

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

**May 25, 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: Mr. Robinson, Richmond Times-Dispatch**

**ROLL CALL: All present.**

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

**EXPEDITED AGENDA: Leslie News**

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

**There are no conditional extensions for approval this month.**

## TRANSFER OF APPROVAL

POD-73-89 and 23-95  
POD2015-00526 and  
POD2015-00559  
Alfa Laval – 5400  
International Trade Drive

### **APPROVED/EXPEDITED**

**James G. Koman for ET Richmond, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from McKinney and Walker to ET Richmond, LLC. The 16.95-acre site is located on the north line of International Trade Drive, approximately 1,300 feet east of its intersection with Oakleys Lane, on parcel 819-718-5033. The zoning is M-2C, General Industrial District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. All deficiencies, as identified in the inspection report dated December 18, 2015, have been addressed, which included missing landscaping.

The staff recommends approval of this transfer request.

**(Staff Report by Lee Pambid)**  
**(Applicant's Representative: James G. Koman)**  
**(Applicable Rezoning Cases and PUPS: C-66C-89)**

## TRANSFER OF APPROVAL

POD-29-94 and 22-04  
POD2015-00512 and  
POD2015-00517  
eTec Mechanical  
Corporation (Formerly Helig  
Myers Distribution Center  
and Richmond Bumper at  
Park Central) - 8820 Park  
Central Drive

### **APPROVED/EXPEDITED**

**Frank Boehling for 8820 Park Central, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Helig Myers Co., Jordan Consulting Engineers and Norman R. Seay to 8820 Park Central, LLC. The 5.99-acre site is located along the west line of Park Central Drive, approximately 1,800 feet north of its intersection with East Parham Road, on parcel 789-760-0587. The zoning is O/SC, Office Service District (Conditional). County water and sewer. **(Fairfield)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of original approval. All deficiencies, as identified in the inspection report dated December 10, 2015, have been addressed. Deficiencies included missing landscaping and a missing stop bar.

The staff recommends approval of this transfer request.

**(Staff Report by Lee Pambid)**  
**(Applicant's Representative: Frank Boehling)**  
**(Applicable Rezoning Cases and PUPS: C-57C-88)**

## TRANSFER OF APPROVAL

POD-36-90  
POD2016-00141  
4116 West Broad Street  
(U.S. Route 250)

**APPROVED**

**Christopher McDonald for Broad Investments, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from 4118 W. Broad Partnership to Broad Investments, LLC. The 0.81-acre site is located along the City of Richmond boundary on the north line of West Broad Street (U.S. Route 250) approximately 225 feet west of Westwood Avenue, on parcels 777-734-3049, 777-734-3142, and 777-734-3739. The zoning is M-1, Light Industrial District. County water and sewer. **(Brookland)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The site deficiencies, as identified in the inspection report dated March 31, 2016, included trash in the back of the property. All deficiencies have been addressed.

The staff recommends approval of this transfer request.

**(Staff Report by Greg Garrison)**  
**(Applicant's Representative: Christopher McDonald)**

## TRANSFER OF APPROVAL

POD-92-96  
POD2016-00194  
9460-9468 West Broad Street  
(Formerly Hollywood Video)

**APPROVED**

**Thalhimer for EF SBC 2013-1 REO Holdings, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Walmart Stores, Inc. and 9460 West Broad Good Earth Investment to EF SBC 2013-1 REO Holdings, LLC. The 1.23-acre site is located on the north line of West Broad Street (U.S. Route 250), approximately 800 feet east of Old Springfield Road, on parcel 756-757-1186. The zoning is B-2, Business District. County water and sewer. **(Brookland)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The site deficiencies, as identified in the inspection report dated May 9, 2016, included additional dumpsters in the parking lot. All deficiencies have been addressed.

The staff recommends approval of this transfer request.

