

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

March 23, 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
Robert Peterman, GIS Technician
Kate B. Teator, County Planner/Recording Secretary

WELCOME: @ 9:01 AM

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA: Richmond Times-Dispatch

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

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

There are no conditional extensions for this month.

SUBDIVISION WITHDRAWAL REQUESTS

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District
SUB2008-00156 (SUB-045-06) Greenwood Manor (September 2006 Plan) WITHDRAWAL GRANTED	8	8	4	Fairfield

TRANSFER OF APPROVAL

POD-55-75 (part) and
POD-46-94
POD2014-00439 and
POD2014-00463
Brookfield Commons - 6600
West Broad Street (U.S.
Route 250)

Adena Patterson for DMARC 2006-CD2 Office 6600, LLC:
Request for transfer of approval as required by Chapter 24,
Section 24-106 of the Henrico County Code from Direct Invest –
Brookfield Commons, LLC to DMARC 2006-CD2 Office 6600,
LLC. The 6.82-acre site is located on the northeast corner of the
intersection of West Broad Street (U. S. Route 250) and Dickens
Road, on parcel 768-743-7194. The zoning is O-3, Office District.
County water and sewer. **(Brookland)**

APPROVED/EXPEDITED

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. The deficiencies, as identified in the staff report dated November 19, 2014, including missing landscaping have been addressed.

The staff recommends approval of this transfer request.

(Staff Report by Tony Greulich)
(Applicant's Representative: Lee Snukals)

LANDSCAPE PLAN

POD2015-00334
Second Baptist Church -
Family Life Center Addition
– 9614 River Road

APPROVED – SEE ADDENDUM PAGE 1

BCWH Architects for Second Baptist Church Trustees:
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 10.56-acre site is located on the northeast corner of the
intersection of River Road and Gaskin Road, on parcels 743-737-
0432 and 743-737-1972. The zoning is R-1, One-Family
Residential District. County water and sewer. **(Tuckahoe)**

The applicant is requesting approval of a landscape plan for Second Baptist Church Family Life Center Addition.

As of the preparation date of the agenda, the staff has not received a revised plan as requested that shows an alternate plant species along the northern property line which will mitigate views into the site from the adjacent residential properties. Staff has requested that some of the proposed shrub species and existing waxmyrtles, which appear to be unhealthy, be replaced with a plant species that will exceed the height of the existing fence. To date, the applicant has not agreed to this.

The staff recommendation will be made at the meeting. Should the Commission act on this request, the annotations on the plans and the standard conditions for landscape plans are recommended.

(Staff Report by Greg Garrison)
(Applicant's Representative: Michael Gibson)

LANDSCAPE PLAN

POD2016-00061
Shire Walk – 11901 Church
Road

**APPROVED – SEE
ADDENDUM PAGE 2**

Kimley-Horn and Associates for Rebkee Replacement, 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 5.745-acre site is located on the north line of John Rolfe Parkway and the south line of Church Road, approximately 775 feet west of the intersection of Pump Road and John Rolfe Parkway, on parcel 739-754-2243 and part of parcel 738-753-9783. The zoning is RTHC, Residential Townhouse District (Conditional), R-3AC, One-Family Residential District, and C-1C, Conservation District. County water and sewer. (**Tuckahoe**)

In addition to specifying the landscaping for the Shire Walk townhouse development, the proposed landscape plan would also specify the landscaping for the existing BMP/SWM pond located to the south, within the right of way for John Rolfe Parkway. As part of the acquisition of the right of way for John Rolfe Parkway, the County and the developer entered into a joint development agreement for that storm water facility. The agreement permits the developer to enlarge the BMP/SWM pond to provide drainage facilities for the portion of the Shire development located on the west side of John Rolfe Parkway. As conditions of the agreement, the developer has agreed to provide appropriate landscaping around the facility and to provide a water feature. The agreement also provides for sharing future maintenance costs for the storm water facility.

