

**HENRICO COUNTY**  
**PLANNING COMMISSION AGENDA**  
**FOR**  
**SUBDIVISIONS AND PLANS OF DEVELOPMENT**

**June 22, 2016**

**9:00 A.M.**

**SEE ADDENDUM**



**PLANNING COMMISSION**

C. W. Archer, C.P.C., Chairperson (Fairfield)  
Bonnie-Leigh Jones, C.P.C., Vice-Chairperson (Tuckahoe)  
Eric S. Leabough, C.P.C. (Varina)  
Sandra M. Marshall (Three Chopt)  
Robert H. Witte, Jr. (Brookland)  
Frank J. Thornton, 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  
Kate B. Teator, County Planner  
Robert Peterman, GIS Technician  
Melissa S. Ferrante, Office Assistant / Recording  
Secretary

**WELCOME: @ 9:00 AM**

**PLEDGE OF ALLEGIANCE:**

**RECOGNITION OF NEWS MEDIA:**

**ROLL CALL: Mr. Leabough absent.**

**REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News**

**EXPEDITED AGENDA: Leslie News**

**SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Lee Pambid**

**EXTENSIONS – FOR PLANNING COMMISSION APPROVAL**

<b>Subdivision</b>	<b>Original No. of Lots</b>	<b>Remaining Lots</b>	<b>Previous Extensions</b>	<b>Magisterial District</b>	<b>Recommended Extension</b>
<b>SUB2011-00042 (SUB-005-11) Townes at Oakley's Bluff, The (June 2011 Plan)  <b>APPROVED</b></b>	<b>131</b>	<b>86</b>	<b>4</b>	<b>Varina</b>	<b>6/21/2017</b>

**EXTENSIONS - FOR INFORMATIONAL PURPOSES ONLY**

<b>Subdivision</b>	<b>Original No. of Lots</b>	<b>Remaining Lots</b>	<b>Previous Extensions</b>	<b>Magisterial District</b>	<b>Recommended Extension</b>
<b>SUB2015-00061 Carriage Homes at Parham Place (June 2015 Plan)</b>	<b>187</b>	<b>57</b>	<b>0</b>	<b>Brookland</b>	<b>6/21/2017</b>

## TRANSFER OF APPROVAL

POD-150-86, 53-01, and  
POD2011-00232  
POD2016-00217, POD2016-  
00219, and POD2016-00220  
Parham Place I, II, and III  
(Formerly Parham Place  
Office Park) – 1910 - 1950 E.  
Parham Road

**Dwayne Fariq for SIR Properties Trust:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from JEDD of South Caroline, LLC and Parham Place II Associates, LLC to SIR Properties Trust. The 9.31-acre site is located on the north line of East Parham Road, approximately 200 feet west of Lydell Drive, on parcel 777-758-2319. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Fairfield)**

### APPROVED/EXPEDITED

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. One deficiency was identified by staff's inspection. The owner has repainted the missing stop bar at the point of egress to Parham Road to fully comply with the approved plans. The staff recommends approval of this transfer request.

**(Staff Report by Aimee Crady)**

**(Applicant's Representative: Dwayne Faria)**

**(Applicable Rezoning Cases and PUPS: C-113C-85, C-29C-09)**

## PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2016-00188  
Henrico Doctors' Hospital  
Forest Campus MOB 4 –  
1602 Skipwith Road

**RK&K, LLP for HCA Health Services of VA, Inc., Henrico Doctors' Hospital FCP, LLC, and County School Board of Henrico County, Virginia:** 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 4-story 98,400 square foot medical office building. The 7.64-acre site is located approximately 700 feet west of Skipwith Road at the northern terminus of Parkline Drive on part of parcels 760-744-1480, 761-744-2028, and 761-745-3004. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

### APPROVED/EXPEDITED

This proposal is to construct a four-story 98,400 square foot medical office building on the Henrico Doctors' Hospital campus. The first floor of the building will provide oncology services and an imaging center. Floors 2 through 4 will be general medical office space. Both the layout and lighting plans are consistent with proffers associated with zoning case REZ2015-00032.