**(Staff Report by Greg Garrison)**  
**(Applicant's Representative: Zachary Brenner)**

## TRANSFER OF APPROVAL

POD-51-89  
POD2014-00312  
Parham Trade Center  
(Formerly Parham Office  
Equities) - 2500 E. Parham  
Road

**Morton G. Thalhimer for Impact Investments Group, LLC:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Parham Office Equities to Impact Investments Group, LLC. The 2.3-acre site is located on the north line of Parham Road, approximately 1,000 feet west of Woodman Road, on parcel 773-757-9645. The zoning is B-3C, Business District (Conditional). County water and sewer.

**APPROVED/EXPEDITED (Fairfield)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. Deficiencies identified by staff in the inspection report dated August 29, 2014, included missing landscaping, repaving the parking lot and repainting the pavement markings. All deficiencies have been corrected.

The staff recommends approval of this transfer request.

**(Staff Report by Christina Goggin)**  
**(Applicant's Representative: Christopher Croft)**  
**(Applicable Rezoning Cases and PUPS: C-58C-87)**

## TRANSFER OF APPROVAL

POD-92-97  
POD2015-00117, POD2015-  
00121, and POD2015-00122  
East Shore I, II, and III –  
100, 120, and 140 Eastshore  
Drive

**Sean M. Davis for Westdale East Shore, LP:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Lexington Lion Richmond, LP to Westdale East Shore, LP. The 18.8-acre site is located on the east line of Nuckols Road and the north line of Wyndham Forest Drive, approximately 720 feet south of Concourse Boulevard, on parcels 746-774-4854, 746-774-9296, and 747-774-0162. The zoning is B-2C, Business District (Conditional) and O/SC, Office Service District (Conditional). County water and sewer. **(Three Chopt)**

**APPROVED/EXPEDITED**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. Deficiencies identified in the inspection report dated April 21, 2015, included paving patchwork, curb and gutter repair, resealing and repainting parking spaces, pavement markings and stop bars as needed for all three parking lots. Additionally, landscaping was missing throughout the site and around the lake. All deficiencies have been addressed.

The staff recommends approval of this transfer request.

**(Staff Report by Matt Ward)**  
**(Applicant's Representative: Sean Davis)**  
**(Applicable Rezoning Cases and PUPS: C-73C-95 and C-30C-89)**

## TRANSFER OF APPROVAL

POD-47-98  
POD2013-00212  
CVS/Pharmacy - Laburnum  
and Williamsburg - 5100 S.  
Laburnum Avenue

**APPROVED/EXPEDITED**

**Mike Costa for CVS Health:** Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Wilton Partners, LAB LLC; John Dankos Jr.; and Alexander Hasin, Asia Hazin, Jeffry Varobey, Gennady Feldsher, Laura Swerdloff, and 1196 Santa Fe, LLC to Alexander Hasin, Jeffry Varobey, Gennady Feldsher, Laura Swerdloff, and 1196 Santa Fe, LLC. The 1.24-acre site is located on the southwest corner of the intersection of Williamsburg Road (U.S. Route 60) and Laburnum Avenue, on parcel 816-713-3177. The zoning is B-3, Business District, M-1, Light Industrial District, and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. Deficiencies identified in the staff report dated June 21, 2013, including missing landscaping, repainting the pavement markings and replacing missing signage have been addressed.

The staff recommends approval of this transfer request.

**(Staff Report by Tony Greulich)**  
**(Applicant's Representative: Mike Costa)**

## PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2015-00555  
Walmart Neighborhood  
Market at Henrico Plaza  
Shopping Center – 4000  
Mechanicsville Turnpike  
(U.S. Route 360)

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

**Bohler Engineering for GBR Henrico Limited Liability Company/Plaza 360 Resources LP and Wal-Mart Real Estate Business Trust:** 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 41,952 square foot retail grocery store with drive-through pharmacy, and a one-story 754 square foot convenience market with fueling center in an existing shopping center. The 7.47 acre portion of the 27.389-acre site is located on the west line of Mechanicsville Turnpike (U.S. Route 360), approximately 550 feet south of Evans Road, on part of parcel 803-737-0018. The zoning is B-2, Business District and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

The applicant proposes a partial redevelopment of the Henrico Plaza shopping center, originally constructed in the early 1970's. The majority of the shopping center has been vacant after demolition of major structures between 2002 and 2007. A small retail tenant strip remains of the shopping center, housing a restaurant and auto service center. No plans for alteration or demolition of the residual retail building are currently under review. The grocery store anchor plans subject to this approval maintain access to the existing retail building, with anticipation of additional site development in the future.

