

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

September 28, 2016

9:00 A.M.

SEE ADDENDUM



PLANNING COMMISSION

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

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

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

WELCOME: @ 9 AM

PLEDGE OF ALLEGIANCE:

RECOGNITION OF NEWS MEDIA: Ms. Debbie Truong, Richmond Times-Dispatch

ROLL CALL: Mr. Thornton absent.

REQUEST FOR DEFERRALS AND WITHDRAWALS: Leslie News

EXPEDITED AGENDA: Leslie News

**SUBDIVISION EXTENSIONS AND WITHDRAWALS OF CONDITIONAL APPROVAL:
Kate McMillion**

EXTENSIONS - FOR INFORMATIONAL PURPOSES ONLY

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District	Recommended Extension
SUB2015-00118 Holloway at Wyndham Forest (September 2015 Plan) EXTENSION GRANTED	97	3	0	Three Chopt	September 27, 2017
SUB2015-00106 GreenGate (September 2015 Plan) EXTENSION GRANTED	248	110	0	Three Chopt	October 12, 2017

SUBDIVISION WITHDRAWAL REQUESTS

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District
SUB2008-00170 (SUB-017-05) Sweetbay Hill (October 2005 Plan) WITHDRAWN	144	144	5	Fairfield

TRANSFER OF APPROVAL

POD-132-87
POD2015-00428
Wistar Center – 8101 Staples
Mill Road (U.S. Route 33)

APPROVED

David Bernstein for BPC/Larkspur Wistar, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from JCD Properties LTD and US Bank to BPC/Larkspur Wistar, LLC. The 5.13-acre site is located along the east line of Staples Mill Road, approximately 338 feet north of its intersection with Wistar Road, on parcel 771-752-8623. The zoning is M-1C, Light Industrial District (Conditional). 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 October 7, 2015 have been corrected. The site deficiencies included missing landscaping and parking lot striping.

The staff recommends approval of this transfer request.

(Staff Report by Greg Garrison)
(Applicant's Representative: David Bernstein)
(Applicable Rezoning Cases and PUPS: C-59C-87)

TRANSFER OF APPROVAL

POD-057-93
POD2016-00299
Richmond Window
Corporation (Formerly
United Control Company
Office/Warehouse) –
3895 Deep Rock Road

APPROVED/EXPEDITED

E. Duffy Myrtetus, Esq. for PIII, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from HC Nichols, LLC and United Control Company to PIII, LLC. The 1.2-acre site is located on the east line of Deep Rock Road, approximately 1,000 feet south of West Broad Street (U.S. Route 250), on parcel 751-758-0472. The zoning is M-1C, Light Industrial District (Conditional) and C-1C, Conservation District (Conditional). 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. At the time of inspection, no deficiencies were identified by staff.

The staff recommends approval of this transfer request.

(Staff Report by Aimee Crady)
(Applicant's Representative: E. Duffy Myrtetus)
(Applicable Rezoning Cases and PUPS: C-7C-81)

TRANSFER OF APPROVAL

POD-123-97 (pt)
POD2016-00301

Airport Distribution Center
Building A (Formerly
Highwoods Distribution
Center) – 6601 South
Laburnum Avenue

APPROVED/EXPEDITED

Angel Heard for MDH NC/VA Portfolio, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Ila M. Adams and Highwoods/Forsyth Limited Partnership to MDH NC/VA Portfolio, LLC. The 9.86-acre site is located on the east line of Laburnum Avenue, approximately 1,400 feet south of its intersection with Darbytown Road, on parcel 813-700-6207. The zoning is M-1C, Light Industrial District (Conditional). 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 have been addressed, which included a missing deciduous tree and a missing stop bar.

The staff recommends approval of this transfer request.

