

HENRICO COUNTY
PLANNING COMMISSION AGENDA
FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT

January 25, 2017

9:00 A.M.

SEE ADDENDUM



PLANNING COMMISSION

Eric S. Leabough, C.P.C., Chairperson (Varina)
Robert H. Witte, Jr., Vice-Chairperson (Brookland)
C. W. Archer, C.P.C., Chairperson (Fairfield)
Gregory R. Baka (Tuckahoe)
Sandra M. Marshall (Three Chopt)
Tyrone E. Nelson, 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 AND WITHDRAWALS OF CONDITIONAL APPROVAL:
Kate McMillion**

EXTENSIONS - FOR INFORMATIONAL PURPOSES ONLY

SUBDIVISION WITHDRAWAL REQUESTS

Subdivision	Original No. of Lots	Remaining Lots	Previous Extensions	Magisterial District
SUB2014-00074 Saunders Station Townes at Broad Hill Centre (June 2014 Plan) WITHDRAWN	78	78	1	Three Chopt

TRANSFER OF APPROVAL

POD-05-87
POD2016-00272
Car Pool – 9200 West Broad
Street

APPROVED

Bartlett Chisholm for GreenMarle Incorporated: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from B&K Associates and CP 9200 West Broad Street, LLC to Greenmarle Incorporated. The 1.03-acre site is located on the northern line of West Broad Street (U.S. Route 250), approximately 920 feet west of Tuckernuck Drive, on parcel 757-757-2929. The zoning is B-3C, Business 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 June 14, 2016 have been addressed, which included replacement of required landscaping.

The staff recommends approval of this transfer request.

(Staff Report by Greg Garrison)

(Applicant's Representative: Bartlett Chisholm)

(Applicable Rezoning Cases and PUPS: C-62C-86, C-34C-08)

TRANSFER OF APPROVAL

POD-28-86
POD2015-00128
Econo Lodge and Rodeway
Inn (Formerly Fairfield Inn)
– 7300 W. Broad Street (U.S.
Route 250)

APPROVED

Hasmukh Patel for Majesty Hotels, LLC: Request for transfer of approval as required by Chapter 24, Section 24-106 of the Henrico County Code from A&B Richmond Hotel, LLC to Majesty Hotels, LLC. The 4.03-acre site is located on the east line of West Broad Street (U.S. Route 250), approximately 730 feet north of Bethlehem Road, on parcel 766-749-5530. The zoning is B-2C, Business District (Conditional) and B-3, Business District. County water and sewer. **(Brookland)**

The new owner accepts and agrees to be responsible for continued compliance with the conditions of the original approval. The deficiencies, as identified in staff's inspection report dated April 30, 2015, have been corrected. The applicant replaced dead and damaged landscaping, replaced damaged fencing and dumpster enclosure gates, removed trash and debris, removed a cargo trailer, and completed pavement repairs.

The staff recommends approval of this transfer request.

(Staff Report by Matt Ward)

(Applicant's Representative: Hasmukh Patel)

(Applicable Rezoning Cases and PUPS: C-76C-85)

PLAN OF DEVELOPMENT

POD2016-00568
Hampton Inn Hotel – 12341
West Broad Street

APPROVED

Kimley-Horn and Associates, Inc. for SP Hotel, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a six-story, 122-room hotel. The 7.67-acre site is located along the south line of West Broad Street (U.S. Route 250), approximately 2,000 feet west of its intersection with North Gayton Road, on parcel 731-764-4292. The zoning is B-2C, Business District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

A provisional use permit was recently approved for this site, allowing a building height of 65 feet. As of the preparation date of the agenda, staff has not received additional information confirming the building meets the 65 foot height limitation as required by condition of the provisional use permit. The applicant needs to demonstrate that the height requirement is met based on the average curb elevation along West Broad Street. Otherwise, the architectural plans are consistent with the exhibit provided with the zoning and provisional use permit cases.

There are site related issues that also need to be addressed. The easternmost access point on West Broad Street (U.S. Route 250) encroaches into the 100-year floodplain and the RPA buffer and is still being reviewed by staff. It needs to be restriped to allow for a combined through lane/left turn lane and a separate right turn lane, along with modifications to the 8-foot wide median island to address maneuvering concerns. A turn around space needs to be provided in the dead-end drive aisle on the east side of the building. Details on the proffered retaining wall/fence were not provided with the initial submittal. In addition, hose lay requirements for fire protection are not met. A fire lane needs to be provided on the west side of the building along with additional fire hydrants. A revised staff plan and additional information will be necessary to address these items.

As of the preparation date of the agenda, the staff has not received a revised plan, as requested. The staff recommendation will be made at the meeting. Should the Commission choose to act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

29. The right-of-way for widening of West Broad Street as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
30. The entrances and drainage facilities on U.S. Route 250 shall be approved by the Virginia Department of Transportation and the County.
31. 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.
32. A concrete sidewalk meeting VDOT standards shall be provided along the south side of West Broad Street.
33. Outside storage shall not be permitted.
34. Evidence that an engineer has certified the height of the building shall be provided to the Director of Planning prior to the issuance of a Certificate of Occupancy.