As of the preparation date of this agenda, the staff has not received a revised plan, as requested. The staff has requested the relocation of several trees that encroach into public utility easements, as well as the relocation of other trees that conflict with future maintenance access to the BMP/SWM pond. In addition, the staff has requested the substitution of two species of trees that were specified on the plans, to species more tolerant of the clay soils found at this location, and staff has requested additional notes regarding the required water feature. The developer's landscape architect has agreed to address staff's concerns and has indicated a revised plan would be submitted for review prior to the meeting.

The staff recommendation will be made at the meeting. Should the Commission act on this request, the annotations on the plans and the standard conditions for landscape plans are recommended.

(Staff Report by Mike Kennedy)

(Applicant's Representative: David Ellington)

(Applicable Rezoning Cases and PUPS: C-27C-06 and REZ2014-00037)

PLAN OF DEVELOPMENT (Deferred from the February 24, 2016 Meeting)

POD2015-00322
Corner Bakery at Car Care
Shopping Center – 11000
West Broad Street (U.S.
Route 250)

**DEFERRED BY
APPLICANT TO APRIL
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 February 24, 2016 Planning Commission hearing at the request of the applicant to allow time for communication among the applicant and the adjacent property owner concerning parking within the shopping center. Another deferral was requested by the applicant at the November 18, 2015 hearing, to allow time to obtain authorization and appropriate owners signatures from the adjacent Westhampton Properties parcel.

The plan presented at the October meeting met the required parking ratio for development within the shopping center. The plan provided 32 parking spaces on the Corner Bakery parcel, with only 17 required by code attributed to the Corner Bakery use. The overall shopping center parking provided exceeds the required amount as well.

A revised plan was received by email on November 6, 2015. VDOT, Department of Public Works Traffic, and Planning have comments outstanding as of the preparation date of this agenda, 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.

As of the preparation date of the agenda, staff has not received revised plans to address the above issues, as requested. The appropriate property owner's signature to authorize approval of work on the Westhampton Properties parcel has not been provided on the POD application. 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. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included

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with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.

35. 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.
36. 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.
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 Aimee Crady)

(Applicant's Representative: Clay Grogan)

(Applicable Rezoning Cases and PUPS: C-12C-88)

PLAN OF DEVELOPMENT (Deferred from the February 24, 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 APRIL
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

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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 February 24, 2016 Meeting)

POD2016-00040
Rocketts Landing - Phase IV
- 5300 Old Osborne Turnpike

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

Timmons Group for Central Virginia Investments/Rocketts Landing, 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 28 three and four-story single-family residential townhomes for sale on Block 19 of the Village of Rocketts Landing. The 1.91-acre site is located west of Old Osborne Turnpike (State Route 5) along the west line of Old Main Street (private) between Old Delaware Street extended (private) and Old Charles Street (private), on part of parcel 797-712-4340. The zoning is UMUC, Urban Mixed Use District (Conditional). City of Richmond water and sewer. **(Varina)**

The applicant has requested a deferral to the April 27, 2016 meeting.

The Plan of Development for this site was approved by the Planning Commission at its January 27, 2016 meeting.

As of the preparation date of the agenda, additional information on the architectural plans has not been provided. Should the Commission act on this request, the conditions approved with POD2015-00541 would continue to apply.

(Staff Report by Mike Kennedy)

(Applicant's Representative: Kevin Pennock)

(Applicable Rezoning Cases and PUPS: C-55C-04, P-14-04, and P-12-12)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2016-00048
Willow Lawn Chick-Fil-A –
4920 West Broad Street
(U.S. Route 250)

**APPROVED – SEE
ADDENDUM PAGE 2**

GBC Design, Inc. for Colonial Heights Land Company and Chick-fil-A, Inc.: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story 4,958 square foot restaurant with drive-through facilities. The 1.52-acre site is located on the north line of West Broad Street (U.S. Route 250), approximately 300 feet east of Willow Lawn Drive, on parcel 774-737-0662. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

The applicant is requesting approval to construct a one-story 4,958 square foot drive-through restaurant.