(Staff Report by Lee Pambid)

(Applicant's Representative: Angel Heard)

(Applicable Rezoning Cases and PUPS: C-47C-97)

TRANSFER OF APPROVAL

POD2013-00011
POD2015-00273

Commonwealth Assisted
Living at The West End
(Formerly Meadow Glen of
West End) – 2400 Gaskins
Road

APPROVED/EXPEDITED

Steven W. Blaine, Esq. for MCAP West End, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Meadow Glen of West End, LLC to MCAP West End, LLC. The 8.07-acre site is located along the western line of Gaskins Road, approximately 765 feet south of its intersection with Three Chopt Road, on parcel 749-754-2538. The zoning is R-6C, General Residence District (Conditional) and C-1, Conservation District. County water and sewer. **(Tuckahoe)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. To date, building and site construction is ongoing. Once construction is complete all site deficiencies shall be completed prior to certificate of occupancy issuance. Also, if any remaining deficiencies include missing or dead landscaping, that will be resolved with the recently approved landscape plan.

The staff recommends approval of this transfer request.

(Staff Report by Matt Ward)

(Applicant's Representative: Steven W. Blaine, Esq.)

(Applicable Rezoning Cases and PUPS: REZ2016-00032, REZ2015-00015)

TRANSFER OF APPROVAL

POD-84-85
POD2015-00531

Fish World (Formerly Burger King) – 5146 Nine Mile Road

APPROVED/EXPEDITED

Jong K. Lim: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from Burger King Corporation to Jong K. Lim. The 0.8-acre site is located at the northwest corner of the intersection of Nine Mile Road (State Route 33) and East Cedar Fork Road, on parcel 813-725-5418. The zoning is B-2, Business District and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

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 dated December 16, 2015, including provision of a stop bar, parking lot improvements, and new opaque gates on the dumpster enclosure, have been corrected.

The staff recommends approval of this transfer request.

(Staff Report by Matt Ward)
(Applicant's Representative: Jong K. Lim)

PLAN OF DEVELOPMENT AND LIGHTING PLAN (Deferred from the June 22, 2016 Meeting)

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

APPROVED

Bay Companies, Inc. for Ample Storage Three Chopt, LLC and Richmond Retirement RES II, LLC: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to demolish an existing single family home and construct two, two-story self-service storage facilities, totaling 120,190 square feet. The 3.78-acre site is located on the east line of Three Chopt Road, approximately 420 feet north of its intersection with Gaskins Road, on parcel 750-755-0814 and part of parcel 749-755-4576. The zoning is B-2C, Business District (Conditional) and R-6C, General Residence District (Conditional). County water and sewer. **(Tuckahoe)**

This case has been deferred since the initial plan of development meeting on October 28, 2015 at the request of the applicant to allow time for the adjacent property owner to consult with their counsel and financial lender regarding proposed utility and access easements on their property. The adjacent property owner has now provided staff a letter acknowledging and accepting construction on their property for ingress and egress to this site.

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

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

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

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

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

The proposed architectural renderings are consistent with the approved zoning case REZ2014-00049.

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

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

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

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
- 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.

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29. The right-of-way for widening of Three Chopt Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. A concrete sidewalk meeting County standards shall be provided along the northeast side of Three Chopt Road.
31. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.
32. Outside storage shall not be permitted.
33. The proffers approved as a part of zoning case REZ2014-00049 shall be incorporated in this approval.
34. The conditions approved as part of provisional use permit PUP2014-00018 shall be incorporated in this approval.
35. Details for the gate and locking device at the 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.
36. 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.
37. The owners shall not begin clearing of the site until the following conditions have been met:
 - (a) The site engineer shall conspicuously illustrate on the plan of development or subdivision construction plan and the Erosion and Sediment Control Plan, the limits of the areas to be cleared and the methods of protecting the required buffer areas. The location of utility lines, drainage structures and easements shall be shown.
 - (b) After the Erosion and Sediment Control Plan has been approved but prior to any clearing or grading operations of the site, the owner shall have the limits of clearing delineated with approved methods such as flagging, silt fencing or temporary fencing.
 - (c) The site engineer shall certify in writing to the owner that the limits of clearing have been staked in accordance with the approved plans. A copy of this letter shall be sent to the Department of Planning and the Department of Public Works.
 - (d) The owner shall be responsible for the protection of the buffer areas and for replanting and/or supplemental planting and other necessary improvements to the buffer as may be appropriate or required to correct problems. The details shall be included on the landscape plans for approval.
38. 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.