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35. The proffers approved as a part of zoning cases REZ2016-00012 and PUP2016-00004 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 Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
37. 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.
38. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.
39. 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 Kevin Wilhite)

(Applicant's Representative: David Ellington)

(Applicable Rezoning Cases and PUPS: REZ2016-00012 and PUP2016-00004)

PLAN OF DEVELOPMENT, REVISED MASTER PLAN, AND SPECIAL EXCEPTION

POD2016-00569
(POD-77-74 Revised)
Regency Square Mall
Redevelopment Master Plan
– 1420 North Parham Road

APPROVED

Kimley-Horn for 1420 North Parham Road, LLC and Holy Hill Parham, LLC: Request for approval of a plan of development, revised master plan, and special exception, as required by Chapter 24, Sections 24-106 and 24-2 of the Henrico County Code, to authorize: demolition of a 51,595 square foot parking deck; construction of a new two-story, 12,320 square foot building, a new one-story, 13,600 square foot outparcel building with drive-through service, and a new one-story, 6,500 square foot outparcel building; renovation of a former bank building to include demolition of the drive through canopy; and a special exception to renovate two existing anchor tenant spaces to increase building heights to 65 and 70 feet in an existing regional shopping center; and to authorize a shopping center boundary revision to eliminate an approximate 1.3 acre portion from the overall existing 47.61 acre regional shopping center to construct a new, one-story 8,000 square foot retail building and a new one-story, 4,000 square foot retail building. The 27.23 acre portion of the overall 47.61 acre site is located on the south line of Quioccasin Road, the west line of North Parham Road, the east line of Starling Drive, and the north line of Holly Hill Drive, on parcels 752-743-9774 and 753-743-9242. The zoning is B-1, Business District and B-3, Business District. County water and sewer. **(Tuckahoe)**

The applicant represents the center portion of the overall mall site, and an outparcel at the northwest corner at the intersection of Holly Hill Road and North Parham Road. The portion of the mall that contains the JC Penney department store, the Firestone automotive building, and the Sears department store and automotive buildings is not party to this plan of development request, as those parcels are owned by separate entities. The proposed master plan represents the first phase of the overall redevelopment.

The redevelopment plan proposes a revision to the 1974 overall Regional Shopping Center Master Plan including demolition of the parking deck north of the vacant Macy's building. This plan of development also includes a request for a special exception for height to allow the applicant to increase the building height of the north Macy's building from its current height of 57 feet to 65 feet. The vacant south Macy's building is proposed to be increased from 45 feet to 70 feet in height. These increases would be to accommodate the needs of future tenants. The current height limitation for B-3 zoning is 45 feet, unless a special exception is granted. The Planning Commission may grant a special exception request as part of a Plan of Development approval to allow buildings up to 110 feet in the B-3 zone. Both buildings would continue to exceed the minimum required setback, including the setback required for tall buildings. As is normal procedure, staff makes no recommendation regarding the special exception. It is the applicant's responsibility to present evidence to the Commission to support the request.

As part of the overall infrastructure improvement plan, the existing flyover entrance located on Quiocasin Road is proposed to be removed, and the entrance from that right of way relocated to the east of the existing entry point to include a four-way signalized intersection. The detailed road plans are adjacent to the shopping center master plan, and will be reviewed concurrently with the interior site plans for coordination purposes.

Five new buildings are proposed with this master plan. Two outparcel buildings are proposed to be located within new parcel boundaries, which would be regulated by B-3 zoning standards, outside of the shopping center's designated boundary. The re-designation of the shopping center boundary meets all technical code requirements, and is requested to allow the building configuration along Quiocasin Road to align with the applicant's long-term strategy for commercial streetscape along that frontage. The remaining mall building and outparcels will continue to meet all shopping center regulations, as it relates to setbacks, parking, and site coverage. The site is confirmed to have excess parking spaces with the current proposal in consideration.

In addition to the proposed new buildings, façade improvements are shown conceptually for the main mall building. This may include new storefront entryways, brick veneer, wood print and corrugated metal siding, and repainting of some existing brick elements to tie in to the proposed new features. The existing vacant branch bank building is anticipated to be renovated to accommodate a new user with drive-through facilities, and that may include the removal of the teller drive-through canopy.

Proposed outparcel buildings are conceptually shown to be constructed of a combination of brick veneer, wood print metal siding, corrugated metal siding, and cast stone. Details such as locations of loading areas, mechanical equipment, and refuse enclosures, as well as adequate screening of

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those features, will be coordinated through the subsequent administrative plan of development review for each outparcel, as the applicant confirms users for each space. Approval of this plan of development request would authorize up to 44,420 total additional square feet of commercial space.

Should the Commission approve the applicant's request for the special exception, staff recommends approval of the POD 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. Evidence that an engineer has certified the height of the building shall be provided to the Director of Planning prior to the issuance of a Certificate of Occupancy.
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. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
36. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
37. The 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.
38. 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: David Ellington)

PLAN OF DEVELOPMENT

POD2016-00560
Discount Tire at Staples Mill
Square Shopping Center –
8943 Staples Mill Road

APPROVED

Kimley-Horn for Staples Mill Square Holding, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story 7,373 square foot retail tire sales, services, and installation facility with three service bays on an outparcel in an existing shopping center. The 1.22-acre site is located on the north line of Staples Mill Road (U.S. Route 33), approximately 530 feet west of Old Staples Mill Road, on parcel 769-756-3889. The zoning is B-2C, Business District (Conditional). County water and sewer. **(Brookland)**

This proposed retail tire sales, services, and installation facility will be located on the far southern outparcel of Staples Mill Square Shopping Center. The zoning cases C-31C-06 and REZ2016-00034 as well as provisional use permit PUP2016-00008 shall apply. The three service bays facing into shopping center access drives will be screened by a brick wall, six feet in height, proposed within a proffered 12 foot wide landscape buffer.