HCA, the developers, held four community meetings and the project was presented at two public hearings between November 2015 and February 2016, pertaining to the rezoning of the property for medical use. The plans in the packet reflect the proffers submitted as part of this rezoning. The building provides a 144' setback from the **Three Chopt Tuckahoe** Elementary School property line and a 175' setback from Tuckahoe Hills subdivision, and the building meets the 75' height limitation of the proffers.

The building will utilize brick and EFIS that match the existing buildings with sandstone accents, aluminum curtain walls to allow natural lighting to access the public spaces within the building, and an exposed steel and glass canopy similar to the existing emergency room canopy addition and the Women's center currently under construction.

There is a 35' buffer between Tuckahoe Hills to the south and a 25' buffer adjacent to the elementary school, which will retain all healthy trees over 6 inches in diameter and be supplemented with 6' evergreen trees. These buffers will also be supplemented with an 8-foot tall black PVC coated chain link fence with black screening mesh fabric. The buffer next to Tuckahoe Apartments will be landscaped as shown on the conceptual landscape plan in your packet. The landscape plan will return to the Planning Commission for review and approval.

The applicant has submitted a lighting plan with their plan of development for Planning Commission review and approval. The applicant proposes LED lights on 22' tall poles with 3' bases. The parking lot lighting will be reduced to security lighting after business hours. The applicant has provided house side shields on the 5 lights adjacent to Tuckahoe Hills and Tuckahoe Creek apartments, keeping spill light levels to less than 0.5 footcandles at the property line, in accordance with proffered conditions.

The staff recommends approval subject to the annotations on the plans, 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.
29. The right-of-way for widening of Forest Avenue as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. The proffers approved as a part of zoning case REZ2015-00032 shall be incorporated in this approval.
31. 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.
32. 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 Christina Goggin)**

**(Applicant's Representative: Malachi Mills)**

**(Applicable Rezoning Cases and PUPS: REZ2015-00032)**

## PLAN OF DEVELOPMENT (Deferred from the May 25, 2016 Meeting)

POD2015-00322

Corner Bakery at Car Care  
Shopping Center – 11000  
West Broad Street (U.S.  
Route 250)

**DEFERRED BY  
APPLICANT TO JULY 27,  
2016 MEETING**

**Parker Design Group for Global General Properties, LLC:**

Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish an existing vacant car service station and construct a one-story, 4,052 square foot restaurant with drive-through facilities in an existing shopping center. The 1.06-acre site is located on the northwest corner of the intersection of W. Broad Street (U.S. Route 250) and Dominion Boulevard, on parcel 747-760-3077 and part of parcel 747-760-1291. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Three Chopt)**

This case was deferred from the May 25, 2016 Planning Commission hearing at the request of the applicant. The applicant continues to coordinate with the adjacent property owner concerning parking within the shopping center and related site improvements.

As of the preparation date of the agenda, staff has not received appropriate owners signatures from the adjacent Westhampton Properties parcel to permit construction on that property.

A revised plan was received by email on November 6, 2015. VDOT, Department of Public Works Traffic, and Planning provided additional comments, which must be addressed prior to a staff recommendation of approval to the revised plan. Issues include, but are not limited to, the provision of adequate right of way, drive aisle width, dumpster, and parking configuration adjustments. No additional revised plans have been submitted as of the preparation date of this agenda.

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:

29. Only retail business establishments permitted in a B-3 zone 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. Outside storage shall not be permitted.
33. The proffers approved as a part of zoning case C-12C-88 shall be incorporated in this approval.
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: Clay Grogan)**  
**(Applicable Rezoning Cases and PUPS: C-12C-88)**

**PLAN OF DEVELOPMENT (Deferred from the May 25, 2016 Meeting)**

POD2016-00014  
Bon Secours Short Pump at  
Broad Hill Centre - Revised -  
12320 West Broad Street  
(U.S. Route 250)