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39. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Matt Ward)

(Applicant's Representative: Daniel Caskie)

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

PLAN OF DEVELOPMENT

POD2016-00339

Church Road Glen Section 2
– 3004 Crown Grant Road

APPROVED/EXPEDITED

Bay Companies, Inc for JSC Family LLC & ML Family LLC:

Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct four single-family detached homes on zero lot lines. The 1.28-acre portion of the overall 7.46-acre site is located on the east line of Crown Grant Road at its intersection with Cedar Station Court, on parcel 744-755-0386 and part of parcel 743-755-9579. The zoning is R-5AC, General Residential District (Conditional). County water and sewer. **(Three Chopt)**

The applicant requests approval to construct four additional single family detached zero lot line units as a continuation of the previously approved Church Road Glen Section 1, east of Crown Grant Road and south of Church Road. The overall property was rezoned with amendments to proffers that governed Section 1, with zoning case REZ2016-00027, as approved by the Board of Supervisors on September 13, 2016.

The layout plan is consistent with the proffered conceptual layout. The northernmost terminus of the proposed road will extend and continue to be located to allow potential future extension to the north, with the cul de sac located partially in a temporary cul de sac easement.

Architectural plans provided meet proffered conditions, with examples of elevations and typical floor plans provided in the staff plan. A conceptual landscape plan is also included for informational purposes.

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

29. Roof edge ornamental features that extend over the zero lot line, and which are permitted by Section 24-95(i)(1), must be authorized in the covenants.
30. Eight-foot easements for construction, drainage, and maintenance access for abutting lots shall be provided and shown on the POD plans.

Continue

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31. Building permit request for individual dwellings shall each include two (2) copies of a layout plan sheet as approved with the plan of development. The developer may utilize alternate building types providing that each may be located within the building footprint shown on the approved plan. Any deviation in building footprint or infrastructure shall require submission and approval of an administrative site plan.
32. Windows on the zero lot line side of the dwelling can only be approved with an exception granted by the Building Official and the Director of Planning during the building permit application process.
33. The mechanical equipment for each building shall be located on its respective lot. Except for wall-mounted electric meters, in no case shall the eight-foot easement for construction, drainage, and maintenance access on the abutting lot be used to locate other mechanical equipment (such as HVAC equipment, generators, and the like) for the subject lot.
34. The subdivision plat for Church Road Glen Section 2 shall be recorded before any building permits are issued.
35. The proffers approved as a part of zoning case REZ2016-00027 shall be incorporated in this approval.
36. 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.

(Staff Report by Aimee Crady)

(Applicant's Representative: Daniel Caskie)

(Applicable Rezoning Cases and PUPS: REZ2016-00027)

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

POD2015-00322

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

APPROVED/EXPEDITED

Parker Design Group for Global General Properties, LLC and Westhampton Properties, Inc.: 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 portion of the overall 5.2-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 July 27, 2016 Planning Commission hearing at the request of the applicant. The applicant has coordinated with the adjacent property owner concerning parking within the shopping center and related site improvements. The owner of the surrounding shopping center has now provided a signed copy of the application.

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The applicant requests approval to demolish a vacant former service station and construct a new one-story fast casual restaurant with drive through facilities in an existing shopping center. The Car Care Shopping Center was developed in 1988 subject to the proffers of C-12C-88, with automobile service and vehicular oriented establishments as the central theme. A bank with multiple drive through lanes also exists within the shopping center.

The proposed building incorporates comparable finished materials to include some red brick to match the overall shopping center, and the applicant previously incorporated additional elements such as increased amount of brick on primary portions of building mass and black faux shutters on the rear elevation to add interest and definition to the building per staff's request. Staff had no outstanding issues with the building design at the time of the original hearing in October 2015.