A mix of trees and shrubs will be provided in the buffer to soften the screen wall along shopping center access drives. Additional landscaping exists in the 25 foot proffered landscape buffer which is adjacent to Staples Mill Road (U.S. Route 33) and extends along the southeastern site boundary.

The architectural plans blend with other buildings in the shopping center and fulfill proffered conditions. The proposed building will have brick walls on all four sides, lighter vertical brick wall bands, brick soldier wall bands, metal storefront canopies, and EIFS cornice on the parapet walls. The parapet wall will conceal any rooftop equipment from public view.

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

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. All repair work shall be conducted entirely within the enclosed building.
33. Outside storage shall not be permitted.
34. The proffers approved as a part of zoning cases C-31C-06 and REZ2016-00034 shall be incorporated in this approval.
35. The conditions approved as a part of the provisional use permit PUP2016-00008 shall be incorporated in this approval.
36. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.

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

(Staff Report by Matt Ward)

(Applicant's Representative: David Ellington)

(Applicable Rezoning Cases and PUPS: C-31C-06, REZ2016-00034, PUP2016-00008)

SUBDIVISION – CHESAPEAKE BAY RESOURCE PROTECTION AREA EXCEPTION

SUB2016-00185

Glenbrooke Hills Section C
Block A Lot 1C – 8 West
Glenbrook Circle

APPROVED

Sekiv Solutions for Leighton & Chandler Klevana: Request for approval of a Chesapeake Bay Resource Area Exception as required by Chapter 24, Sections 106.3(f) and 106.3(l) of the Henrico County Code. The 3.43-acre site is located on the east line of Twin Lake Lane, approximately 500 feet north of River Road, and on the west line of Glenbrook Circle West, approximately 525 feet north of its intersection with Glenbrook Circle West, on parcel 754-732-9674. The exception would allow for the encroachment of a swimming pool, hot tub, pool house, and related improvements within the landward 50-feet of the required 100-foot-wide Resource Protection Area, a component of a Chesapeake Bay Preservation Area, adjacent to an unnamed Tributary that drains to the Kanawha Canal in the James River watershed. The zoning is R-1, One-Family Residential District. County water and sewer. **(Tuckahoe)**

The Department of Public Works has received a request for an exception to the County's Zoning Ordinance (Chapter 24 of the Henrico County Code) to construct an in-ground pool, paved pool surround, and a detached 475 square foot pool house within the 100' Resource Protection Area (RPA) buffer adjacent to an unnamed tributary to the Kanawha Canal at 8 Glenbrook Circle West. The total additional impervious area proposed within the RPA is 1,259 square feet.

The purpose of the RPA buffer is to provide for the removal, reduction, or assimilation of sediments, nutrients, and potentially harmful or toxic substances contained in runoff from entering the bay and its tributaries, and to minimize the adverse effects of human activities on state waters and aquatic resources. The Zoning Ordinance limits allowable development within the RPA buffer to water dependent uses, redevelopment (under special conditions), roads, driveways, utilities, and flood control/stormwater facilities. Because the proposed development is not one of these allowable uses, the owner must request an exception to the ordinance.

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The Engineering and Environmental Services Division of the Department of Public Works has completed review of this submittal and has the following comments:

1. The existing RPA buffer consists of an existing home, attached stone patio, driveway, maintained lawn, and mulched beds.
2. The proposed development within the RPA buffer is not for a principal dwelling or an attached addition and is, therefore, not permitted within the RPA.
3. There appears to be alternative locations on the lot for this development (pool) that are completely outside of the 100' RPA buffer.

Based upon this criteria, the Director of Public Works has recommended that this request for an exception to the Zoning Ordinance be denied by the Planning Commission.

The Planning Commission, in accordance with Section 24-106.3(1), shall review the request for an exception and the water quality impact assessment, and may grant an exception with such conditions and safeguards as it deems necessary, only if the Planning Commission finds:

- a. Granting the exception will not confer upon the applicant any special privilege denied to similarly situated property owners;
- b. The exception request is not based on conditions or circumstances that are self-created or self-imposed, nor does the request arise from conditions or circumstances either permitted or nonconforming that are related to adjacent parcels;
- c. The exception request is the minimum necessary to afford relief;
- d. The exception request is in harmony with the purpose and intent of the zoning ordinance and is not of substantial detriment to water quality; and
- e. That reasonable and appropriate conditions which will prevent the exception request from causing a degradation of water quality are imposed.

Since the applicant first approached the County with a pool request, he has worked with County staff to reduce the size of the pool and related improvements to lessen the impact within the RPA. The applicant has recently submitted the revised plan in the packet, which is currently under staff review, providing additional plantings of native trees and shrubs within the RPA buffer to help offset the proposed improvements. Staff will provide further information concerning the revised plan at the meeting.

Should the Planning Commission grant the exception, and since there is opportunity for the enhancement of the vegetation within the RPA buffer, the following conditions are recommended:

1. Additional plantings of native trees and shrubs shall be installed within the lower 50-feet of the RPA buffer to achieve an overall density of woody vegetation within the lower 50-feet of the buffer of 200 stems per acre.
2. An erosion and sediment control plan, which includes the vegetation enhancement within the RPA buffer shall be submitted for County review and approval as part of the swimming pool building permit.

