

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

November 16, 2016

9:00 A.M.

SEE ADDENDUM



PLANNING COMMISSION

C. W. Archer, C.P.C., Chairperson (Fairfield)
Vacant (Tuckahoe)
Eric S. Leabough, C.P.C. (Varina)
Sandra M. Marshall (Three Chopt)
Robert H. Witte, Jr. (Brookland)
Frank J. Thornton, Board of Supervisors Representative
R. Joseph Emerson, Jr., AICP, Director of Planning,
Secretary

**DEVELOPMENT REVIEW AND DESIGN
DIVISION – DEPARTMENT OF PLANNING**

Jean M. Moore, Assistant Director of Planning
Leslie A. News, PLA, Principal Planner
Kevin D. Wilhite, C.P.C., AICP, County Planner
Michael F. Kennedy, County Planner
Christina Goggin, AICP, County Planner
Anthony R. Greulich, C.P.C., County Planner
Greg Garrison, AICP, County Planner
Matthew Ward, County Planner
Lee Pambid, C.P.C., County Planner
Aimee B. Crady, AICP, County Planner
Kate B. McMillion, County Planner
Robert Peterman, GIS Technician
Melissa S. Ferrante, Office Assistant/Recording
Secretary

WELCOME: @ 9 AM

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA:

ROLL CALL:

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

SUBDIVISION EXTENSIONS OF CONDITIONAL APPROVAL: Kate McMillion

There are no conditional extensions for this month.

TRANSFER OF APPROVAL

POD2014-00205
POD2016-00140
Colortree (Formerly
Colortree Expansion Project)
– 8000 Villa Park Drive

APPROVED

Joseph P. Clark II for 8000 Villa Park Drive, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Villa Park Investors, LLC to 8000 Villa Park Drive, LLC. The 12.84-acre site is located on the west line of Villa Park Drive, approximately 2,200 feet southwest of East Parham Road, on parcel 780-754-4684. The zoning is O/SC, Office Service District (Conditional). County water and sewer. **(Fairfield)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. Deficiencies, as identified in staff's inspection report dated March 28, 2016, included pavement maintenance, stop sign and stop bar installation, and missing landscaping. All items are scheduled to be addressed prior to the hearing date.

The staff recommendation will be made at the meeting.

(Staff Report by Aimee Crady)
(Applicant's Representative: Joseph Clark)
(Applicable Rezoning Cases and PUPS: C-87C-86)

TRANSFER OF APPROVAL

POD-086-90
POD2016-00399
Specialty Beverage of
Virginia (Formerly Broudy-
Kantor Company, Inc. &
National Distributing Co.
Phase 1 & 2) – 5401 Eubank
Road

APPROVED/EXPEDITED

Engineering Design Associates for Lanier Lane Realty, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from National Distributing Company, Inc. to Lanier Lane Realty, LLC. The 5.65-acre site is located at the southeast corner of the intersection of Eubank Road and Corrugated Road on parcel 818-711-4358. The zoning is 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 continued compliance with the conditions of original approval. All deficiencies as identified in the inspection report dated September 13, 2016, have been corrected, which include dumpster enclosure repairs, dead or damaged bushes, faded parking lot striping, and missing stop bars and stop signs.

The staff recommends approval of this transfer request.

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

TRANSFER OF APPROVAL

POD-096-79
POD2016-00431
Locke A. Taylor and
Associate (Formerly
Women's Bank) – 2801
North Parham Road

Locke Allen Taylor, Jr. for Locke A. Taylor and Associates: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Maypor Associates to Locke A. Taylor and Associates. The 0.92-acre site is located at the southeast corner of Parham Road and Mayland Drive, on parcel 758-752-1178. The zoning is B-1C, Business 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. The building is currently being renovated, and no site deficiencies were identified with this transfer request.

The staff recommends approval of this transfer request.

(Staff Report by Greg Garrison)

(Applicant's Representative: Locke Allen Taylor, Jr.)