The proposed grocery store and fuel center will feature over 42,000 square feet of retail space, with additional retail area to be determined within the shopping center at such time that a user is identified. Any future shopping center buildings and site layout would require additional plan of development submittals for Planning Commission review and approval.

The plan features an enhanced pedestrian network, with sidewalk to be constructed along the frontage of Mechanicsville Turnpike, and connecting into the site from both the north and south directions. Bike racks are proposed at the front of the store, and right turn deceleration lanes are to be provided into both entrance points from Mechanicsville Turnpike.

A traffic impact analysis was reviewed by the Virginia Department of Transportation and the County Department of Public Works. The study was found to be in substantial conformance with the requirements of Chapter 527, and all review agencies recommend approval.

A lighting plan is included in the staff plan for approval, and includes LED concealed source fixtures.

A conceptual landscape plan is provided for informational purposes. A future detailed landscape plan to include the design of the relocated civil war marker area at the southeast corner of the site will be reviewed under separate cover.

Staff recommends approval subject to the annotations on the plan, 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 right-of-way for widening of Mechanicsville Turnpike (U.S. Route 360) as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
33. The entrances and drainage facilities on Mechanicsville Turnpike (U.S. Route 360) shall be approved by the Virginia Department of Transportation and the County.
34. 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.
35. A concrete sidewalk meeting VDOT standards shall be provided along the west side of Mechanicsville Turnpike (U.S. Route 360).
36. Outside storage shall not be permitted.
37. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up facilities, the owner/occupant shall close the drive-up facilities until a solution can be designed to prevent traffic backup.

38. 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.
39. 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.
40. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
41. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Aimee Crady)**

**(Applicant's Representative: Jonathan Ritchie)**

**PLAN OF DEVELOPMENT (Deferred from the April 27, 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 JUNE 22,  
 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 applicant has requested a deferral to the June 22, 2016 meeting.**

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 previous 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. 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.
30. The proffers approved as a part of zoning case C-18C-12 shall be incorporated in this approval.
31. 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.
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 Lee Pambid)**  
**(Applicant's Representative: Chris Sibold)**  
**(Applicable Rezoning Cases and PUPS: C-18C-12)**

## PLAN OF DEVELOPMENT (Deferred from the April 27, 2016 Meeting)

POD2015-00322

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

**DEFERRED BY  
APPLICANT TO JUNE 22,  
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 April 27, 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.

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

**Continue**

continued

appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

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

POD2016-00083  
Carriage Homes at Parham  
Section 1 - Revised - 7814 E.  
Parham Road (POD2015-  
00320 Rev.)

**APPROVED – SEE  
ADDENDUM PAGE 1**

**Townes Site Engineering, P.C. for Carriage Homes at Parham, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 130 two-story residential townhouses for sale, and a community center and pool. The 22.65-acre site is located on the north line of East Parham Road, approximately 500 feet west of Shrader Road, on parcels 763-755-1261, 763-756-4328, and part of parcel 762-755-3882. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Brookland)**

The subject Plan of Development was deferred by the Planning Commission at their April 27, 2016 meeting to permit the developer to provide additional information regarding architectural design of the town houses and community center. Since that time the developer has documented the proposed garages exceed the minimum proffered depth requirement. Additionally, the developer indicated intention to increase the amount of brick on the front façades to exceed the proffered minimum of 35% and provide additional architectural details. Revised plans are expected to be submitted with these revisions prior to the meeting. The developer also indicated his intention to revise the elevations for the proposed community center building to more closely match the architectural design of the proposed townhouses.