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3. The applicant shall provide an erosion and sediment control bond, to include construction of the proposed improvements within the RPA and related vegetation enhancement, to the Department of Public Works prior to issuance of a building permit.
4. Upon completion of the improvements and prior to the release of the erosion and sediment control bond, the owner shall furnish an as-built certification to the Department of Public Works by the engineer who prepared the plan, to the effect that all construction including RPA buffer enhancement installation is in conformance to the regulations and requirements of the plan.

**(Staff Report by Christina Goggin)
(Applicant's Representative: Stig Owens)**

PLAN OF DEVELOPMENT

POD2016-00561

Nuckols Road Self Storage –
Nuckols Road

APPROVED/EXPEDITED

Youngblood, Tyler & Associates for Nuckols Storage, LLC:

Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a three-story 66,000 square foot self-storage facility. The 2.2-acre site is located on the northern line of Nuckols Road, approximately 540 feet west of Concourse Boulevard, on parcel 745-775-4352 and part of parcel 745-775-0764. The zoning is M-1C, Light Industrial District (Conditional) and O/SC, Office Service District (Conditional). County water and sewer. **(Three Chopt)**

The applicant requests approval to construct a three-story 66,000 square foot self-storage facility. The applicant has been working with staff to address comments regarding construction of a right turn lane and an adequate conceptual landscape plan that meets the minimum standards. The plan in your agenda reflects these changes. The elevations submitted propose primarily red brick with EFIS accents on the south, east, and west side of the building and primarily EIFS on the north side of the building. The elevations are consistent with the elevations submitted with REZ2016-00030.

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

29. The right-of-way for widening of Nuckols 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 north side of Nuckols Road.
31. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
32. There shall be no outdoor storage in moveable storage containers including, but not limited to, cargo containers and portable on demand storage containers.

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33. The proffers approved as a part of zoning case REZ2016-00030 shall be incorporated in this approval.
34. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
35. The existing sanitary sewer easement in conflict with the building footprint shall be vacated prior to approval of the building permit for the said building.

(Staff Report by Greg Garrison)

(Applicant's Representative: Adam Werner)

(Applicable Rezoning Cases and PUPS: REZ2016-00030)

PLAN OF DEVELOPMENT

POD2016-00559
Ridgefield Green
Townhomes – 10700
Ridgefield Parkway

APPROVED

Bowman Consulting for Episcopal Diocese of VA: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 66 three-story townhouses for sale. The 7.58-acre site is located on the southwestern line of Ridgefield Green Drive between John Rolfe Parkway and Ridgefield Parkway, on parcel 737-750-7485. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Tuckahoe)**

This proposal is for construction of 66 three-story townhouses with one car garages. The Planning Commission granted Conditional approval of the subdivision at its November 16, 2016 meeting, and the site is subject to the proffers of REZ2016-00010, approved by the Board of Supervisors at their July 12, 2016 meeting.

The site is accessed from a private road connecting Ridgefield Parkway and John Rolfe Parkway. Proffered 25 foot landscaped buffers are provided along Ridgefield Green Drive, Ridgefield Parkway, and John Rolfe Parkway, prohibiting direct access to the public roads. All required parking is provided internal to the development area, within the common area and on the lots in driveways. Proffers require sidewalks along the front of each unit and sidewalks exist along the public roads from the construction of John Rolfe Parkway. The BMP is a marsh style basin and details for amenities in the common area parks, which have been proffered, will be provided prior to construction plan approval.

The architectural elevations submitted match the proffered elevations. They offer one car garages, optional rear decks, and some have covered balconies.

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

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29. The subdivision plat for Ridgefield Green Townhomes shall be recorded before any building permits are issued.
30. The proffers approved as a part of zoning case REZ2016-00010 shall be incorporated in this approval.
31. A note in bold lettering shall be provided on the erosion control plan indicating that sediment basins or traps located within buildable areas or building pads shall be reclaimed with engineered fill. All materials shall be deposited and compacted in accordance with the applicable sections of the state building code and geotechnical guidelines established by the engineer. An engineer's report certifying the suitability of the fill materials and its compaction shall be submitted for review and approval by the Director of Planning and Director of Public Works and the Building Official prior to the issuance of any building permit(s) on the affected sites.
32. The pavement shall be of an SM-2A type and shall be constructed in accordance with County standard and specifications. The developer shall post a defect bond for all pavement with the Department of Planning - the exact type, amount and implementation shall be determined by the Director of Planning, to protect the interest of the members of the Homeowners Association. The defect bond shall remain in effect for a period of three years from the date of the issuance of the final occupancy permit. Prior to the issuance of the last Certificate of Occupancy, a professional engineer must certify that the roads have been designed and constructed in accordance with County standards.
33. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
34. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Christina Goggin)

(Applicant's Representative: Jonathan Jackson)

(Applicable Rezoning Cases and PUPS: REZ2016-00010, POD-T-187)

PLAN OF DEVELOPMENT AND LIGHTING PLAN (Deferred from the December 14, 2016 Meeting)

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

WITHDRAWN

Bohler Engineering for GBR Henrico Limited Liability Company/Plaza 360 Resources LP and Wal-Mart Real Estate Business Trust: Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story 41,952 square foot retail grocery store with drive-through pharmacy, and a one-story 754 square foot convenience market with fueling center in an existing shopping center. The 7.47 acre portion of the 27.389-acre site is located on the west line of Mechanicsville Turnpike (U.S. Route 360), approximately 550 feet south of Evans Road, on part of parcel 803-737-0018. The zoning is B-2, Business District and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