(Applicable Rezoning Cases and PUPS: REZ2016-00016)

TRANSFER OF APPROVAL

POD-032-06
POD2016-00452
Spring Arbor Cottage of
Richmond (Formerly New
Dawn Assisted Living) –
10601 Barbara Lane

Dewberry for R. Neal Keese Jr., ESQ: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from 10700 Three Chopt Road, LLC to R. Neal Keese Jr. ESA. The 5.47-acre site is located on the north side of Three Chopt Road, approximately 1,500 feet north west of the intersection of Three Chopt Road and Gaskins Road, on parcel 748-756-9031. The zoning is R-6C, General Residential (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. No site deficiencies were identified with this transfer request since final construction was completed approximately three months ago.

The staff recommends approval of this transfer request.

(Staff Report by Greg Garrison)

(Applicant's Representative: Matt Thomas)

TRANSFER OF APPROVAL

POD2014-00143 (pt)
POD2016-00290
Neuroscience, Orthopaedic,
and Wellness Center
(Formerly Short Pump
Medical and Office Center)
at Towne Center West –
11958 West Broad Street

APPROVED/EXPEDITED

Daniel M. Campbell for Virginia Commonwealth University Health System Authority: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Town Center West, LLC and Short Pump Medical, LLC to VCU Health System Authority. The 2.92-acre site is located in an existing shopping center approximately 450 feet north and east of the intersection of West Broad Street (U.S. Route 250) and Towne Center West Boulevard (private) on parcel 735-764-8708. The zoning is B-2C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for the continued compliance with the conditions of the original approval. Deficiencies, as identified by staff's inspection dated June 21, 2016, including missing landscaping, have been addressed.

The staff recommends approval of this transfer request.

(Staff Report by Christina Goggin)

(Applicant's Representative: Daniel M. Campbell)

(Applicable Rezoning Cases and PUPS: C-49C-04, C-43C-05, C-44C-06, C-27-09, REZ2014-00011, REZ2014-00012, and PUP2014-00012)

TRANSFER OF APPROVAL

POD-094-87, POD-118-89,
POD-109-89, and
POD-023-11
POD2016-00250, POD2016-
00260, POD2016-00261,
POD2016-00262, and
POD2016-00263
Westpark Shopping Center –
Phases I & II (Formerly
Phase I, Phase II, and
Martin's Fuel Facility at
West Park Shopping Center)
9645 and 9669 West Broad
Street (U.S. Route 250)

APPROVED/EXPEDITED

InvenTrust Properties Corporation for IVT Westpark Glen Allen, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Westdale Westpark I, II, LP to IVT Westpark Glen Allen, LLC. Phase I is a 18.36-acre site located at the southwest corner of Pemberton Road (State Route 157) and West Broad Street (U.S. Route 250), on part of parcels 753-758-7318, 754-758-2409 and 753-758-8965. Phase II is a 3.57-acre site located along the western line of Stillman Parkway, approximately 215 feet south of West Broad Street (U.S. Route 250) on part of parcel 753-758-7318. The zoning is B-2C Business District (Conditional). County water and sewer. **(Three Chopt)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The site deficiencies identified in the staff report dated June 9, 2016,

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including painting stop bars, re-stripping parking spaces, repairing curb and gutter, resealing parking lot areas where needed, and replacing dead and/or missing landscaping, have been corrected.

The staff recommends approval of this transfer request.

(Staff Report by Matt Ward)
(Applicant's Representative: Scott Wilton)
(Applicable Rezoning Cases and PUPS: C-76C-89)

PLAN OF DEVELOPMENT

POD2016-00425
MedExpress at Fountain
Square Shopping Center –
8040 W Broad Street

APPROVED

CESO, Inc for Damestown Road Property: 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 4,750 square foot restaurant and construct a one-story 4,700 square foot medical office in an existing shopping center. The 0.65-acre site is located on the northern line of West Broad Street, approximately 1,000 feet east of Carousel Lane, on part of parcel 763-753-8421. The zoning is B-3, Business District. County water and sewer. **(Brookland)**

The applicant is requesting approval to demolish an existing 4,750 square foot restaurant and construct a one-story 4,700 square foot medical office in an existing shopping center. The applicant has been working with staff to address comments regarding the provision of parking islands adjacent to West Broad Street and the width of proposed parking islands, as well as an updated shopping center master plan. The site plan in the agenda addresses these comments and meets the technical requirements.