As indicated by staff at the Planning Commission's April 27, 2016 meeting, the proposed Plan of Development would revise an earlier Plan of Development for the subject property that was approved by the Planning Commission at their November 18, 2015 meeting.

The earlier plan authorized the construction of 119 residential townhouses for sale on 21.1 acres with the first phase of construction, out of the 196 residential townhouses authorized by Proffer Number 20 of Zoning Case REZ2015-00004. The revised plan would expand the limits of construction to 22.65 acres and authorize a total of 130 residential townhouses for sale with the first phase of construction. The revised plan would increase the limits of construction by 1.55 acres and authorize the construction of 11 additional residential townhouses for sale. The revised plan would also authorize the construction of a community center and pool, which are unproffered amenities being provided by the developer. The developer has indicated that the community center would function as a sales center while the community is under construction.

A subsequent Plan of Development will need to be submitted in the future for Planning Commission review and approval for the remaining residential townhouses on the residual 11 acres of property included in Rezoning Case REZ2015-00004. The preliminary layout for Section 2 shown on the revised plan must still be revised to address some utility design concerns expressed by the Department of Public Utilities during construction plan review and is not part of this review or approval.

The proposed plan is generally consistent with the Conceptual Layout Plan proffered with Rezoning Case REZ2015-00004. Proffer Number 26 of the Zoning Case REZ2015-00004 requires perimeter fencing of the property in accordance with a proffered exhibit, unless otherwise requested and approved by the Planning Commission. The overall fence plan reviewed by the Planning Commission with the previous plan would remain unchanged.

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

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
11. **AMENDED** - Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
29. The 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 subdivision plat for Carriage Homes at Parham Place Section 1 shall be recorded before any building permits are issued.
32. The right-of-way for widening of Parham 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.
33. 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.
34. A concrete sidewalk meeting County standards shall be provided along the north side of Parham Road.
35. Details for the gate and locking device at the emergency access gates on Fellos Lane and Breeching Dee Lane shall be submitted for review by the Traffic Engineer, Police and approved by the County Fire Marshall. The owner or owner's contractor shall contact the County Fire Marshall prior to completion of the fence installation to test and inspect the operations of the gates. Evidence of the Fire Marshall's approval shall be provided to the Department of Planning by the owner prior to issuance of occupancy permits.
36. The proffers approved as a part of zoning case REZ2015-00004 shall be incorporated in this approval.
37. 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.

38. Prior to issuance of a building permit, the developer must furnish a letter from Dominion Virginia Power stating that this proposed development does not conflict with their facilities.
39. 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.
40. The existing utility and drainage easements in conflict with the proposed buildable areas shall be vacated prior to approval of the building permit for the said building.
41. 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.
42. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development needed to implement this conceptual plan shall be submitted for staff review and Planning Commission approval, and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/approval.
43. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

**(Staff Report by Mike Kennedy)**

**(Applicant's Representative: Brian Mitchell)**

**(Applicable Rezoning Cases and PUPS: REZ2015-00004)**

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

POD2016-00183

Wilton Park Phase III Office  
Building – 5003 Dickens  
Road

**APPROVED**

**Willmark Engineering, PLC for Wilton Companies, 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 2-story 15,841 square foot office building. The 0.96-acre site is located on the south line of Dickens Road, approximately 700 feet west of Staples Mill Road (U.S. Route 33), on parcels 774-743-4179 and 774-743-5181 and part of parcel 774-743-5863. The zoning is O-2C, Office District (Conditional) and O-2, Office District. County water and sewer.  
**(Brookland)**

The subject site recently underwent rezoning in 2015 and is subject to the proffers of zoning case REZ2015-00028. The applicant requests approval to construct a third office building in an existing office complex. The two existing adjacent office buildings, Wilton Park Phases I and II, were

constructed in 1972 and 2008 respectively. The proposed building is consistent with the existing buildings and the proffered elevations provided in 2015.