As of the preparation date of the agenda, the staff has not received a revised plan as requested that shows an adequate connection from West Marshall Street to the rear of the existing dental office that fronts West Broad Street. Alternately, this access drive could be removed from the plans or

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phased for a future re-development. Staff has also requested that the underground stormwater detention facility be revised to accommodate trees in landscape islands and parking lot lighting.

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:

- 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 entrances and drainage facilities on West Broad Street (U.S. Route 250) shall be approved by the Virginia Department of Transportation and the County.
30. 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.
31. 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.
32. The owner or manager on duty shall be responsible for temporarily closing the drive through 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.
33. 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.
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.
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.

(Staff Report by Greg Garrison)
(Applicant's Representative: Gary R. Rouse)

PLAN OF DEVELOPMENT

POD2016-00056
Manorhouse Assisted Living
Amended – 13500 N. Gayton
Road (POD2015-00134
Rev.)

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 2, one-story buildings containing 10 independent-living units. The 9.99-acre site is located on the west line of N. Gayton Road, approximately 350 feet north of Favero Road, on parcel 732-760-0494. The zoning is R-6C, General Residence District (Conditional). County water and sewer. **(Three Chopt)**

The plan proposes an amendment to a previously approved POD, which included construction of a two-story, 98-unit assisted living facility and two single-story buildings containing four independent living units for a total of eight units. The applicants wish to re-allocate two of the assisted living units as independent living units. The new unit count will include 96 assisted living units in the main building and 10 independent living units in two single-story buildings containing five units each.

The independent living building elevations feature stacked stone facades with a watertable sill, cementitious shakes on the gable ends, and dark grey dimensional shingles.

The plan is in substantial compliance with the proffers of zoning case REZ2014-00051 All proffered tree-save and buffer areas are in place, and the elevations are in compliance with the proffered exhibits.

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

29. The unit house numbers shall be visible from the parking areas and drives.
30. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be installed prior to any occupancy permit approval.
31. The 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. Outside storage shall not be permitted.
34. The proffers approved as a part of zoning case REZ2014-00051 shall be incorporated in this approval.
35. 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 Lee Pambid)

(Applicant's Representative: Andrew Bowman)

(Applicable Rezoning Cases and PUPS: REZ2014-00051)

PLAN OF DEVELOPMENT, LIGHTING PLAN, AND SPECIAL EXCEPTION

POD2016-00065

Fairfield Inn and Suites –
Richmond Airport – 5252
Airport Square Lane

**APPROVED – SEE
ADDENDUM PAGE 3**

Sekiv Solutions for KHUSHAL, LLC: Request for approval of a plan of development, lighting plan, and special exception, as required by Chapter 24, Sections 24-2, 24-94(b), and 24-106 of the Henrico County Code, to construct a four-story, 95-room hotel with a height of 54 feet. The special exception would authorize a building exceeding a height of 45 feet. The 3.73-acre site is located on the north line of Airport Square Lane, approximately 250 feet north of Williamsburg Road (U.S. Route 60), on parcel 818-714-9682. The zoning is B-3, Business District and ASO, Airport Safety Overlay District. County water and sewer.
(Varina)

This proposal is for a 4-story 54 foot tall Fairfield Inn and Suites on Airport Square Lane just north of Williamsburg Road. The location was previously the site for the Legacy Inn which has been demolished.

The applicant is retaining the 25' width of existing mature trees at the rear of the site that were retained with the construction of the original hotel in the late 1980's, as well as providing a 6' white vinyl privacy fence to discourage foot traffic from this site into the neighborhood.

Staff requested and the applicant has agreed to add brick to the building around the first level on the front, sides and rear of the building, as well as to raise the brick on the front of the building on one of the front pilasters to the top of the second floor, to break up the amount of EFIS.