The elevations propose a finish consisting of four by eight foot cementitious fiber boards with a brick pattern. Staff has expressed a concern with the visibility of the seams between each eight foot panel and is currently discussing options how this could be mitigated. Staff has also recommended that the fabric awnings be a permanent material. As of the preparation date of this agenda the staff has not received a response to these concerns.

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

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).

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32. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
33. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
34. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Greg Garrison)
(Applicant's Representative: Jeffrey A. Tibbitts)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2016-00454
Shoppes at Reynolds
Crossing, Phase III – 7000
Forest Avenue

APPROVED

Willmark Engineering, PLC for WSRCH, LLC: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct Phase III of an existing shopping center – a one-story 14,463 square foot retail building. The 2.12-acre site is located on the northern line of Forest Avenue (private), approximately 1,000 feet east of the intersection of Glenside Drive and Forest Avenue, on parcel 765-744-5648. The zoning is B-2C, Business District (Conditional) and B-3C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

The applicant is requesting approval to construct a one-story 14,463 square foot retail store as Phase III of the Shoppes at Reynold Crossing. The site plan in the agenda meets the technical requirements; however, this site is part of Parcel 2 referenced in zoning case C-22C-04 and is required to meet proffered condition #36 of C-13C-07 which states development of buildings constructed on Parcel 2 shall be similar in quality and style with the architecture of the Shoppes at Westgate, unless otherwise requested by the owner and specifically approved at the time of Plan of Development. The elevations approved for the existing Walmart were deemed to be in compliance with this proffer. Staff has recommended that the proposed elevations under consideration incorporate some of the detail approved previously for Walmart to meet the spirit and intent of the proffer. Staff recommends additional architectural details along the front and rear of the building. Some suggested details include, but are not limited to, raising the masonry on the columns, diamond details as shown on the approved Walmart elevations, decorative pedestrian light poles, and seat walls and/or planters in the pedestrian areas. As of the preparation date of this agenda, the staff has not received revised elevations as requested.

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The staff recommendation will be made at the meeting. Should the Commission act on this request, the annotations on the plans, the standard conditions for developments of this type, and 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. Only retail business establishments permitted in a B-2 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-13C-07 shall be incorporated in this approval.
- 34. 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.
- 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.

**(Staff Report by Greg Garrison)
(Applicant's Representative: Mark Williams)
(Applicable Rezoning Cases and PUPS: C-13C-07)**

PLAN OF DEVELOPMENT AND MASTER PLAN

POD2016-00368
Hermitage at Cedarfield
Expansion and Renovations –
2300 Cedarfield Parkway

APPROVED

Continue

Draper Aden Associates for Virginia United Methodist Homes, Inc: Request for approval of a plan of development and a revised master plan as required by Chapter 24, Section 24-106 of the Henrico County Code, to increase the total number of life care units by 50 units (from 436 units to 486 units) including 256 independent living apartments, 60 health care beds, 85 assisted living units and 85 cottages; and to construct a total of 196,780 square feet of additions, to include: a new three-story, 76,625 square foot parking facility; a new two-story, 25,590 square foot wellness building; a new two-story, 35,550 square foot skilled nursing expansion with 20 relocated healthcare beds and 20 additional healthcare beds; a new three-story, 52,475 square foot independent living expansion containing 30 new apartments, with a one-level parking structure beneath; and 6,540 square feet of

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other ancillary building modifications. The 75.66-acre site is located on the south line of Three Chopt Road, approximately 2,000 feet east of Gaskins Road, on parcel 747-754-9557. The zoning is R-6C, General Residential District (Conditional) and RTHC Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt/Tuckahoe)**

The Hermitage at Cedarfield is a 75-acre, 436 unit life care facility containing independent living cottages and apartments, assisted living apartments, and health care beds. The facility opened in September 1996 and is celebrating its 20th anniversary.

At this time, the facility wishes to expand its program by 50 additional units, including 30 new independent living apartments and 20 healthcare beds. This expansion would include a new two-story 25,590 square foot wellness building with pool, a new three-story 76,625 square foot parking deck, and other ancillary building modifications that will allow for other upgrades within the facility. The assisted living rooms and healthcare beds are undergoing rehabilitation to be less 'hospital' in feel and more home-like and patient centered. The dining area will be expanded as well as the physical therapy center, the technical center, the beauty spa, and the library.