**DEFERRED BY  
APPLICANT TO JULY 27,  
2016 MEETING**

**Timmons Group for Bon Secours Richmond Health System and PETRA:** Request for approval of a revised plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a two-story 49,750 square foot medical office building and a five-story 125,000 square foot medical office building. The 18.9-acre site is located on the north line of West Broad Street (U.S. Route 250), approximately 3,000 feet west of North Gayton Road, on parcel 731-766-2002. The zoning is O-3C, Office District (Conditional), R-6C, General Residential District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The proposal revises a previously approved Plan of Development for the site which includes two multi-story medical office buildings, including an emergency department in the forward building along West Broad Street, known as Medical Pavilion 1. In addition to another building, Medical Pavilion 2, the plan proposed a pedestrian plaza containing water features, additional pedestrian connections and green spaces throughout the parking lots, a roundabout, and a linear park along Bon Secours Parkway. Zoning case C-18C-12 shall apply.

The previous plan proposed Medical Pavilion 1 as a four-story, glass, metal, and brick building, featuring a cantilevered façade along the West Broad Street elevation, giving the structure a signature appearance. The revised plan now proposes a two-story, primarily red brick building with a stone base. A central entrance feature of metal and glass with a cantilevered façade is proposed. It will house and screen rooftop mechanical units above. The emergency department continues to be located in the building along West Broad Street. Medical Pavilion 2 was previously a three-story building similar in appearance to Medical Pavilion 1 but smaller in square footage and overall massing. It is now proposed to be a red-brick, five-story building with a similar stone base and central entrance feature as Pavilion 1.

Staff has suggested that the applicant consider the following:

- Reconsider the placement of the two buildings. The taller building should ideally be located along West Broad Street, and the scale of the two-story building is more compatible with the height and massing of the residences across Bon Secours Parkway.
- Demonstrate that the architectural elevations meet proffers in materials, details, and design quality through the use of articulated roofs, overhangs, cornices, etc.

- Water features and pedestrian amenities such as seating were proposed along the walkway between the two medical pavilions. These features are now missing. Consider reinstating these amenities.

Staff has received revised plans that show the building projections and demonstrate conformance with required setbacks, as well as layout sheets that show the whole site.

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

29. Outside storage shall not be permitted.
30. In order to maintain the effectiveness of the County's public safety radio communications system within buildings, the owner will install radio equipment that will allow for adequate radio coverage within the building, unless waived by the Director of Planning. Compliance with the County's emergency communication system shall be certified to the County by a communications consultant within ninety (90) days of obtaining a certificate of occupancy. The County will be permitted to perform communications testing in the building at anytime.
31. The proffers approved as a part of zoning case C-18C-12 shall be incorporated in this approval.
32. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Lee Pambid)**

**(Applicant's Representative: Chris Sibold)**

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

**PLAN OF DEVELOPMENT - ARCHITECTURALS ONLY (Deferred from the April 27, 2016 Meeting)**

POD2016-00169  
GreenGate Section 1 – 12121  
West Broad Street (U.S.  
Route 250)

**DEFERRED BY  
APPLICANT TO JULY 27,  
2016 MEETING**

**Kimley-Horn and Associates, Inc. for ME Nuckols, LLC:**  
Request for approval of architectural plans for a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 70 residential townhomes for sale and 10 single-family residential dwellings in an urban mixed-use development. The 9.52-acre site is located along the north line of Graham Meadows Drive, approximately 575 feet west of its intersection with North Gayton Road, on part of parcel 731-764-5533. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

**The applicant has requested deferral to the July 27, 2016 meeting.**

As of the preparation date of the agenda, the staff has not received any revised architectural plans.

**(Staff Report by Kevin Wilhite)**

**(Applicant's Representative: David Ellington)**

**(Applicable Rezoning Cases and PUPS: REZ2014-00009 and PUP2014-000006)**

**PLAN OF DEVELOPMENT - ARCHITECTURALS ONLY (Deferred from the April 27, 2016 Meeting)**

POD2016-00213  
GreenGate Section 2 – 12121  
West Broad Street (U.S.  
Route 250)

**DEFERRED BY  
APPLICANT TO JULY 27,  
2016 MEETING**

**Kimley-Horn and Associates, Inc. for ME Nuckols, LLC:**  
Request for approval of architectural plans for a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 49 residential townhomes for sale and 7 single-family residential dwellings in an urban-mixed use development. The 5.8-acre site is located along the north line of Graham Meadows Drive, approximately 1,500 feet west of its intersection with North Gayton Road, on part of parcel 731-764-5533. The zoning is UMUC, Urban Mixed Use District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

**The applicant has requested deferral to the July 27, 2016 meeting.**

As of the preparation date of the agenda, the staff has not received any revised architectural plans.