The applicant has submitted a lighting plan that consists of full cut-off LED fixtures on 24 foot tall poles and provides cut off fixtures with house side shields at the rear of the site to alleviate light spill into the neighborhood that may not be blocked by the existing trees. In addition to the pole lights, the building will also have wall wash architectural lighting to provide additional detailing on the building. The lighting plan in the packet does not reflect the relocated entrance road as required by Public Works Traffic and as shown on the layout plan, but the applicant has agreed to reflect that revision.

This Plan of Development includes a request for a special exception for height to allow construction of a building exceeding 45 feet in height. As is normal procedure, staff makes no recommendation regarding the special exception. It is the applicant's responsibility to present evidence to the Commission to support the request.

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Should the Commission act on the special exception, 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. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
30. Federal Aviation Administration (FAA), Form 7460-1 shall be submitted to the FAA and proof of such approval shall be provided to the Planning Department prior to approval of any building permit application.
31. Evidence that an engineer has certified the height of the building shall be provided to the Director of Planning prior to the issuance of a Certificate of Occupancy.
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. 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.
34. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
35. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
36. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

(Staff Report by Christina Goggin)
(Applicant's Representative: Chris Thompson)
(Applicable Rezoning Cases and PUPS:

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2016-00062
Tech Park Distribution
Center – 5801 Techpark Way

APPROVED

Sekiv Solutions for Earl Thompson, Inc.: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct one-story, 185,000 square foot office and warehouse building. The 15.0-acre site is located on the south line of future Techpark Way, approximately 410 feet west of its intersection with Techpark Place, on part of parcel 842-706-9406. The zoning is M-1C, Light Industrial District (Conditional). County water and sewer.
(Varina)

This proposal is to construct an 185,000 square foot office warehouse in an existing industrial park surrounded by warehouse flex buildings. Additional work includes constructing 600 feet of Techpark Way to intersect with Techpark Place to the east. A subdivision plat for Techpark Way Section C will be recorded prior to occupancy of the building, subject to the conditional approval granted by the Planning Commission in 2005.

The plan fulfills zoning requirements for office warehouses. Furthermore, existing vegetation along the western and portions of the southern property will be preserved to soften visual impacts and to limit clearing near wetlands.

The architectural plan provides a front building elevation facing Techpark Way consisting of brown brick veneer and windows wrapping the front and sides of the office portion. The remaining building facades are comprised of tilt-up earth-tone concrete panels. Along the western building side the loading area will be a minimum distance of 120 from the adjoining O-3C property and screened with existing vegetation to satisfy the proffered 50-foot transitional buffer requirements as set aside in zoning case C-47C-00.

A lighting plan was submitted which shows 32 building mounted LED fixtures to be mounted at 10 and 30 feet, 3 double head LEB light fixtures in the front parking lot and 6 single head LED fixtures throughout the site for an overall height of 30 feet. As shown, the lighting plan and fixtures meet the intent of the zoning case C-47C-00 proffer #10 which limits lighting to 30 feet in height.

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. The subdivision plat for Techpark Way Section C shall be recorded before any occupancy permits are issued.
30. Outside storage shall not be permitted.
31. The proffers approved as a part of zoning case C-47C-00 shall be incorporated in this approval.

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32. 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.
33. The loading areas shall be subject to the requirements of Chapter 24, Section 24-97(b) of the Henrico County Code.
34. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
35. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
36. 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.
37. 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.
38. The limits and elevations of the Special Flood Hazard Area shall be conspicuously noted on the plan and labeled "Limits of Special Flood Hazard Area." In addition, the delineated Special Flood Hazard Area must be labeled "Variable Width Drainage and Utility Easement." The easement shall be granted to the County prior to the issuance of any occupancy permits.

(Staff Report by Matt Ward)

(Applicant's Representative: Stig Owens)

(Applicable Rezoning Cases and PUPS: C-47C-00)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2016-00072
Virginia Family Dentistry at
Towne Center West – 12040
West Broad Street (U.S.
Route 250)
(POD2010-00010 Rev.)