The staff recommends approval subject to the annotations on the plan, 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).
32. Outside storage shall not be permitted.
33. The proffers approved as a part of zoning case C-12C-88 shall be incorporated in this approval.
34. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up facilities, the owner/occupant shall close the drive-up facilities until a solution can be designed to prevent traffic backup.
35. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
36. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Aimee Crady)

(Applicant's Representative: Clay Grogan)

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

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

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

APPROVED

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 medical office building up to five stories in height and 125,000 square feet in area. 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)**

This proposal revises a previously approved Plan of Development (May 28, 2014) for the site which includes two multi-story medical office buildings: Medical Pavilion 1 with an emergency department, and Medical Pavilion 2, which were primarily offices. The plan previously 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.

Architecturally, the previous plan proposed Medical Pavilion 1 as a four-story, 106,000 square foot, glass, metal, and brick building, featuring a cantilevered façade along the West Broad Street elevation. Medical Pavilion 2 was shown as a three-story, 72,900 square foot structure with materials and appearance similar to Pavilion 1 along Bon Secours Parkway. The two buildings totaled 179,600 square feet.

The revised plan now proposes Medical Pavilion 1 as a two-story, 49,750 square foot, primarily red brick building with a light grey colored, manufactured stone base and glass fiberglass reinforced concrete columns that are light grey in color. The emergency department continues to be located in this building, which will also continue to be along West Broad Street.

Medical Pavilion 2 is shown with a general footprint, and no revised architectural drawings have been received or are being considered for approval at this time. An approval for a building up to 5 stories in height and 125,000 square feet in area is requested. The Planning Commission will consider the Pavilion 2 architectural drawings at such time in the future when the applicant is prepared to move forward, and the layout and civil plans may be reviewed and considered administratively. The two buildings could total up to 174,750 square feet.

The development is segmented into two phases. Phase 1 of the development includes Medical Pavilion 1, all associated parking, the BMP with terraced seating and an added water feature, the linear park along Bon Secours Parkway, and a part of the pedestrian connection between the two buildings. Phase 2 includes Medical Pavilion 2, all associated parking, and the rest of the pedestrian connection between the two buildings. The plan continues to feature a significant amount of parking lot landscaping and pedestrian connections throughout, but the roundabout and campanile, as well as the central water feature in the pedestrian walkway, have been deleted. Other pedestrian amenities have been substituted in the central walkway.

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A concept plan illustrating the pedestrian amenities with landscaping and focal points along the walkway between the two medical pavilions, as well as the water feature within the approved BMP, has been included. Half of the pedestrian walkway is within Phase 2 and will be constructed in the future.

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

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

(Staff Report by Lee Pambid)
(Applicant's Representative: Chris Sebold)
(Applicable Rezoning Cases and PUPS: C-18C-12)

PLAN OF DEVELOPMENT AND TRANSITIONAL BUFFER DEVIATION

POD2016-00375
Faison Center Master Plan
and School Expansion –
1701 Byrd Avenue

APPROVED

Timmons Group for 1701 Byrd Avenue, LLC Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code, to construct five buildings, including a three-story, 18,609 square foot school addition to an existing school building; a two-story, 15,639 square foot office and classroom building; a two-story, 11,492 square foot classroom building; a one-story, 9,868 square foot gymnasium and community center building; and a two-story, 11,758 square foot retail and medical office building. The applicant requests a transitional buffer deviation to authorize a 15-foot reduction in the width of the required buffer along the southern property line. The 6.41-acre site is located at the northeast corner of the intersection

of Byrd Avenue and Fitzhugh Avenue, approximately 1,100 feet west of West Broad Street, is bound by Byrd Avenue, Markel Road, Willow Lawn Drive, and Fitzhugh Avenue, and includes parcels 772-737-4775, 772-737-7160, and 772-737-8634. The zoning is B-2, Business District. County water and sewer. **(Brookland)**

Proposed is a master plan for the expansion of an existing private school campus for autistic students. Five buildings ranging from two to three stories are proposed, containing classrooms, offices, a gymnasium and community center, as well as retail and medical office along Willow Lawn Drive.

All buildings feature light grey colored masonry veneer and metal or composite paneling of a different color for each of the five buildings. The buildings range in height between 25' 2" in overall height to the top of parapet for Building 2, the administrative and classroom building, to 45' in overall height to the top of parapet for the Building 1 classroom addition.

