the Planning Commission at the September 2014 meeting, and extending the entire frontage of the overall subdivision property.

The small remaining portion of the perimeter buffer along future Liesfeld Farm Drive is 25-feet in width and will be planted to the level of transitional buffer 25 requirements, as shown on the staff plan along the rear of lots 1 and 2 on Block F. The buffer fence will continue from this area along the rear lot lines of Block F, Lots 1-8. The fence is proposed to be 6-foot wooden fence with cap rail and arch pediments, as dictated by the proffers, and continuing the fence used in other sections and adjacent subdivisions.

A typical foundation planting plan is included in the plan and exceeds the specifications of the lot landscaping proffers. Lot landscaping utilized to meet minimum tree canopy requirements will be planted at a minimum height of 8 feet for evergreen trees or small and multi-stem deciduous trees, and a minimum 2.5 inch caliper for other deciduous trees. Each lot will contain a minimum of one tree planted at 2.5 inch caliper in the front yard, and two such trees in the side yards of corner lots, in accordance with the proffers. The front and side yard of each lot will include sod and irrigation. All buffers will be irrigated and those buffers adjacent to the residential development include berms in compliance with the proffered conditions. All above ground irrigation equipment will be screened.

Each lot will contain matching ornamental pedestrian light fixtures that are compatible with residential design and pedestrian scale, to be installed prior to the certificate of occupancy for each lot.

Staff recommends approval subject to the annotations on the plan and the standard conditions for landscape and fence plans.

Continue

continued

(Staff Report by Aimee Crady)
(Applicant's Representative: Adam Werner)
(Applicable Rezoning Cases and PUPS: C-19C-12)

APPROVED: _____	APPROVED ON EXPEDITED AGENDA: _____	
DEFERRED BY APPLICANT TO: _____	DEFERRED BY PC TO: _____	
DENIED: _____	WITHDRAWN: _____	SEE ADDENDUM PAGE: _____
MOTIONED BY: _____	SECONDED BY: _____	ABSTAINED: _____
REMARKS:		

APPROVAL OF MINUTES: JUNE 24, 2015 Minutes **APPROVED**

**PUBLIC HEARING: Amendment to the Zoning Ordinance to Implement Actions of the
2015 General Assembly
Staff Contact: Ben Blankinship**

ADJOURN

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
July 22, 2015
ADDENDUM**

PAGE 2 – Corrected Recommended Extension Dates

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2011-00054 (SUB-008-11) Kings Manor (July 2011 Plan) APPROVED	9	9	3	Varina	6/24/2016 7/27/2016
SUB2014-00087 Kingsland Greene (July 2014 Plan) APPROVED	120	120	0	Varina	6/24/2016 7/27/2016
SUB2014-00072 Laurel Pines (June 2014 Plan) APPROVED	3	3	0	Brookland	6/24/2016 7/27/2016

PAGE 13 – Revised Staff Report

PLAN OF DEVELOPMENT

(Deferred from the June 24, 2015 Meeting)

POD2015-00185
Lindsay’s Auto Repair
Addition – 8701 Oakview
Avenue
POD-42-85 Revised

APPROVED

Silvercore for Oakview Properties, LLC and Haley Builders:
Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a 2,890 square foot addition to an existing 4,106 square foot auto repair building. The 0.50-acre site is located on the east line of Oakview Avenue, approximately 600 feet south of its intersection with Oakdale Avenue, on parcel 771-755-8541. The zoning is M-1 Light Industrial District. County water and sewer.
(Brookland)

Since the preparation of the agenda, staff has received a response from the applicant committing to repave the asphalt, as discussed by the Planning Commission at their June 24, 2015 meeting.

Staff continues to recommend approval subject to the annotations of the plans, the standard conditions for developments of this type, and the additional conditions 29 through 31 listed on the agenda.