A lighting plan is included in the staff plan for approval, with LED concealed source fixtures compatible with existing fixtures on site. House side shields are proposed to minimize impact of the proposed lighting on the adjacent residential properties.

A conceptual landscape plan demonstrates a ten foot wide buffer area along the western boundary, which meets the transitional buffer 10 requirements and proposes to employ plant materials comparable to those approved with the Wilton Park Phase II buffer plan, as proffered. A 66-inch chain link fence is shown on the plan, as proffered.

Staff recommends approval subject to the annotations on the plan, 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. A concrete sidewalk meeting County standards shall be provided along the south side of Dickens Road.
30. The proffers approved as a part of zoning case REZ2015-00028 shall be incorporated in this approval.
31. 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.
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, 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: REZ2015-00028)**

## PLAN OF DEVELOPMENT

POD2016-00184  
Holloway Townes at  
Wyndham Forest Section 2 -  
11120 Nuckols Road

### **APPROVED/EXPEDITED**

**Youngblood Tyler and Associates, P.C. for HHHunt Holloway, LLC and HHHunt Corporation:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 55 two and three-story residential townhomes for sale. The 9.44-acre site is located approximately 1,350 feet west of the western terminus of Holman Ridge Road and approximately 2,100 feet east of the intersection of Nuckols Road and Opaca Lane, on part of parcel 749-772-8402. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)**

This POD is for the construction of 55 townhouse units for sale. The site was rezoned July 21, 2015 and the layout is consistent with the proffered plan. The Planning Commission granted conditional approval to this layout in April 2016 and this is the last section in the overall development.

The architectural elevations submitted by the applicant are in compliance with the proffers with brick or cultured stone foundations, and meet the minimum square footage and lot width. The middle units also offer a one-car garage and are 3 stories tall while the end units offer 2-car garages and can be either two or three stories tall. None of the blocks exceed 6 units in a row. The elevations for this section are the same elevations that were submitted for review with Section 1 and were approved by the Planning Commission on December 16, 2015.

The plan provides landscape buffers along both sides of Holman Ridge Road to the north and a schematic buffer landscape plan has been included in your agenda for preliminary review. Final landscaping for the site is required to be reviewed and approved by the Planning Commission and lighting for the site is proposed to be reviewed and approved by staff.

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 subdivision plat for Holloway Townes at Wyndham Forest Section 2 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.

**Continue**

**continued**

33. The proffers approved as a part of zoning case REZ2015-00014 shall be incorporated in this approval.
34. Prior to issuance of a building permit, the developer must furnish a letter from Dominion Virginia Power and Plantation Pipeline stating that this proposed development does not conflict with their facilities.
35. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The defect bond shall remain in effect for a period of three years from the date of the issuance of the final occupancy permit. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.
36. The 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. 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: Adam Werner)**

**(Applicable Rezoning Cases and PUPS: REZ2015-00014)**

**LANDSCAPE PLAN**

POD2016-00185  
Holloway at Wyndham  
Forest Section 3 – Nuckols  
Road

**APPROVED/EXPEDITED**

**Youngblood, Tyler and Associates, P.C. for HHHunt Holloway, 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 18.1-acre site is located at the terminus of Holman Ridge Road, approximately 2,750 feet east of Nuckols Road, on part of parcel 749-772-8402. The zoning is R-5AC, General Residence District (Conditional). County water and sewer. **(Three Chopt)**

This landscape plan is for Holloway at Wyndham Forest Section 3, consisting of 62 zero lot-line dwellings on public roads. The site was rezoned July 21, 2015 and the proffers require street trees, a minimum of 2 inches caliper, to be planted on all public roads each side for every 50 feet in road length. With the street trees and the tree save areas within this section of the subdivision, the tree canopy will exceed the 15% 10-year tree canopy requirement.

In addition to the proffered street trees, foundation plantings are proffered for all front facades as well as side facades on corner houses. 50% of the material planted around the foundation must be evergreen with a total of 1 plant for every 2 linear feet of elevation planted in an aesthetically pleasing arrangement.