The building materials for all proposed buildings and additions will match the existing red brick with white accents that currently exists on the main building campus. The wellness facility will have a "green" vegetative roof to treat stormwater, as well as provide a more attractive vista from the third floor assisted and independent living units that face the central courtyard. All improvements are within developed areas of the site, and do not impact perimeter landscape areas against existing residential properties.

Because of the size of the site and the scope of the overall project, Hermitage at Cedarfield is holding a neighborhood meeting to go over the project and answer questions the neighbors may have. The meeting is scheduled for November 14th at 7 p.m., at Cedarfield.

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

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 cases C-23C-92, C-25C-93, and C-26C-93 shall be incorporated in this approval.
31. 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.

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32. The conceptual master plan, as submitted with this application, is for planning and information purposes only. All subsequent detailed plans of development and construction needed to implement this conceptual plan may be administratively reviewed and approved and shall be subject to all regulations in effect at the time such subsequent plans are submitted for review/ approval.
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.
34. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
35. 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 Christina Goggin)

(Applicant's Representative: Glenn Custis)

(Applicable Rezoning Cases and PUPS: C-23C-92, C-25C-93, C-26C-93, P-5-92, P-11-93)

PLAN OF DEVELOPMENT (Deferred from the October 26, 2016 Meeting)

POD2016-00423
Kingsridge Apartments,
Phase I – Kingsridge
Parkway

APPROVED

Engineering Design Associates for Community Housing Partners Corporation and Apartments at Kingsridge, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct three, three-story 34,727 square foot apartment buildings totaling 72 units, and a one-story 2,858 square foot clubhouse. The 12.84-acre site is located at the southwest corner of the intersection of Kingsridge Parkway and North Laburnum Avenue, on part of parcel 809-725-3795. The zoning is R-5, General Residential District and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

The developer has requested approval of the first phase of a two phased multi-family apartment project along the south side of Kingsridge Parkway, west of North Laburnum Avenue.

The first phase would consist of a one-story community center and three three-story multi-family buildings, with each building having 24 units for a total of 72 apartments. The second phase would consist of four additional three-story multi-family buildings, with each building having 24 units for a total of 96 additional units, and a total of 168 apartments overall. A Plan of Development for Phase 2 will be submitted in the future for Planning Commission review and approval.

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The proposed apartment complex would replace POD-010-07 Kingsridge Townhomes, Section 2 and POD-030-07 Kingsridge Townhomes, Section 3, consisting of 113 single-family townhouses for sale that were approved by the Planning Commission but were never constructed.

POD-063-04 Kingsridge Townhomes, Section 1, which consists of 47 single-family residential townhouses located along the north side of Kingsridge Parkway west of North Laburnum Avenue, would now remain a stand-alone development.

Building elevations provide brick on the majority of the first and second floors. All remaining parts of the building will be cementitious siding.

The Department of Public Works-Traffic Division has indicated that the proposed development would exceed 82 multi-family units on point of access. Therefore the County Traffic Engineer is willing to accept a 20 foot wide paved emergency access road to connect the existing Kingsridge Parkway (Concept Road 140-2) and Dabbs House Road intersection. The temporary emergency access road will allow the project to move forward while addressing the requirement of no more than 82 multi-family units allowed on one point of access. Additionally, the Traffic Engineer has indicated a traffic signal study is required for the intersection of North Laburnum Avenue and Kingsridge Parkway.

The staff recommends approval subject to the annotations on the plans, 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. 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.
32. Outside storage shall not be permitted.
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 location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
35. The conceptual master plan, as submitted with this application, is for planning and information purposes only.

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36. Details for the gate and locking device at emergency access road shall be submitted for review by the Traffic Engineer, Police and approved by the County Fire Marshal. The owner or owner's contractor shall contact the County Fire Marshal prior to completion of the fence installation to test and inspect the operations of the gates. Evidence of the Fire Marshal's approval shall be provided to the Department of Planning by the owner prior to issuance of occupancy permits.
37. The applicant shall incorporate into the construction plans for signature any comments generated by the County's Traffic Engineer from his review of the Traffic Impact Study for this development.