A transitional buffer deviation of 15 feet is requested from a required Transitional Buffer 25 between business and residential zoning districts on Fitzhugh Avenue. This would leave a 10 foot wide planting area along Fitzhugh. No screen wall is proposed or desired. The applicant proposes additional plantings within the Fitzhugh Avenue right-of-way, which will require a maintenance agreement with the Department of Public Works. The applicant intends to satisfy the planting quantities of the Transitional Buffer 25. Staff customarily does not make recommendations on transitional buffer deviations. Staff has no objection to this request.

As of the preparation of the agenda, the Department of Public Works- Traffic Division was unable to recommend approval of the plan of development because right-of-way dedication 104 feet from centerline of Willow Lawn Drive is required to be provided, and is not shown.

Furthermore, the Department of Public Works- Traffic Division was evaluating a waiver request for the entrance spacing requirements pertaining to the proposed alignment of a parking lot entrance opposite of Cutshaw Place.

The staff has received input from two adjacent property owners along Byrd Avenue having safety and convenience concerns regarding traffic congestion at various times during the school day, the amount of existing on-campus parking, and the amount of available on-street parking in the immediately surrounding neighborhoods and streets.

Staff continues to evaluate a Phase 1 parking plan received on Tuesday, September 20, which is intended to service the existing building and the Building 1 addition.

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. A concrete sidewalk meeting County standards shall be provided along the north line of Fitzhugh Avenue.
30. Outside storage shall not be permitted.

Continue

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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. 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, 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. 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.
35. The right-of-way for widening of Willow Lawn Drive 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.

**(Staff Report by Lee Pambid)
(Applicant's Representative: Steve Worthington)**

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

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

**DEFERRED BY
APPLICANT TO
DECEMBER 14, 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 has requested a deferral until the December 14, 2016 meeting.

Continue

continued

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.

Continue

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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: Jonathon Ritchie)

PLAN OF DEVELOPMENT

POD2016-00332
Lidl Grocery Store at 4700
West Broad Street –
4700 West Broad Street

**DEFERRED BY
APPLICANT TO
OCTOBER 26, 2016
MEETING**

Bohler Engineering for Colonial Downs, LP: 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 20,000 square foot building and construct a one-story 36,000 square foot grocery store. The 3.12-acre portion of a 3.73-acre site is located on the east line of Maywill Street, approximately 200 feet north of West Broad Street, on parcel 775-736-6146. An additional 0.63-acre portion of the site used primarily for parking is located in the City of Richmond along West Broad Street. The zoning is B-3, Business District. City of Richmond water and sewer. **(Brookland)**

Continue

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The applicant is requesting approval to demolish an existing 20,000 square foot building and construct a one-story 36,000 square foot grocery store. The 0.63-acre portion that lies in the City of Richmond will be used primarily for parking, while the 3.12-acre portion located in Henrico will have the building and additional parking.

As of the preparation date of the agenda, the staff has not received a revised plan as requested showing 20 feet behind the building for fire access and a 10-foot parking lot setback adjacent to Maywill Street. 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:

1. **Modified** - The owner shall enter into any necessary contracts with the City of Richmond Department of Public Utilities for connections to public water and sewer.
2. **Modified** - The City of Richmond Department of Public Utilities shall approve the plans for construction of public water and sewer, prior to beginning any construction of these utilities. Evidence of approval of utilities should be provided prior to issuance of a building permit.
29. Outside storage shall not be permitted.
30. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
31. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
32. Evidence that the City of Richmond has reviewed and approved construction plans for the portion of this site located within the City limits shall be provided prior to final approval of construction plans by Henrico County.

(Staff Report by Greg Garrison)

(Applicant's Representative: Jonathon Ritchie)

PLAN OF DEVELOPMENT - ARCHITECTURALS ONLY

POD2016-00341
CVS / Pharmacy Store at
Broad Hill Centre –
12410 West Broad Street

APPROVED/EXPEDITED

The Rebkee Company for CVS 10990 VA, LLC: Request for approval of architectural plans for a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, for a previously approved, one story, 11,176 square foot pharmacy with drive-through facilities. The 1.55-acre site is located on the north line of West Broad Street, approximately 3,900 feet west of its intersection with North Gayton Road, on parcel 730-765-2396. The zoning is B-2C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The Planning Commission approved the POD at its July 27, 2016 meeting and deferred the architecturals to September 28. Staff has received revised elevations that reflect the following changes:

1. The addition of windows (spandrel next to the pharmacy for security) along the west elevation facing Goochland County;
2. A slight increase in size of the windows on the east and south elevations; and
3. The decorative feature over the main entrance under the cornice has been deleted, and the height of the window increased.