APPROVED

Balzer and Associates, Inc. for Towne Center West, LLC, Short Pump Dental Associates, LLC and Gilbert L. Roberts, Jr.: 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, 12,250 square foot medical office building in an existing shopping center. The 1.83-acre portion of the 4.86-acre site is located along the north line of Towne Center West Way (private), approximately 280 feet north of West Broad Street (U.S. Route 250), on part of parcel 734-764-9340. The zoning is B-3C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

Revised architectural plans were requested to address architectural detailing and to provide more information on use and color of materials. The revised plans have been received and included with the agenda; however, as of the preparation date of the agenda, the staff has not had an opportunity to complete its review of the revised architectural plans.

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

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning case C-28C-09, C-27C-09, C-49C-04 shall be incorporated in this approval.
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. Only retail business establishments permitted in a B-3 zone may be located in this center.
33. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
34. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).

(Staff Report by Kevin Wilhite)

(Applicant's Representative: Christopher Shust)

(Applicable Rezoning Cases and PUPS: C-28C-09, C-27C-09, C-49C-04)

SUBDIVISION

SUB2016-00023
Libbie Mill Townhomes
(March 2016 Plan) – Staples
Mill Road (U.S. Route 33)

APPROVED

E. D. Lewis & Associates for Midtown Land Partners, LLC:
The 4.28-acre portion of the 85-acre Libbie Mill urban mixed-use site proposed for a subdivision of 63 townhomes for sale is located on the east line of Spencer Road, north of Libbie Mill West Boulevard (private), on part of parcel 773-740-5043. The zoning is UMUC, Urban Mixed Use District (Conditional). County water and sewer. **(Brookland) 63 Lots**

The applicant requests conditional subdivision approval for 63 residential townhouse lots for sale located along the western border of the Libbie Mill UMU district adjacent to Spencer Road. The proposed units are located north of sections 1 and 2 of Libbie Mill Townhomes, and will be west of the extended portion of the private road Libbie Lake West Street northward. Architectural design details are included in the companion plan of development case on this agenda, and landscape and lighting plans for POD2016-00057 are also included in this agenda for concurrent approvals. The proposed subdivision is in compliance with the applicable proffers and provisional use permits for the subject property, as well as the UMU section of the ordinance and the corresponding pattern book for the Libbie Mill UMU.

Staff recommends conditional approval subject to the annotations on the plans, the standard conditions for residential townhouses, and the following additional condition:

15. The proffers approved as part of zoning cases REZ2015-00018 and PUP2015-00006 shall be incorporated in this approval.

(Staff Report by Aimee Crady)

(Applicant's Representative: Monte Lewis)

(Applicable Rezoning Cases and PUPS: REZ2015-00018 and PUP2015-00006)

PLAN OF DEVELOPMENT

POD2016-00057
Libbie Mill Townhomes
Section 3, Clubhouse, and
Condo Buildings 2 - 4 –
Staples Mill Road (U.S.
Route 33)

APPROVED

E. D. Lewis & Associates for Midtown Land Partners, LLC:
Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 63 three-story residential townhomes for sale, 3 four-story residential condominium buildings totaling 32 units, a one-story 2,636 square foot clubhouse, a one-story 390 square foot bathhouse, and a one-story 1,120 square foot pavilion. The 7.6-acre portion of the 85-acre site is located on the east line of Spencer Road, north of Libbie Mill West Boulevard (private), on part of parcel 773-740-5043. The zoning is UMUC, Urban Mixed Use District (Conditional). County water and sewer. **(Brookland)**

The applicant requests approval of 63 three-story residential townhouses for sale and 3 four-story residential condominium buildings totaling 32 units located along the western border of the Libbie Mill UMU district. With this plan of development is included a request for approval of the

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community center, pool, pool house, and exercise pavilion designated to serve the townhome and condominium residents. Separate recreation facilities for the residents of the multifamily housing were approved with previous Phase 1C.