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

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

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

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

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

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

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

Continue

continued

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
29. Only retail business establishments permitted in a B-2 zoning may be located in this center.
30. The ground area covered by all the buildings shall not exceed in the aggregate 25 percent of the total site area.
31. No merchandise shall be displayed or stored outside of the building(s) or on sidewalk(s).
32. The right-of-way for widening of Mechanicsville Turnpike (U.S. Route 360) as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
33. The entrances and drainage facilities on Mechanicsville Turnpike (U.S. Route 360) shall be approved by the Virginia Department of Transportation and the County.
34. A notice of completion form, certifying that the requirements of the Virginia Department of Transportation entrances permit have been completed, shall be submitted to the Department of Planning prior to any occupancy permits being issued.
35. A concrete sidewalk meeting VDOT standards shall be provided along the west side of Mechanicsville Turnpike (U.S. Route 360).
36. Outside storage shall not be permitted.
37. In the event of any traffic backup which blocks the public right-of-way as a result of congestion caused by the drive-up facilities, the owner/occupant shall close the drive-up facilities until a solution can be designed to prevent traffic backup.
38. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Virginia Department of Transportation maintained right-of-way. The elevations will be set by the contractor and approved by the Virginia Department of Transportation.
39. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
40. The conceptual master plan, as submitted with this application, is for planning and information purposes only.
41. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Aimee Crady)
(Applicant's Representative: Jonathan Ritchie)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2016-00376
Bojangles – 5207 Brook
Road – 5207 Brook Road
(U.S. Route 1)

APPROVED/EXPEDITED

Balzer and Associates, Inc. for The Restaurant Company:
Request for approval of a plan of development and lighting plan, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story, 3,670 square foot restaurant with drive-through facilities. The 1.38-acre site is located along the east line of Brook Road (U.S. Route 1) and west line of West Seminary Avenue, approximately 300 feet north of Azalea Avenue, on parcel 786-744-0266 and part of parcel 785-745-9803. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

This proposal is to construct a 3,670 square foot restaurant with drive-through facilities. The development will be located on a vacant parcel along the eastern line of Brook Road (U.S. Route 1) which is surrounded by existing commercial uses.

The site will be accessible through two new access driveways off Brook Road (U.S. Route 1) and West Seminary Avenue. An additional access drive will be constructed from the adjacent site by means of an existing ingress and egress agreement.

As shown, the building elevations are primarily constructed of red brick accented with a brick soldier course band around the top and bottom of the building walls and an aluminum trim band around the center of the building walls. Additional features include arched walls with pilasters accented with an EIFS wall band and metal overhead canopies for each window.

A lighting plan was provided which includes (10) 22.5-foot tall light poles with concealed source LED fixtures and 16 building mounted light fixtures.

Per Henrico County Recreation and Parks, the Virginia Department of Historic Resources roadside marker (E-3, Sheridan Maneuvers East) located on this parcel should be safely secured or protected during construction and relocated to approximately the same location outside of right-of-way.

The 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. The entrances and drainage facilities on Brook Road (U.S. Route 1) 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. A concrete sidewalk meeting VDOT standards shall be provided along the east side of Brook Road (U.S. Route 1).

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32. Outside storage shall not be permitted.
33. The developer shall install an adequate restaurant ventilating and exhaust system to minimize smoke, odors, and grease vapors. The plans and specifications shall be included with the building permit application for review and approval. If, in the opinion of the County, the type system provided is not effective, the Commission retains the rights to review and direct the type of system to be used.
34. Approval of the construction plans by the Department of Public Works does not establish the curb and gutter elevations along the Henrico County maintained right-of-way. The elevations will be set by Henrico County.
35. 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.
36. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
37. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

(Staff Report by Matt Ward)

(Applicant's Representative: Christopher Shust)

PLAN OF DEVELOPMENT

POD2016-00562

Our Lady of Hope Building
Addition – 13700 North
Gayton Road
(POD-057-94 Revised)

APPROVED

Balzer and Associates for Our Lady of Hope Health Center:

Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a two-story 23,321 square foot, 32-bed addition to an existing nursing home facility. The 8.67-acre site is located on the southwest corner of the intersection of North Gayton Road and Graham Meadows Drive, on parcel 733-763-0435. The zoning is R-6C, General Residential District (Conditional), B-3C, Business District (Conditional), and WBSO, West Broad Safety Overlay District. County water and sewer. **(Three Chopt)**

The proposal is for an addition to the rear of an existing nursing home, which was built in 1996. The addition is a combination of brick and EIFS matching the architecture of the existing building. Rooftop mounted HVAC units will be screened from ground view, as required by proffers, in the same fashion as the existing units.

As of the preparation of the agenda, staff has not completed its review of the revised site plan. Issues that need to be addressed include the SWM/BMP, which is not designed to specifications.

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Also, a sidewalk is required along North Gayton Road; however, the applicant has submitted a waiver request to the Department of Public Works – Traffic Division to eliminate the requirement and the request is currently under review.