The staff recommends approval of the revised elevations. The conditions of approval for POD2016-00286, approved by the Planning Commission on July 27, 2016, shall continue to apply.

(Staff Report by Lee Pambid)

(Applicant's Representative: Jason Chinnis)

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

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2016-00364
Dollar Tree at Creighton &
Laburnum – 1330 North
Laburnum Avenue

APPROVED

VHB, Inc. for Creighton & Laburnum, LLC: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story 9,980 square foot retail store. The 1.43-acre site is located on the west line of North Laburnum Avenue, approximately 460 feet north of its intersection with Creighton Road, on part of parcel 808-730-3743. The zoning is B-2C, Business District (Conditional), M-1C, Light Industrial District (Conditional), and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

The applicant is requesting approval to construct a one-story 9,980 square foot retail store and lighting plan. The plan in your agenda meets the technical requirements. However, staff has requested that inner connectivity be provided by extending the sidewalk around the property as

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annotated on the plan. The lighting plan proposes 8 LED parking lot lights and 13 LED wall mounted lights. Proffered conditions from C-29C-07 limit the height to 20 feet. The applicant has agreed to provide the sidewalk and revise the height of the light poles on future plan submittals.

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

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. Outside storage shall not be permitted.
30. The proffers approved as a part of zoning case C-29C-07 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, 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 Greg Garrison)
(Applicant's Representative: Joseph H. Bushey)
(Applicable Rezoning Cases and PUPS: C-29C-07)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2016-00369
O'Reilly Auto Parts Store at
5915 W Broad Street –
5915 West Broad Street

APPROVED

Berry Engineers, LLC for Rountree's Luggage Company, 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 demolish an existing 4,800 square foot retail store and construct a one-story 6,483 square foot retail store. The 0.7-acre site is located on the southeast corner of the intersection at North Crestwood Avenue and West Broad Street, on parcel 770-740-6169. The zoning is B-3, Business District and O-2, Office District. County water and sewer. **(Brookland)**

The applicant is requesting approval to demolish an existing 4,800 square foot retail store and construct a one-story 6,483 square foot retail store and lighting plan. The plan in the agenda addresses staff comments regarding the provision of 24 feet between the dumpster enclosure and the parking spaces, and adequate back out space in the same area. The lighting plan proposes one 27.5 foot tall LED parking lot light with 3 LED wall mounted lights.

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continued

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

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. The entrances and drainage facilities on West Broad Street shall be approved by the Virginia Department of Transportation and the County.
30. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
31. Outside storage shall not be permitted.
32. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
33. 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.
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 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 Greg Garrison)

(Applicant's Representative: Christopher Berry)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2016-00374
Medical Office Building at
Towne Center West – 130
Towne Center West
Boulevard

APPROVED/EXPEDITED

Willmark Engineering, PLC for 5909 Broad, LLC: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 9,585 square foot medical office building in an existing shopping center. The 1.54-acre part of the 42.39-acre site is located on the east line of Towne Center West Boulevard (private), south of its intersection with Blue Ocean Lane (private), on parcel 735-764-4742. The zoning is B-2C, Business District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

The applicant requests approval to construct an additional medical office building on an interior pad site in the existing Towne Center West shopping center. Adjacent development within the shopping center includes a variety of retail, restaurant, recreational, child care, office, and medical uses.

The proposed building is compatible in style and material with the surrounding development and is consistent with proffered conditions. A mix of red brick with two-toned gray EIFS portions is proposed.

A supplemental lighting plan is included in the staff plan for approval, proposing LED concealed source building mounted fixtures and one additional pole mounted fixture to be installed below the maximum proffered mounting height of 25 feet. The majority of the existing site lighting was installed with the master plan under POD-62-05.