**(Staff Report by Kevin Wilhite)**

**(Applicant's Representative: David Ellington)**

**(Applicable Rezoning Cases and PUPS: REZ2015-00021)**



**PLAN OF DEVELOPMENT AND LIGHTING PLAN (Deferred from the April 27, 2016 Meeting)**

POD2015-00391  
Ample Storage – Three  
Chopt Road – 10210 Three  
Chopt Road

**DEFERRED BY  
APPLICANT TO  
SEPTEMBER 28, 2016  
MEETING**

**Bay Companies, Inc. for Ample Storage Three Chopt, LLC and Richmond Retirement RES II, 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 single family home and construct two, two-story self-service storage facilities, totaling 120,190 square feet. The 3.78-acre site is located on the east line of Three Chopt Road, approximately 420 feet north of its intersection with Gaskins Road, on parcel 750-755-0814 and part of parcel 749-755-4576. The zoning is B-2C, Business District (Conditional) and R-6C, General Residence District (Conditional). County water and sewer. **(Tuckahoe)**

**The applicant has requested a deferral to the September 28, 2016 meeting.**

This case was deferred from the April 27, 2016 Planning Commission hearing at the request of the applicant to allow time for the adjacent property owner to consult with their counsel regarding proposed utility and access easements on their property. At this time the applicant requests a deferral till the September 28, 2016 hearing to allow the adjacent owner additional time to finish working out technical details involving the easements and to obtain the necessary owner signatures.

The applicant requests approval to demolish an existing single family home and construct two self-storage buildings. Building A is a two-story, 49,288 square foot building and Building B is a two-story, 70,902 square foot building with basement. The existing ingress and egress entrance along the northeast line of Three Chopt Road is located on the adjacent property, and will be utilized as the shared access which is described by proffer in zoning case C-16C-04.

This facility will conduct business between the hours of 6:00 a.m. and 10:00 p.m. based on the zoning case REZ2014-00049. Also, the provisional use permit PUP2014-00018 limits trash pickup between 8:00 a.m. to 5:00 p.m. Monday through Friday and no trash pickup on Saturday and Sunday.

Right-of-way shall be dedicated along Three Chopt Road to accommodate widening to the ultimate right-of-way width, and for sidewalks. A standard Henrico County sidewalk with two-foot utility strip will be provided along the north east side of Three Chopt Road and the applicant will provide an additional pedestrian connection to the public sidewalk, as requested.

As outlined in zoning case REZ2014-00049 the following buffers will be planted:

1. A twenty-five (25) feet wide landscape buffer will be established with existing vegetation and additional landscaping to meet the County of Henrico Twenty-Five (25) transitional buffer requirements along both sides and rear of the property.
2. A fifty (50) feet wide landscape buffer will be established to meet the County of Henrico Fifty (50) transitional buffer requirements along Three Chopt Road.

The proposed architectural renderings are consistent with the approved zoning case REZ2014-00049. The architectural renderings show all building elevations constructed with standard red brick, accented with light tan brick soldier courses around the building foundation and along the second floor. Additional building materials include glass storefront windows on each floor and brown cornices are featured along the top of the north, west and south building elevations. To complete the office building appearance an accent tower is shown at the southwest corner of both buildings and constructed with a dark metal roof, light tan dryvit upper wall bands, metal awnings, red brick walls accented with oversized vertical windows and a light tan brick foundation wall band.

Additionally, a lighting plan is included with this plan of development proposal. The lighting plan includes two decorative parking lot poles with LED concealed source fixtures limited to 20 feet in height as measured from the grade at the base of the light pole. Additional lighting includes nine LED concealed source wall mounted fixtures. The applicant has provided additional wall packs along the side of Building B to illuminate the fire lane, as requested.