The staff’s 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:

- 29. The right-of-way for widening of North Gayton Road as shown on approved plans shall be dedicated to the County prior to any occupancy permits being issued. The right-of-way dedication plat and any other required information shall be submitted to the County Real Property Agent at least sixty (60) days prior to requesting occupancy permits.
- 30. A concrete sidewalk meeting County standards shall be provided along the west side of North Gayton Road.
- 31. The proffers approved as a part of zoning case C-5C-88 and C-47C-93 shall be incorporated in this approval.
- 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 Kate McMillion)
(Applicant’s Representative: Christopher Shust)
(Applicable Rezoning Cases and PUPS: C-5C-88 and C-47C-93)

PLAN OF DEVELOPMENT

POD2016-00511
MedExpress – 4901 Nine
Mile Road

APPROVED

CESO, Inc. for Ample Storage Laburnum Avenue: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a one-story 4,714 square foot medical office. The 0.95-acre site is located on the southern line of Nine Mile Road (U.S. Route 33), approximately 800 feet east of South Laburnum Avenue, on part of parcel 811-723-1052. The zoning is M-1C, Light Industrial District (Conditional), and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

This proposed medical office building will be located on the vacant parcel along the southern line of Nine Mile Road (U.S. Route 33) adjacent to the Eastgate Town Shopping Center.

As shown, the architectural elevations provide a building primarily constructed of red brick patterned tilt up concrete panel with a standing seam metal roof and fabric awnings, which are materials permitted by proffers. Staff encouraged the applicant to consider constructing the

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building out of individual brick like the rest of the buildings in the retail and shopping centers that will surround this building, but they have elected to utilize the originally proposed materials.

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

29. A concrete sidewalk meeting VDOT standards shall be provided along the south side of Nine Mile Road.
30. The proffers approved as a part of zoning case C-69C-04 shall be incorporated in this approval.
31. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.
32. Evidence of a joint ingress/egress and maintenance agreement must be submitted to the Department of Planning and approved prior to issuance of a certificate of occupancy for this development.
33. The location of all existing and proposed utility and mechanical equipment (including HVAC units, electric meters, junctions and accessory boxes, transformers, and generators) shall be identified on the landscape plan. All building mounted equipment shall be painted to match the building, and all equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.
34. Except for junction boxes, meters, and existing overhead utility lines, and for technical or environmental reasons, all utility lines shall be underground.

**(Staff Report by Christina Goggin)
(Applicant's Representative: Benjamin T. Bell)
(Applicable Rezoning Cases and PUPS: C-69C-04)**

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2016-00558
Take 5 Oil Change at 5220
Brook Road – 5220 Brook
Road

APPROVED

American Engineering Associates for O ICE, 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 3,400 square foot restaurant and construct a three bay, one-story 1,634 square foot auto service station. The 0.92-acre site is located at the northwestern corner of the intersection of Brook Road and Bentley Street, on parcel 785-744-6084. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

This proposal includes demolition of an existing restaurant and construction of a three bay auto service station with site lighting. The elevations submitted propose a primarily beige color EFIS building with a red brick base and standing seam metal roof. The lighting plan proposes (5) 25 foot tall LED parking lot lights with 11 building mounted wall sconces.

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As of the preparation date of this agenda staff has not received a revised plan that addresses the traffic engineer’s concern over stacking, as requested. 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:

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
- 29. A concrete sidewalk meeting VDOT standards shall be provided along the west side of Brook Road.
- 30. Outside storage shall not be permitted.
- 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. The owner or manager on duty shall be responsible for temporarily closing the auto service station 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 facility.

**(Staff Report by Greg Garrison)
(Applicant’s Representative: Scott Stone)
(Applicable Rezoning Cases and PUPS: POD-F-253)**

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2016-00566
Burger Media – 2507
Grenoble Road

APPROVED

HG Design Studio for Grenoble, 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 5,600 square foot office warehouse building. The 0.4-acre site is located on the eastern line of Grenoble Road, approximately 550 feet south of its intersection with Willard Road, on parcel 765-747-3588. The zoning is M-1, Light Industrial District. County water and sewer. **(Tuckahoe)**

The applicant proposes a one-story, 5,568 square foot office warehouse building and associated parking. The site and all adjacent properties are zoned M-1 with no proffers.

The proposed building features light red brick with dark red brick horizontal bands for the office portion of the building along the entire front elevation and to a depth of 23 feet along the sides.

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The remainder of the building which contains the warehouse portion will be split face CMU light khaki in color. The warehouse will be accessed through the rear of the building through two roll up bay doors.

The lighting plan illustrates two building mounted wallpacks at a height of 16 feet and three pole-mounted, single fixture lights at a height of 20 feet. All lights are flat lens LED fixtures. The plan complies with county lighting guidelines.

At the time of the agenda's preparation, the Department of Public Works - Traffic had not yet received nor granted a waiver request from the 12.5 foot minimum distance between driveway entrances and adjacent property lines, which is necessary to accommodate the entrance as proposed.