Proffers also specify that front yards will be sodded exclusive of mulched beds and served by individual irrigation systems. This also includes the side yards on street corner lots.

All proffered landscaping requirements have been addressed. The staff recommends approval subject to the annotations on the plans and the standard conditions for landscape plans.

**(Staff Report by Christina Goggin)**

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

**(Applicable Rezoning Cases and PUPS: REZ2015-00014)**

## **PLAN OF DEVELOPMENT**

POD2016-00143  
Kan Pai Office Building @  
Towne Center West - 11964  
West Broad Street (U.S.  
Route 250)

**APPROVED – SEE  
ADDENDUM PAGE 1**

**Strange-Boston Associates for Yimmer, 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 2-story, 9,364 square foot office building in an existing shopping center. The 1.92-acre site is located along the north line of West Broad Street (U.S. Route 250), approximately 1,400 feet east of N. Gayton Road, on parcel 735-763-5299. The zoning is B-2C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

This proposed office building is to be located in the rear parking lot of the existing Kan Pai Restaurant. The staff review identified issues related to placing the new building within the existing improvements. This included the configuration of the portion of the parking lot on the south side of the building, the provision of sidewalk adjacent to the building, the design of the handicapped parking spaces, and additional information related to the building itself.

As of the preparation date of the agenda, staff has not completed its review of the revised site plan and 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 of developments of this type, the following additional conditions are recommended:

29. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
30. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
31. Outside storage shall not be permitted.
32. The proffers approved as a part of zoning case C-49C-04 shall be incorporated in this approval.
33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
34. 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 Kevin Wilhite)**  
**(Applicant's Representative: Donald L. Strange-Boston)**  
**(Applicable Rezoning Cases and PUPS: C-49C-04)**

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

POD2016-00181  
Dunkin' Donuts @ Glen  
Eagles Shopping Center –  
10390 Ridgefield Parkway

**APPROVED**

**Vanasse Hangen Brustlin for Richfield Outparcels, LLC and The Heritage Group:** 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 3,145 square foot restaurant with drive-through facilities on an outparcel in an existing shopping center. The 0.9-acre site is located on the northwest corner of Ridgefield Parkway and Eagles View Drive, on parcel 740-750-4970. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

This proposal is to construct a 3,145 square foot restaurant with drive-through facilities. The outparcel is located within an existing shopping center and will be accessible through existing access driveways off Eagles View Drive and within the shopping center drive aisles.

This site plan provides adequate parking and required building setbacks as set aside in the zoning ordinance.

The building elevations provide red brick with a stone foundation and brown EIFS fascia that matches the rest of the shopping center and complies with proffers associated with zoning case C-32C-89.

A lighting plan was provided for approval which includes 5 light poles with LED concealed source fixtures and 10 building mounted light fixtures.

Staff recommends approval subject to the annotations on the plan, 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. Outside storage shall not be permitted.
33. The proffers approved as a part of zoning case C-32C-89 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 conceptual master plan, as submitted with this application, is for planning and information purposes only.

**(Staff Report by Matt Ward)**

**(Applicant's Representative: Jonathan Winks)**

**(Applicable Rezoning Cases and PUPS: C-32C-89 and P-5-95)**

## **LANDSCAPE AND LIGHTING PLAN**

POD2016-00063 and  
POD2016-00068  
Dollar General at 200 Azalea  
Avenue

**APPROVED – SEE  
ADDENDUM PAGE 2**

**Highmark Engineering for Par 3 Development Group, 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 1.29-acre site is located on the northwest corner of Azalea Avenue and Wilkinson Road, on parcel 794-745-2408. The zoning is B-1C, Business District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer.  
**(Fairfield)**

The applicant requests approval of a landscape and lighting plan for the Dollar General at Azalea and Wilkinson Road.

As of the preparation date of the agenda, staff has not received a revised plan as requested showing light poles relocated and an alternate species of trees provided to reduce conflicts with utilities and light poles. 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 and lighting plans are recommended.