(Staff Report by Matt Ward)
(Applicant's Representative: Randy Hooker)
(Applicable Rezoning Cases and PUPS: C-62-74)

SUBDIVISION

SUB2016-00146
Ridgefield Green
Townhomes (October 2016
Plan) – 10700 Ridgefield
Parkway

APPROVED

Bowman Consulting for Episcopal Diocese of VA and Wilkins Bradley Realty Partners, LLC: The 7.58-acre site proposed for 66 townhouses for sale is located on the southwest line of Ridgefield Green Drive between John Rolfe and Ridgefield Parkways, on parcel 737-750-7485. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Tuckahoe) 66 Lots**

This conditional subdivision proposes the subdivision of 7.58 acres into 66 townhouse lots. The site was rezoned July 12, 2016; the layout is consistent with the proffered plan and provides 25 foot proffered landscape buffers along Ridgefield Parkway, Ridgefield Green Drive and John Rolfe Parkway. Access into the development will be from the existing private road that currently only serves the Walgreen's to the west of the site.

Because this is a townhouse development, this will return to the Planning Commission for a Plan of Development review which will contain additional details such as sidewalks, architectural elevations, and floorplans.

The staff recommends conditional approval subject to the annotations on the plans, the standard conditions for residential townhouses for sale and the following additional conditions:

15. The plat shall contain a statement that the common area is dedicated to the common use and enjoyment of the homeowners of Ridgefield Green Townhomes and is not dedicated for use by the general public. This statement shall refer to the applicable article in the covenants recorded with the plat.

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16. 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.
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 REZ2016-00010 shall be incorporated in this approval.
19. The final plat for recordation shall contain information showing The Chesapeake Bay Preservation areas, if any, in accordance with Chapter 19, Section 19-72 (18), of the Henrico County Code, as determined by the Director of Public Works.
20. 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 lot. A copy of the report and recommendations shall be furnished to the Directors of Planning and Public Works.

(Staff Report by Christina Goggin)

(Applicant's Representative: Jonathon Jackson)

(Applicable Rezoning Cases and PUPS: REZ2016-00010)

SUBDIVISION

SUB2016-00160
River Mill (November 2016
Plan) - Woodman Road

APPROVED

Timmons Group for Herman Fletcher & Sharon Gammon, and HHHunt River Mill, LLC: The 76.3-acre site proposed for a subdivision of 146 townhouses for sale and 150 zero lot line single-family homes is located on the north line of future Woodman Road extended, approximately 2,200 feet west of Brook Road (U.S. Route 1), on parts of parcels 781-773-3186, 780-772-9071, and 782-772-1447. The zoning is R-5AC, General Residential District (Conditional) and RTHC, Residential Townhouse District (Conditional). County water and sewer.
(Fairfield) 273 Lots

The applicant has submitted the first phase of the overall River Mill development to include a total of 296 townhomes and zero lot line single-family homes. The plan is in accordance with and subject to the proffered conditions of the recent zoning case REZ2016-00002, approved by the Board of Supervisors at its meeting on April 12, 2016. Up to 400 zero lot line single-family homes and 300 residential townhouses are authorized under that approval. Additional single-family and multifamily units are anticipated for future phases of development, consistent with the zoning case.

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As of the date of the preparation of the agenda, staff has not had an opportunity to complete its review of the revised plan, received Friday November 4, 2016. A revised plan was required to be submitted by the applicant to address comments from Department of Public Works Traffic and Environmental Divisions, and Planning.

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 Residential Townhomes for Sale subdivisions and Zero Lot Line subdivisions, the following additional conditions are recommended:

15. **MODIFIED** – Prior to a request for final approval for any R-5A lot, the developer shall provide a buildable area plan showing information for all lots within the subdivision. Such plan shall be a part of the construction plans submitted for review and for signature. The buildable area plan shall be a minimum of 1" to 50' scale or larger and shall show the buildable area for the principal structure, all setback dimensions, the minimum lot width (perpendicular to the center line of the lot at the front building line), and if applicable, any Special Flood Hazard Areas (floodplains) and the area of each lot exclusive of floodplain, wetlands, easements, buffers and Chesapeake Bay Act Areas.
16. Each R-5A lot shall contain at least 5,625 sq. ft., exclusive of the floodplain areas.
17. The proffers approved as part of zoning case REZ2016-00002 shall be incorporated in this approval.
18. The developer shall provide signage, the wording and location as deemed appropriate by the Director of Public Works, which addresses the possible future extension of the stub street.