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 conditions are recommended:

- 11B. Prior to the approval of an electrical permit application and installation of the site lighting equipment, a plan including light spread and intensity diagrams, and fixture specifications and mounting heights details shall be revised as annotated on the staff plan and included with the construction plans for final signature.
- 29. Outside storage shall not be permitted.
- 30. 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, 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: Andy Sisson)

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2016-00563
Oakley's Center Industrial
Park, Phase 4- 4201 Oakleys
Court

APPROVED

Bay Companies for Ivey Self Storage, LLC and Oakley Center 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 three one-story office warehouse buildings totaling 31,750 square feet. The 7.24-acre site is located at the intersection of Oakleys Place and Oakleys Court, approximately 675 feet south of Oakleys Lane, on parcel 816-721-7613. The zoning is M-1C, Light Industrial District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

Continue

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The applicant proposes development of a site containing three one-story office warehouse buildings totaling 31,750 square feet, associated parking and maneuvering areas, and a BMP. Building A contains 14 offices with associated warehouse spaces and is 14,500 square feet in area. Building B contains 2 offices with warehouse spaces and 9 small warehouse spaces with no offices physically associated with them, and it is 9,600 square feet in area. Building C contains 29 warehouse units with no offices physically associated with them and is 7,650 square feet in area. A 50 foot transitional buffer is required along the Oakleys Lane frontage, as the subject property is zoned M-1C and the adjacent properties across the road are zoned A-1 and RTHC.

Staff has requested some building materials be improved on building elevations facing public roads and future development parcels. The buildings feature varying amounts of red brick veneer and red metal siding. Building A has red brick on the front elevation facing west to Oakley Place and side elevations to the north facing Oakleys Lane and south facing Oakleys Court. Red metal siding is proposed to the rear facing east to Building B. Building B has red brick on the side elevations to the north facing Oakleys Lane and south facing Oakleys Court. Red metal siding is proposed to the front and rear of the building, which face Buildings A and C. Building C has red brick on the side elevations to the south facing Oakleys Court. All other elevations feature red metal siding. In addition to the brick already proposed, staff has suggested better building materials on the entirety of all north elevations facing Oakleys Lane for Buildings B and C and on the east elevation of Building C, which faces the remainder of the parcel. Ground mounted HVAC equipment is proposed for units in Buildings A and B. The plan indicates no HVAC equipment for Building C.

The lighting plan illustrates 36 building mounted wallpacks at a height of 12 feet and seven pole-mounted, single fixture lights at a height of 20 feet. All lights are flat lens LED fixtures. The plan complies with county lighting guidelines.

As of the preparation of the agenda, staff has not received revised architecturals addressing the comments. 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:

- 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 proffers approved as a part of zoning case C-123C-88 shall be incorporated in this approval.
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, junction and accessory boxes, transformers, and generators) shall be identified on the landscape plans. All equipment shall be screened by such measures as determined appropriate by the Director of Planning or the Planning Commission at the time of plan approval.

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32. The certification of building permits, occupancy permits and change of occupancy permits for individual units shall be based on the number of parking spaces required for the proposed uses and the amount of parking available according to approved plans.

(Staff Report by Lee Pambid)
(Applicant's Representative: Daniel Caskie)
(Applicable Rezoning Cases and PUPS: C-123C-88)

SUBDIVISION

SUB2016-00199
The Glens at Scott Place
(January 2017 Plan) - Scott
Road

APPROVED

Koontz-Bryant, P.C. for Wilton Acquisition, LLC: The 16.29-acre site proposed for 115 two-story residential townhouses for sale is located at the northwest corner of East Parham Road (State Route 73) and Interstate 95 (I-95), and fronting on the south side of Scott Road, east of Brockton Street (unimproved), on parcels 785-757-5477, 785-757-5749, 785-757-6118, 785-757-8737, and 785-757-9998. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Fairfield) 115 Lots**

The proposed subdivision layout for 115 townhouses is generally in conformance with the conceptual layout proffered with REZ2016-00024.

A revised plan has been requested to address the following issues. The Department of Public Utilities has requested the relocation of a sanitary sewer easement from east line of Lot # 20 to the south lines of Lots # 20-33, in order to reduce the depth of the proposed sewer main, and to extend a sanitary sewer easement to Brockton Street in order to accommodate future development in the sewer shed located west of the subject property. Planning Staff has requested additional design information regarding the proposed storm water management pond to assure there is sufficient area set aside to accommodate required safety features and landscaping.

As of the preparation date of the agenda, the staff has not received a revised plan as requested. The staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

15. A County standard sidewalk shall be constructed along the south line of Scott Road.
16. The proffers approved as part of zoning case REZ2016-00024 shall be incorporated in this approval.

(Staff Report by Mike Kennedy)
(Applicant's Representative: Robert Fitz)
(Applicable Rezoning Cases and PUPS: REZ2016-00024)

PLAN OF DEVELOPMENT

POD2016-00584
Saunders Station Townes at
Broad Hill Centre
Reconsideration –
Condominiums – 12400
West Broad Street
(POD2014-00227 Rev.)

APPROVED

Timmons Group for BHC Townes, LLC: Request for reconsideration of approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 78 four-story condominium units, replacing the previous approval for 78 three-story residential townhouses for sale. The 10.55-acre site is located at the terminus of Broad Hill Drive (private), approximately 675 feet north of the intersection of West Broad Street (U.S. Route 250) and Bon Secours Parkway, on parcel 730-767-7336. The zoning is RTHC, Residential Townhouse District (Conditional) and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

Along with companion rezoning case REZ2016-00043, this case reconsiders the previous plan of development approval by the Commission of POD2014-002127 for 78 3-story residential townhouse units on July 23, 2014. The withdrawal of the conditional subdivision approval for the townhouse development, SUB2014-00074, appeared earlier on this agenda.