The clubhouse facility includes the main community center with a great room, with roll up doors that open into the pool area. A yoga or exercise pavilion will provide a flexible activity space for residents, and the pool house provides a convenience amenity to the facility while housing the supply and pump rooms for the pool. The uniquely styled buildings within this facility will be constructed of composite board and batten siding, timber posts, beams, and brackets, as well as other composite siding and panel elements. The community center contains a masonry fireplace and chimney. All buildings feature standing seam metal roofs. The community center and pool will have controlled private access and will be enclosed by the building walls and masonry walls.

Architectural plans for the townhouse and condominium units are a continuation of the elevations approved with Sections 1 and 2, and continue to be in compliance with all applicable proffers, use permits, and standards of the pattern book for the Libbie Mill UMU. The townhomes and condominium buildings are will be constructed of a combination of primarily brick and fiber cement siding with a variety of complimentary finishes. Townhouse units range in width between 24 and 36 feet. Condominium units are 36 feet wide. All units contain finished square footage, exclusive of garages, exceeding the minimum requirements outlined in the pattern book.

The plan provides a continuation of the residential streetscape design in compliance with the UMU code and the pattern book. Streetscapes provide a minimum of 9.5 feet width outside of any residential lot, and is exceeded in most areas, incorporating tree wells and street lights. Some townhomes face a tree-lined internal courtyard opposite the clubhouse across Coopers Walk. Other pocket parks are located throughout this phase, including an open picnic area north of the clubhouse. Parallel parking is continued in the streetscape, providing an excess of parking with this phase to contribute to the overall availability of parking.

A landscape and lighting plan is included in this agenda as a companion case to this plan of development for concurrent approval with this case and the conditional subdivision.

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

29. The unit house numbers shall be visible from the parking areas and drives.
30. The names of streets, drives, courts and parking areas shall be approved by the Richmond Regional Planning District Commission and such names shall be included on the construction plans prior to their approval. The standard street name signs shall be installed prior to any occupancy permit approval.
31. The subdivision plat for Libbie Mill Townhomes Section 3 shall be recorded before any building permits are issued.
32. Prior to issuance of a certificate of occupancy for any building in this development, the engineer of record shall certify that the site has been graded in accordance with the approved grading plans.
33. Outside storage shall not be permitted.

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34. The proffers approved as a part of zoning cases REZ2015-00018 and PUP2015-00006 shall be incorporated in this approval.
35. A construction staging plan which includes details for traffic control, fire protection, stockpile locations, construction fencing and hours of construction shall be submitted for County review and prior to the approval of any final construction plans.
36. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by the engineer. An engineer's report certifying the suitability of the fill materials and its compaction shall be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.
37. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The defect bond shall remain in effect for a period of three years from the date of the issuance of the final occupancy permit. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.
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 Aimee Crady)

(Applicant's Representative: Monte Lewis)

(Applicable Rezoning Cases and PUPS: REZ2015-00018 and PUP2015-00006)

LANDSCAPE AND LIGHTING PLAN

POD2016-00058 &
POD2016-00059
Libbie Mill Townhomes
Section 3, Clubhouse, and
Condo Buildings 2 - 4 –
Staples Mill Road (U.S.
Route 33)

Cite Design for Midtown Land Partners, LLC: Request for approval of a landscape and lighting plan, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code. The 7.6-acre portion of the 85-acre site is located on the east line of Spencer Road, north of Libbie Mill West Boulevard (private), on part of parcel 773-740-5043. The zoning is UMUC, Urban Mixed Use District (Conditional). County water and sewer.
(Brookland)

APPROVED

The landscape plan provides a continuation of the residential streetscape design in compliance with the UMU code and the pattern book. Interior landscaping is shown for typical foundation

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plantings. Final details to include species selection and potential changes associated with technical requirements will be determined during the construction plan phase and continually reviewed by staff. To maintain visibility in areas where security is a concern, shrubs will be selected to be easily maintained at or below 3 feet in height.

Typical details for mailboxes and street furniture are included with this plan, and decorative hardscape elements are shown throughout the plan, including, but not limited to, brick edged tree wells and brick sidewalk pavers.