The conceptual landscape plan included for informational purposes demonstrates compliance with proffered internal landscape island requirements, and will implement the preservation of existing street tree plantings. Landscape plan details will be finalized after construction plan approvals and prior to occupancy.

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

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. Only retail business establishments permitted in a B-2 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. The proffers approved as a part of zoning case C-49C-04 and C-27C-09 shall be incorporated in this approval.
33. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.

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34. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Aimee Crady)

(Applicant's Representative: Mark Williams)

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

PLAN OF DEVELOPMENT, LIGHTING PLAN, AND TRANSITIONAL BUFFER DEVIATION

POD2016-00377

Wash Your Way Carwash –
4040 Sadler Road

APPROVED

Balzer and Associates, Inc for P&F, LLC: Request for approval of a plan of development, lighting plan, and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code, to construct a 6,421 square foot automatic car wash facility and pay booth with a 1,600 square foot detail canopy. The applicant requests a transitional buffer deviation to reduce the buffer width by 3.5 feet along the western property line to accommodate stacking lane/access to the carwash facility. The 1.16-acre site is located on the south line of Sadler Road, approximately 350 feet west of Dominion Boulevard, on parcel 747-761-1345. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Three Chopt)**

This proposal is to construct a one-story 6,421 square foot automatic car wash facility and pay booth with a 1,600 square foot detail canopy on the south line of Sadler Road adjacent to an automobile dealership. Both the layout and submitted architectural plans are consistent with proffers associated with zoning case C-26C-05.

The building will utilize split face CMU, which will be stained the same color as the auto dealership, making the building compatible per the proffers. Aluminum windows are provided on all sides of the building to help break up the building mass. A permanent canopy for auto detailing is proposed, with brick column bases and a standing seam metal roof that matches the roof of the car wash facility.

The site provides the proffered 25' landscape buffer adjacent to Sadler Road. A 35-foot transitional buffer is required adjacent to the western parcel, currently zoned R-6C and utilized as a funeral home. The applicant is providing a 6 foot decorative precast concrete wall, as proffered, which permits the reduction of the required buffer width to 23 feet; however, a 3.5' transitional buffer deviation is requested to further reduce the buffer width to accommodate the access drive. The access drive has been designed to accommodate turning radius for larger vehicles and required stacking space.

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The applicant has submitted a lighting plan that consists of full cut-off LED fixtures on 20 foot tall poles and the light level does not exceed 0.5 foot candles at the northern, eastern or southern property lines. The layout conforms to the proffered conceptual plan.

Should the Commission approve the transitional buffer deviation, the staff recommends approval subject to the annotations on the plans, the standard conditions for developments of this type, and the following additional conditions:

9. **AMENDED** - A detailed landscaping plan shall be submitted to the Department of Planning for review and Planning Commission approval prior to the issuance of any occupancy permits.
- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. The right-of-way for widening of Sadler Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. A concrete sidewalk meeting County standards shall be provided along the south side of Sadler Road.
31. The proffers approved as a part of zoning case C-26C-05 shall be incorporated in this approval.
32. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
33. The owner or manager on duty shall be responsible for temporarily closing the car wash facility when the on-site stacking space is inadequate to serve customer demand to prevent a backup of vehicles onto the public right-of-way. The owner shall arrange with the Traffic Engineer to provide standard traffic control signs to notify customers that stopping or standing on the public right-of-way shall not be permitted near the entrances to the car wash facility.
34. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Christina Goggin)
(Applicant's Representative: Aaron Breed)
(Applicable Rezoning Cases and PUPS: C-26C-05)

LANDSCAPE PLAN

POD2015-00020
Eastgate Town Center – 4869
Nine Mile Road

APPROVED/EXPEDITED

Balzer and Associates, Inc. for Eastgate Town Center, LLC and Bromont Group: 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 31.41-acre site is part of a 44.056-acre shopping center, and is located on the south line of Nine Mile Road (State Route 33) and the north line of Colwyck Drive, approximately 750 feet east of its intersection with South Laburnum Avenue, on parcels 812-723-1394, part of 811-723-6565, and 812-724-7116. The zoning is B-3C, Business District (Conditional), M-1C, Light Industrial District (Conditional), and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

The applicant is requesting approval of a landscape plan for Eastgate Town Center. The applicant has been working with staff to add trees in the parking islands to meet proffered requirements. The plan in your agenda addresses staff's comments and meets proffered requirements of zoning case REZ2014-00023.