(Staff Report by Aimee Crady)

(Applicant's Representative: Ivan Wu)

(Applicable Rezoning Cases and PUPS: REZ2016-00002)

LANDSCAPE PLAN

POD2016-00421
Stone Ridge – 1381 East
Parham Road

APPROVED

Reichbauer Studio, PLC for Villa Park Residential, 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 5.69 -acre site is located on the south west corner of the intersection of East Parham Road and Villa Park Drive, on parcel 782-756-6353. The zoning is RTHC, Residential Townhouse District (Conditional) and R-5, General Residential District. County water and sewer. **(Fairfield)**

The applicant is requesting approval of a landscape plan for Stone Ridge Townhouses. The landscape plan meets the proffered conditions from REZ2014-00019 with the provision of a 20 foot landscape buffer along Parham Road, landscaping around the BMP, an entrance feature, and foundation plantings. The applicant has agreed to provide the additional trees along the sides of the townhouses to meet proffered conditions.

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While the landscape plan satisfies requirements, a lighting plan is yet to be submitted. Approval of the lighting by the Planning Commission is not required; however, light pole locations are needed to coordinate the proposed tree and light pole locations.

As of the preparation of the agenda, staff has not been provided this information. The staff recommendation will be made at the meeting. Should the Commission act on this request, the standard conditions for landscape plans are recommended.

(Staff Report by Greg Garrison)
(Applicant's Representative: L. Craig Reichbauer)
(Applicable Rezoning Cases and PUPS: REZ2014-00019)

APPROVAL OF MINUTES: October 26, 2016 Minutes **APPROVED**

ADJOURN @ 11:31 AM

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
November 16, 2016**

ADDENDUM

PAGE 11 – REVISED ARCHITECTURAL AND LIGHTING PLANS, AND REVISED RECOMMENDATION

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2016-00454
Shoppes at Reynolds
Crossing, Phase III – 7000
Forest Avenue

APPROVED

Willmark Engineering, PLC for WSRCII, LLC: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct Phase III of an existing shopping center – a one-story 14,463 square foot retail building. The 2.12-acre site is located on the northern line of Forest Avenue (private), approximately 1,000 feet east of the intersection of Glenside Drive and Forest Avenue, on parcel 765-744-5648. The zoning is B-2C, Business District (Conditional) and B-3C, Business District (Conditional). County water and sewer. **(Tuckahoe)**

The applicant has submitted revised architectural and lighting plans that pull details from the existing Walmart while maintaining consistency with the existing shops at the corner of Glenside and Forest. The revised lighting plan relocates a parking lot fixture in the center island to achieve adequate lighting.

The staff recommends approval, subject to the annotations on the plan, the standard conditions for developments of this type, and the additional conditions listed in the agenda.

PAGE 13 – ADDED CONDITIONS

PLAN OF DEVELOPMENT AND MASTER PLAN

POD2016-00368
Hermitage at Cedarfield
Expansion and Renovations –
2300 Cedarfield Parkway

APPROVED

Draper Aden Associates for Virginia United Methodist Homes, Inc: Request for approval of a plan of development and a revised master plan as required by Chapter 24, Section 24-106 of the Henrico County Code, to increase the total number of life care units by 50 units (from 436 units to 486 units) including 256 independent living apartments, 60 health care beds, 85 assisted living units and 85 cottages; and to construct a total of 196,780 square feet of additions, to include: a new three-story, 76,625

square foot parking facility; a new two-story, 25,590 square foot wellness building; a new two-story, 35,550 square foot skilled nursing expansion with 20 relocated healthcare beds and 20 additional healthcare beds; a new three-story, 52,475 square foot independent living expansion containing 30 new apartments, with a one-level parking structure beneath; and 6,540 square feet of other ancillary building modifications. The 75.66-acre site is located on the south line of Three Chopt Road, approximately 2,000 feet east of Gaskins Road, on parcel 747-754-9557. The zoning is R-6C, General Residential District (Conditional) and RTHC Residential Townhouse District (Conditional). County water and sewer. **(Three Chopt/Tuckahoe)**