A lighting plan with decorative streetscape pole mounted and residential building mounted fixtures is included, demonstrating that the illumination levels in parking areas and throughout pedestrian areas meet the UMU lighting standards outlined in the UMU code. Bollard lighting was added in more confined areas adjacent to the townhouse courtyard for enhanced security along walkways. Decorative fixtures will be mounted on the front and back of each townhouse and condominium unit to provide additional lighting.

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

(Staff Report by Aimee Crady)

(Applicant's Representative: Doug Cole)

(Applicable Rezoning Cases and PUPS: REZ2015-00018 and PUP2015-00006)

SUBDIVISION AND EXCEPTION

SUB2015-00152
Castleton (November 2015
Plan) - Macallan Parkway

APPROVED

Townes Site Engineering, P.C. for Ross Run, LLC: The 139.66-acre site proposed for 325 zero lot line single-family lots with an exception for double frontage lots. The site is located between the south line of Darbytown Road at its intersection with Macallan Parkway and the east line of Doran Road at its intersection with Macallan Parkway, on parcel 824-694-2155 and part of parcel 824-689-0488. The zoning is R-5AC, General Residential District (Conditional). County water and sewer.
(Varina) 325 Lots

The proposed conditional plat would replace the undeveloped portion of the previous conditional plat for Castleton (February 2005 plan) located north of Four Mile Creek. The revised layout would incorporate another 7.43 acre parcel that fronts along Darbytown Road into the development. When the Planning Commission approved the previous conditional plat, the residual Castleton property was zoned R-2AC Single-Family Residential District (conditional) and, the additional property was zoned A-1 Agricultural District. Since that time both parcels were rezoned R-5AC General Residence District (conditional) by the Board of Supervisors on July 14, 2015 pursuant to Rezoning Case Number REZ2014-00016. The developer proposes to construct single-family detached zero-lot line dwellings. The revised layout would increase the number of authorized lots from 178 to 325 lots, of which 12 lots would be located on the additional property added to the proposed development. The proposed layout satisfies both the development standards

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of the zoning code pertaining to zero-lot line development, as well as the proffers of the above referenced zoning case and is consistent with the proffered layout. Prior to approval of subdivision construction plans, the developer is required to submit a Plan of Development for Planning Commission review and approval. Review at that time will include typical elevations and floor plans for the Planning Commission to determine that they satisfy proffered requirements. In addition to specifying architectural design standards, the proffers require both street trees and street lights, as well as the construction of additional community amenities.

The Planning Commission must approve an exception to allow double frontage lots for all through lots not abutting a major road identified on the 2016 Major Thoroughfare Plan, including: Lots 31-34 in Block B, Lots 263-266 in Block C, and Lots 124-131, Lot 196 & Lots 198-206 in Block G. No exception is required where common area separates a rear lot line from local streets. Staff offers no objection to the request, as the proposed conditional layout is substantially consistent to the proffered layout plan. Because double frontage lots were contemplated, the proffers require a minimum 20-foot wide buffer planted to the standards of a 10-foot transitional buffer along the backside of any lot that fronts on two streets not including corner lots. A landscape plan for through lot buffers must be submitted for administrative review and approval prior to recordation of applicable lots.

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

13. The limits and elevation of the Special Flood Hazard Area shall be conspicuously noted on the plat and construction plans and labeled "Limits of Special Flood Hazard Area." Dedicate the Special Flood Hazard Area as a "Variable Width Drainage & Utilities Easement."
14. 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.
15. Prior to requesting construction plan approval, the developer must furnish a letter from Colonial Pipeline, stating that this proposed development does not conflict with its facilities.
16. A County standard sidewalk shall be constructed along the east side of Doran Road.
17. Any necessary offsite drainage easements must be obtained prior to final approval of the construction plan by the Department of Public Works.
18. The proffers approved as part of zoning case REZ2014-00016 shall be incorporated in this approval.
19. Any future building lot containing a BMP, sediment basin or trap and located within the buildable area for a principal structure or accessory structure, may be developed with engineered fill. All material shall be deposited and compacted in accordance with the Virginia Uniform Statewide Building Code and geotechnical guidelines established by a professional engineer. A detailed engineering report shall be submitted for the review and approval by the Building Official prior to the issuance of a building permit on the affected

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- lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.
20. A Plan of Development must be submitted for Planning Commission review and approval concurrent with the final plat submitted for administrative review and approval for each section of the subdivision.