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

(Staff Report by Greg Garrison)

(Applicant's Representative: Christopher Shust)

(Applicable Rezoning Cases and PUPS: C-69C-04; REZ2014-00023)

APPROVAL OF MINUTES: July 27, 2016 Minutes APPROVED

ADJOURN @ 10:27 AM

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
September 28, 2016**

ADDENDUM

PAGE 16 – ADDED CONDITION

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

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

APPROVED

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 medical office building up to five stories in height and 125,000 square feet in area. 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)**

- 34. ADDED:** The architectural elevations and floor plans for Medical Pavilion 2 shall be submitted for staff review and Planning Commission approval prior to submission of a building permit application for that structure.

Page 18 – REVISED STAFF REPORT, REVISED PLAN, AND DELETED CONDITION

PLAN OF DEVELOPMENT AND TRANSITIONAL BUFFER DEVIATION

POD2016-00375
Faison Center Master Plan
and School Expansion –
1701 Byrd Avenue

APPROVED

Timmons Group for 1701 Byrd Avenue, LLC Request for approval of a plan of development and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code, to construct five buildings, including a three-story, 18,609 square foot school addition to an existing school building; a two-story, 15,639 square foot office and classroom building; a two-story, 11,492 square foot classroom building; a one-story, 9,868 square foot gymnasium and community center building; and a two-story, 11,758 square foot retail and medical office building. The applicant requests a transitional buffer deviation to authorize a 15-foot reduction in the width of the required buffer along the southern property line. The 6.41-acre site is located at the northeast corner of the intersection of Byrd Avenue and Fitzhugh Avenue, approximately 1,100 feet west of West Broad Street, is bound by Byrd Avenue, Markel Road, Willow Lawn Drive, and Fitzhugh Avenue, and includes parcels 772-737-4775, 772-737-7160, and 772-737-8634. The zoning is B-2, Business District. County water and sewer. **(Brookland)**

A revised plan has been received that illustrates a revised parking layout for the main campus, dumpster location and parking lot layout adjustments for the Building 5 site, and adequate alignment and entrance spacing across from Cutshaw Place. Furthermore, the Department of Public Works- Traffic Division has received a request and granted a waiver of the required right-of-way dedication 52' from the centerline of Willow Lawn Drive and can now recommend approval of the plan of development.

A letter detailing the construction staging sequence has also been received. The Phase I parking plan addresses parking needs for the initial Building 1 addition. Should the Commission approve the transitional buffer deviation, the staff recommends approval, subject to the annotations on the plan, the standard conditions for developments of this type, and the additional conditions listed on the agenda with condition 35 deleted.

~~35. DELETED. The right of way for widening of Willow Lawn Drive 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.~~

Page 33 – DELETED CONDITION

PLAN OF DEVELOPMENT, LIGHTING PLAN, AND TRANSITIONAL BUFFER DEVIATION

POD2016-00377
Wash Your Way Carwash –
4040 Sadler Road

APPROVED

Balzer and Associates, Inc for P&F, LLC: Request for approval of a plan of development, lighting plan, and transitional buffer deviation, as required by Chapter 24, Sections 24-106 and 24-106.2 of the Henrico County Code, to construct a 6,421 square foot automatic car wash facility and pay booth with a 1,600 square foot detail canopy. The applicant requests a transitional buffer deviation to reduce the buffer width by 3.5 feet along the western property line to accommodate stacking lane/access to the carwash facility. The 1.16-acre site is located on the south line of Sadler Road, approximately 350 feet west of Dominion Boulevard, on parcel 747-761-1345. The zoning is B-3C, Business District (Conditional). County water and sewer. **(Three Chopt)**

9. **AMENDED DELETED** - ~~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.~~