As of the preparation date of the agenda, staff has not received the appropriate property owner's signature to authorize work on the adjacent property for the shared access drive. The staff recommendation will be made at the meeting. Should the Commission act on the plan, the annotations on the plans, the standard conditions for developments of this type, and 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 Three Chopt 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.
30. A concrete sidewalk meeting County standards shall be provided along the northeast side of Three Chopt Road.
31. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
32. Outside storage shall not be permitted.
33. The proffers approved as a part of zoning case REZ2014-00049 shall be incorporated in this approval.
34. The conditions approved as part of provisional use permit PUP2014-00018 shall be incorporated in this approval.
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. 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.
37. 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.
38. 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 Matt Ward)**

**(Applicant's Representative: Dan Caskie)**

**(Applicable Rezoning Cases and PUPS: C-16C-04, REZ2014-00049, and PUP2014-00018)**

## **PLAN OF DEVELOPMENT AND LIGHTING PLAN**

POD2016-00229

Ample Self-Storage - Nine Mile Road - 4901 Nine Mile Road

**DEFERRED BY APPLICANT TO JULY 27, 2016 MEETING**

**Bay Companies, Inc. for Ample Storage Laburnum Avenue, LLC:** Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a two-story, 47,520 square foot self-storage facility. The 5.88-acre site is located on the south line of Nine Mile Road (State Route 33), approximately 500 feet east of its intersection with Laburnum Avenue, on part of parcel 811-723-1052. The zoning is M-1C, Light Industrial District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

The applicant requests approval to construct one, two-story self-storage building totaling 47,520 square feet adjacent to Eastgate Town Center. This facility will be the third self-storage building on the site and will operate between the hours of 6:00am and 10:00pm, in accordance with proffered requirements. The site was rezoned in February 2005, and both the plan and the architectural elevations are in substantial conformance with the proffers.

As requested by the County, the Owner has shown that adequate right-of-way for Nine Mile Road for the ultimate road width and for sidewalks. A standard VDOT five-foot sidewalk will be

provided along the southern side of Nine Mile Road completing the sidewalk segment for the south western quadrant of S. Laburnum Avenue and Nine Mile Road.

The proposed architectural renderings show all building elevations to be standard reddish brown brick accented with tan brick soldier courses, with an open glass store front facing Nine Mile Road. A lighting plan is included for review and approval with this POD proposal. The lighting plan proposes six (6) LED building mounted concealed source light fixtures in addition to an existing cobra head light located on site.

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

29. The entrances and drainage facilities on Nine Mile Road (State Route 33) shall be approved by the Virginia Department of Transportation and the County.
30. A concrete sidewalk meeting VDOT standards shall be provided along the south side of Nine Mile Road.
31. The proffers approved as a part of zoning case C-69C-04 shall be incorporated in this approval.
32. 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.
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 Christina Goggin)**

**(Applicant's Representative: Dan Caskie)**

**(Applicable Rezoning Cases and PUPS: C-69C-04)**

## PLAN OF DEVELOPMENT

POD2016-00187  
FMC Laurel Park MOB at  
4008 E. Parham Road

**APPROVED – SEE  
ADDENDUM PAGE 1**

**Draper Aden Associates for CDA P&S Outparcel, LLC and MGB Development Services, 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, 7,300 square foot medical office building. The 1.02-acre site is located on the north line of East Parham Road, approximately 350 feet west of its intersection with Staples Mill Road (U.S. Route 33), on parcel 769-755-6835. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Brookland)**

Proposed is a 7,300 square foot medical office building on a site with an existing, shared access drive that was developed with the POD for Panera Bread and Retail Shops at 8808 Staples Mill Road (POD-002-07). The proffers of zoning case C-62C-06 apply. Ten-foot transitional buffers are required along the north and west property lines.

The building's primary building materials are red brick and white cementitious fiber cement siding. Dormers are also featured. Proffers require that the building be colonial in appearance.

At the time of the agenda's preparation, staff has yet to receive a revised plan showing a revised stormwater design that moves storage pipes out of the required transitional buffer along the western property line.