- 9. **AMENDED ADDED:** 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 ADDED:** Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including depictions of light spread and intensity diagrams, and fixture specifications and mounting height details shall be submitted for Department of Planning review and Planning Commission approval.
- 36. **ADDED:** An HVAC and mechanical equipment location and screening plan shall be submitted for administrative review and approval prior to approval of the construction plan for the health care addition or the parking deck.
- 37. **ADDED:** A supplementary landscape/fence plan for the 100-foot proffered buffer along Dover Hunt subdivision shall be submitted for administrative review and approval prior to approval of any construction plan. The fence shall be installed prior to the start of construction and supplemental landscaping shall be installed in the first planting season after approval.

PAGE 15 – REVISED CONDITION

PLAN OF DEVELOPMENT (Deferred from the October 26, 2016 Meeting)

POD2016-00423
Kingsridge Apartments,
Phase I – Kingsridge
Parkway

APPROVED

Engineering Design Associates for Community Housing Partners Corporation and Apartments at Kingsridge, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct three, three-story 34,727 square foot apartment buildings totaling 72 units, and a one-story 2,858 square foot clubhouse. The 12.84-acre site is located at the southwest corner of the intersection of Kingsridge Parkway and North Laburnum Avenue, on part of parcel 809-725-3795. The zoning is R-5, General Residential District and ASO, Airport Safety Overlay District. County water and sewer. **(Varina)**

37. **MODIFIED:** The applicant shall incorporate into the construction plans for signature any comments generated by the County's Traffic Engineer from his review of the Traffic ~~Impact~~ **Signal** Study for this development.

PAGE 19 – REVISED PLAN AND REVISED RECOMMENDATION

SUBDIVISION

SUB2016-00160
River Mill (November 2016
Plan) - Woodman Road

APPROVED

Timmons Group for Herman Fletcher & Sharon Gammon, and HHHunt River Mill, LLC: The 76.3-acre site proposed for a subdivision of 146 townhouses for sale and 150 zero lot line single-family homes is located on the north line of future Woodman Road extended, approximately 2,200 feet west of Brook Road (U.S. Route 1), on parts of parcels 781-773-3186, 780-772-9071, and 782-772-1447. The zoning is R-5AC, General Residential District (Conditional) and RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Fairfield) 273 Lots**

A revised plan was received on Thursday, November 11, 2016 that addresses comments from the Department of Public Works Traffic and Environmental Divisions, and Planning. This included reconfiguration of multiple lots on Block O in the RTHC portion, and Blocks F and G in the R-5AC portion. These changes were made to alleviate potential sight distance concerns for proposed lots adjacent to right of way curves, and to provide the appropriate buffer to the SPA as delineated on the plan. In addition, the plan has been annotated to include a note satisfactory to the Traffic Engineer regarding the sequence of construction for future Woodman Road extended to this site. Additional details of construction and phasing will be addressed at the time of Plan of Development.

The staff recommends approval subject to the annotations on the plan, the standard conditions for Residential Townhomes for Sale subdivisions and Zero Lot Line subdivisions, and the additional conditions listed in the agenda.

PAGE 21 – REVISED LANDSCAPE PLAN AND REVISED RECOMMENDATION

LANDSCAPE PLAN

POD2016-00421
Stone Ridge – 1381 East
Parham Road

APPROVED

Reichbauer Studio, PLC for Villa Park Residential, 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 5.69 -acre site is located on the south west corner of the intersection of East Parham Road and Villa Park Drive, on parcel 782-756-6353. The zoning is RTHC, Residential Townhouse District (Conditional) and R-5, General Residential District. County water and sewer. **(Fairfield)**

A lighting plan has been submitted for staff review, and no conflicts with landscaping are observed. The revised landscape plan included with the addendum shows the location and style of proposed fencing. The staff recommends approval of the landscape plan, subject to the standard conditions for landscape plans.