(Staff Report by Mike Kennedy)
(Applicant's Representative: Jason Wilkins)
(Applicable Rezoning Cases and PUPS: REZ2014-00016)

APPROVAL OF MINUTES: February 24, 2016 Minutes **APPROVED AS CORRECTED**

ADJOURN @ 10:41 A.M.

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
March 23, 2016**

ADDENDUM

PAGE 3 – REVISED PLAN AND REVISED RECOMMENDATION

LANDSCAPE PLAN

POD2015-00334
Second Baptist Church -
Family Life Center Addition
– 9614 River Road

APPROVED

BCWH Architects for Second Baptist Church Trustees:
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 10.56-acre site is located on the northeast corner of the intersection of River Road and Gaskin Road, on parcels 743-737-0432 and 743-737-1972. The zoning is R-1, One-Family Residential District. County water and sewer. **(Tuckahoe)**

The staff has received a revised plan that addresses concerns regarding alternate plant material along the northern property line.

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

PAGE 5 – REVISED PLAN AND REVISED RECOMMENDATION

LANDSCAPE PLAN

POD2016-00061
Shire Walk – 11901 Church
Road

APPROVED

Kimley-Horn and Associates for Rebkee Replacement, 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 5.745-acre site is located on the north line of John Rolfe Parkway and the south line of Church Road, approximately 775 feet west of the intersection of Pump Road and John Rolfe Parkway, on parcel 739-754-2243 and part of parcel 738-753-9783. The zoning is RTHC, Residential Townhouse District (Conditional), R-3AC, One-Family Residential District, and C-1C, Conservation District. County water and sewer. **(Tuckahoe)**

Since preparation of the agenda, the staff has received a revised landscape plan which addresses previous concerns. The revised plan relocates trees shown on the original plan that would have encroached into public utility easements, or conflicted with future maintenance access to the stormwater management pond. The revised plan also provides for the substitution of several trees that were specified on the original plan, to species more tolerant of the clay soils found at this location, and provides additional notes regarding the stormwater management pond.

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

PAGE 11 – REVISED PLAN AND REVISED RECOMMENDATION

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2016-00048
Willow Lawn Chick-Fil-A –
4920 West Broad Street
(U.S. Route 250)

APPROVED

GBC Design, Inc. for Colonial Heights Land Company and Chick-fil-A, Inc.: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story 4,958 square foot restaurant with drive-through facilities. The 1.52-acre site is located on the north line of West Broad Street (U.S. Route 250), approximately 300 feet east of Willow Lawn Drive, on parcel 774-737-0662. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

Staff has received a revised plan that removes the Phase II access drive from this approval, and revises the underground stormwater detention facility to accommodate landscaping and lighting.

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 15 – REVISED PLAN

PLAN OF DEVELOPMENT, LIGHTING PLAN, AND SPECIAL EXCEPTION

POD2016-00065
Fairfield Inn and Suites –
Richmond Airport – 5252
Airport Square Lane

APPROVED

Sekiv Solutions for KHUSHAL, LLC: Request for approval of a plan of development, lighting plan, and special exception, as required by Chapter 24, Sections 24-2, 24-94(b), and 24-106 of the Henrico County Code, to construct a four-story, 95-room hotel with a height of 54 feet. The special exception would authorize a building exceeding a height of 45 feet. The 3.73-acre site is located on the north line of Airport Square Lane, approximately 250 feet north of Williamsburg Road (U.S. Route 60), on parcel 818-714-9682. The zoning is B-3, Business District and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

Staff has received a revised lighting plan which reflects the relocated entrance road as required by Public Works.

The staff continues to recommend approval.