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

29. A concrete sidewalk meeting County standards shall be provided along the north side of East Parham Road.
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning case C-62C-06 shall be incorporated in this approval.
32. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Lee Pambid)**  
**(Applicant's Representative: Glen Custis)**  
**(Applicable Rezoning Cases and PUPS: C-62C-06)**

## PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2016-00233  
Boomerang Air Sports @  
Towne Center West - 205  
Towne Center West  
Boulevard

**APPROVED**

**Willmark Engineering, PLC for Short Pump Office, LLC:**  
Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story 25,812 square foot indoor recreation facility with a 2,384 square foot additional mezzanine area in an existing shopping center. The 2.65-acre part of the 42.39-acre site is on the north line of Towne Center West Boulevard (private), approximately 1,650 feet east of North Gayton Road, on parcel 736-764-0871. The zoning is B-2C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The applicant requests approval to construct an indoor recreation facility in the existing Towne Center West shopping center. Adjacent development within the shopping center includes a variety of retail, restaurant, child care, office, and medical uses, and will include the recent Kan Pai Office Building approved at the May 25, 2016 Planning Commission hearing.

The proposed building is compatible in style and material with the surrounding development and is consistent with proffered conditions. A mix of red brick and beige block and EIFS finishes is proposed. The majority of land disturbance associated with this phase of development will be located within the existing parking lot and pad area.

A lighting plan is included in the staff plan for approval, proposing LED concealed source fixtures meeting the maximum proffered mounting height of 25 feet.

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. 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 zoning 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 proffers approved as a part of zoning case C-49C-04, C-27C-09, and REZ2014-00012 shall be incorporated in this approval.
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: Mark Williams)**

**(Applicable Rezoning Cases and PUPS: C-49C-04, C-27C-09, and REZ2014-00012)**

## **PLAN OF DEVELOPMENT**

POD2016-00232  
Manorhouse - Detached  
Dwellings - 13500 N. Gayton  
Road

**APPROVED – SEE  
ADDENDUM PAGE 2**

**Silvercore for Gayton Properties, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 9 detached condominium independent living dwellings. The 3.33-acre portion of the 10.05-acre site is located on the west line of North Gayton Road, approximately 350 feet north of Favero Road, on part of parcel 732-760-0494. The zoning is R-6C, General Residence District (Conditional). County water and sewer.  
**(Three Chopt)**

This POD proposes nine (9) detached, condominium dwellings for independent living purposes and represents the final element of the Manorhouse Assisted Living development. The proffers of zoning case REZ2014-00051 apply.

Five (5) typical unit types featuring combinations of brick, stone, and cementitious siding are proposed. Proffers require that units have a minimum of 2,300 square feet of finished floor area. All units have side loaded garages.

Staff has suggested that the turning movements into the side loaded garages be considered in the driveway design.

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

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
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 the Director of Planning 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 right-of-way for widening of North Gayton 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.
32. A concrete sidewalk meeting County standards shall be provided along the west side of North Gayton Road.

33. The proffers approved as a part of zoning case REZ2014-00051 shall be incorporated in this approval.
34. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Lee Pambid)**

**(Applicant's Representative: Andrew Bowman)**

**(Applicable Rezoning Cases and PUPS: REZ2014-00051)**

## **LANDSCAPE PLAN**

SUB2016-00075

Enclave at Bacova, Section 1  
(formerly Alvis Woods  
Section 2) –  
12200 Bacova Drive

**APPROVED/EXPEDITED**

**Youngblood, Tyler and Associates, P.C. for Welford Properties, 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 23.21-acre site is located on the north line of Bacova Drive, approximately 2,460 feet east of North Gayton Road, on parcel 737-766-1902. The zoning is R-3C, One-Family Residential District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The Enclave at Bacova subdivision will connect to the Liesfield Farm at Bacova subdivision that is currently under construction south of Liesfeld Farm Drive. Road construction for Liesfeld Farm Drive to connect all the way from North Gayton Road to Pouncey Tract Road is currently underway. The proffered 25-foot buffer along future Liesfeld Farm Drive is shown on the plan, including the transitional buffer 25 plantings and six-foot cap rail wood fence, as proffered. The 10-foot multi-use path adjacent to the buffer is within the right of way for the future road and is part of the road construction. All of these elements, including the plant material selected, is consistent with the proffers and the adjacent buffer design.