**(Staff Report by Greg Garrison)**

**(Applicant's Representative: D. Bryant Gammon)**

**(Applicable Rezoning Cases and PUPS: C-6C-82)**

## LANDSCAPE PLAN

POD2016-00146  
Sadler Crossing Section 1 –  
4506 Sadler Road

**APPROVED/EXPEDITED**

**Cite Design for ME Sadler, 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 12.99-acre site is located on the west line of Sadler Road at its intersection with Sadler Grove Road, and the north line of Dublin Road, approximately 100 feet west of Glasgow Road, on parcel 746-764-5185 and part of parcel 746-764-2092. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt)**

The applicant requests approval of a landscape plan for the townhouse portion of Sadler Crossing south of the “new” Sadler Drive and for 5 of the condo units north of Dublin Road. The applicant has been working with staff to relocate some plant material out of sight line easements and to substitute plant material in the 10-foot buffer behind Blocks C, D, E and F. The plan in the agenda reflects these changes.

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

**(Staff Report by Greg Garrison)**

**(Applicant’s Representative: Doug Cole)**

**(Applicable Rezoning Cases and PUPS: REZ2015-00003)**

**DISCUSSION ITEM: Consideration of Amendment to "Planning Commission Rules and Regulations" regarding Transfer of Approval of a Plan of Development – Set Work Session**  
**See Addendum Page 2**

**APPROVAL OF MINUTES: April 27, 2016 Minutes **APPROVED****

**ADJOURN @ 10:56 A.M.**

**PLANNING COMMISSION  
AGENDA FOR  
SUBDIVISIONS AND PLANS OF DEVELOPMENT  
May 25, 2016**

**ADDENDUM**

**PAGE 17 – REVISED ARCHITECTURAL ELEVATIONS**

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

POD2016-00083  
Carriage Homes at Parham  
Section 1 - Revised - 7814 E.  
Parham Road (POD2015-  
00320 Rev.)

**APPROVED**

**Townes Site Engineering, P.C. for Carriage Homes at Parham, LLC:** Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 130 two-story residential townhouses for sale, and a community center and pool. The 22.65-acre site is located on the north line of East Parham Road, approximately 500 feet west of Shrader Road, on parcels 763-755-1261, 763-756-4328, and part of parcel 762-755-3882. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Brookland)**

**PAGE 25 – REVISED SITE PLAN**

**PLAN OF DEVELOPMENT**

POD2016-00143  
Kan Pai Office Building @  
Towne Center West - 11964  
West Broad Street (U.S.  
Route 250)

**APPROVED**

**Strange-Boston Associates for Yimmer, 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 2-story, 9,364 square foot office building in an existing shopping center. The 1.92-acre site is located along the north line of West Broad Street (U.S. Route 250), approximately 1,400 feet east of N. Gayton Road, on parcel 735-763-5299. The zoning is B-2C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

**PAGE 29 – REVISED RECOMMENDATION**

**LANDSCAPE AND LIGHTING PLAN**

POD2016-00063 and  
POD2016-00068  
Dollar General at 200 Azalea  
Avenue

**APPROVED**

**Highmark Engineering for Par 3 Development Group, 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 1.29-acre site is located on the northwest  
corner of Azalea Avenue and Wilkinson Road, on parcel 794-745-  
2408. The zoning is B-1C, Business District (Conditional) and  
ASO, Airport Safety Overlay District. County water and sewer.  
**(Fairfield)**

The revised plan included with the agenda addresses staff’s comments regarding provision of alternative plant material and shifted light pole locations.

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

**PAGE 31**

**DISCUSSION ITEM:**

Set Work Session for consideration of Amendment to "Planning Commission Rules and Regulations" regarding Transfer of Approval of a Plan of Development

Set Work Session to discuss amendments to the Zoning Ordinance regarding sign regulations and any changes required by actions of the 2016 General Assembly

Set Work Session for August 11, 2016

**WORK SESSION SET FOR AUGUST 11, 2016 AT 5:30PM**