A typical foundation planting plan is included in the plan and exceeds the specifications of the lot landscaping proffers. Each lot will contain a minimum of two trees planted at 2.5 inch calipers in the front yard, and two such trees in the side yards of corner lots. The front and side yard of each lot will include sod and irrigation and all buffers will be irrigated in compliance with the proffered conditions.

Details for the neighborhood identification signage are included in the staff plan. These are consistent with the proffers and other approvals in the overall Bacova development. All signage requires additional sign permit review and approvals prior to installation.

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

**(Staff Report by Aimee Crady)**

**(Applicant's Representative: Anne Tignor)**



**(Applicable Rezoning Cases and PUPS: C-9C-11, REZ2016-00021 (pending))**

**APPROVAL OF MINUTES: May 25, 2016 Minutes **APPROVED****

**ADJOURN @ **10:11 AM****

**PLANNING COMMISSION  
AGENDA FOR  
SUBDIVISIONS AND PLANS OF DEVELOPMENT  
June 22, 2016**

**ADDENDUM**

**PAGE 4 – ADDED CONDITION**

**PLAN OF DEVELOPMENT AND LIGHTING PLAN**

POD2016-00188  
Henrico Doctors' Hospital  
Forest Campus MOB 4 –  
1602 Skipwith Road

**APPROVED**

**RK&K, LLP for HCA Health Services of VA, Inc., Henrico Doctors' Hospital FCP, LLC, and County School Board of Henrico County, Virginia:** 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 4-story 98,400 square foot medical office building. The 7.64-acre site is located approximately 700 feet west of Skipwith Road at the northern terminus of Parkline Drive on part of parcels 760-744-1480, 761-744-2028, and 761-745-3004. The zoning is O-3C, Office District (Conditional). County water and sewer. **(Three Chopt)**

**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.

**PAGE 17 – REVISED PLAN, REVISED ARCHITECTURAL ELEVATIONS, AND REVISED RECOMMENDATION**

**PLAN OF DEVELOPMENT**

POD2016-00187  
FMC Laurel Park MOB at  
4008 E. Parham Road

**APPROVED**

**Draper Aden Associates for CDA P&S Outparcel, LLC and MGB Development Services, 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, 7,300 square foot medical office building. The 1.02-acre site is located on the north line of East Parham Road, approximately 350 feet west of its intersection with Staples Mill Road (U.S. Route 33), on parcel 769-755-6835. The zoning is O-2C, Office District (Conditional). County water and sewer. **(Brookland)**

**Continue**

**continued**

Staff has received a revised layout that changes the stormwater design, moving storage pipes out of the required transitional buffer; and revised rendered elevations, changing the building material to brick and eliminating the previously shown hardieplank, as well as adding certain architectural features such as quoins and brick headers over windows.

Staff recommends approval of the revised plans, subject to the annotations on the plans, the standard conditions for developments of this type, and additional conditions 29 through 33 in the agenda.

## **PAGE 21 – ADDED CONDITION**

### **PLAN OF DEVELOPMENT**

POD2016-00232  
Manorhouse - Detached  
Dwellings - 13500 N. Gayton  
Road

**APPROVED**

**Silvercore for Gayton Properties, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 9 detached condominium independent living dwellings. The 3.33-acre portion of the 10.05-acre site is located on the west line of North Gayton Road, approximately 350 feet north of Favero Road, on part of parcel 732-760-0494. The zoning is R-6C, General Residence District (Conditional). County water and sewer.  
**(Three Chopt)**

**11. AMENDED ADDED:** 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.

## **PAGE 24 – ADDED DISCUSSION ITEM**

**DISCUSSION ITEM :** Resolution PCR-6-16 – Henrico County Planning Commission to Initiate Consideration of Amendments to the Zoning Ordinance Relating to Front Porches on Dwellings

**APPROVED RESOLUTION**