The new plan proposes 78 4-story condominium units on the same site. The layout for the condominiums is nearly identical to the townhouse plan, however the unit footprints and floor areas have changed and the height of the buildings have increased. Final construction plans for the townhouses were approved by staff on May 2, 2016. Construction plans for the condominiums are still undergoing administrative review by staff.

The rezoning case, recommended for approval by the Commission on December 8, 2016, and pending action by the Board of Supervisors on January 24, 2017, would change the zoning designation on this site from RTHC to R-6C.

As of the preparation date of this agenda, due to the zoning case pending Board action and the site plan still under staff review, the staff recommendation will be made at the meeting. Should the Commission act on this request, in addition to the standard conditions for developments of this type, the following additional conditions are recommended:

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. Outside storage shall not be permitted.
32. The proffers approved as a part of zoning case REZ2016-00043 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, 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 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.
36. A draft of the Declaration of Covenants, Conditions, and Restrictions shall be submitted to the Department of Planning for review and approval prior to the issuance of any certificates of occupancy in this development.

(Staff Report by Lee Pambid)

(Applicant's Representative: Lee Ann Gudorp)

(Applicable Rezoning Cases and PUPS: C-18C-12, REZ2016-00043, POD2014-00227, SUB2014-00074)

APPROVAL OF MINUTES: December 14, 2016 Minutes **APPROVED**

ADJOURN @ 11:05 AM

**PLANNING COMMISSION
AGENDA FOR
SUBDIVISIONS AND PLANS OF DEVELOPMENT
January 25, 2017**

ADDENDUM

PAGE 5 – REVISED RECOMMENDATION AND STAFF PLAN

PLAN OF DEVELOPMENT

POD2016-00568
Hampton Inn Hotel – 12341
West Broad Street

APPROVED

Kimley-Horn and Associates, Inc. for SP Hotel, LLC: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a six-story, 122-room hotel. The 7.67-acre site is located along the south line of West Broad Street (U.S. Route 250), approximately 2,000 feet west of its intersection with North Gayton Road, on parcel 731-764-4292. The zoning is B-2C, Business District (Conditional), and WBSO, West Broad Street Overlay District. County water and sewer. **(Three Chopt)**

Staff recommends approval of the revised staff plan.

PAGE 17 – REVISED PLAN

PLAN OF DEVELOPMENT

POD2016-00559
Ridgefield Green
Townhomes – 10700
Ridgefield Parkway

APPROVED

Bowman Consulting for Episcopal Diocese of VA: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct 66 three-story townhouses for sale. The 7.58-acre site is located on the southwestern line of Ridgefield Green Drive between John Rolfe Parkway and Ridgefield Parkway, on parcel 737-750-7485. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Tuckahoe)**

The plan has been annotated to add sidewalk connections.

PAGE 24 – REVISED PLAN, RECOMMENDATION, AND CONDITION

PLAN OF DEVELOPMENT

POD2016-00562
Our Lady of Hope Building
Addition – 13700 North
Gayton Road
(POD-057-94 Revised)

APPROVED

Balzer and Associates for Our Lady of Hope Health Center: Request for approval of a plan of development, as required by Chapter 24, Section 24-106 of the Henrico County Code, to construct a two-story 23,321 square foot, 32-bed addition to an existing nursing home facility. The 8.67-acre site is located on the southwest corner of the intersection of North Gayton Road and Graham Meadows Drive, on parcel 733-763-0435. The zoning is R-6C, General Residential District (Conditional), B-3C, Business District (Conditional), and WBSO, West Broad Safety Overlay District. County water and sewer. **(Three Chopt)**

Staff has completed its review of the revised staff plan which addresses comments from the Department of Public Works – Engineering Division. The Department of Public Works – Traffic Division has granted a waiver of the portion of the sidewalk required along North Gayton Road, north of the main entrance to the intersection with Graham Meadows Drive. The sidewalk will be constructed from the main entrance to the southern property line.

Staff recommends approval subject to the annotations on the plan, the standard conditions for developments of this type, additional conditions 29, 31, and 32 listed in the agenda, and the following revised condition:

- 30. **REVISED** A concrete sidewalk meeting County standards shall be provided along the west side of North Gayton Road, **as shown on the revised staff plan.**

PAGE 28 – REVISED PLAN

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2016-00558
Take 5 Oil Change at 5220
Brook Road – 5220 Brook
Road

APPROVED

American Engineering Associates for O ICE, 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 3,400 square foot restaurant and construct a three bay, one-story 1,634 square foot auto service station. The 0.92-acre site is located at the northwestern corner of the intersection of Brook Road and Bentley Street, on parcel 785-744-6084. The zoning is B-3, Business District. County water and sewer. **(Fairfield)**

PAGE 30 – REVISED RECOMMENDATION

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2016-00566
Burger Media – 2507
Grenoble Road

APPROVED

HG Design Studio for Grenoble, 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 5,600 square foot office warehouse building. The 0.4-acre site is located on the eastern line of Grenoble Road, approximately 550 feet south of its intersection with Willard Road, on parcel 765-747-3588. The zoning is M-1, Light Industrial District. County water and sewer. **(Tuckahoe)**

An administrative waiver for the driveway location has been received and processed. Staff recommends approval of the plan of development subject to the annotations on the plans, the standard conditions for developments of this type, and the additional conditions listed on the agenda.

PAGE 32 – ADDED CONDITIONS AND ADDED CONCEPTUAL LANDSCAPE PLAN

PLAN OF DEVELOPMENT AND LIGHTING PLAN

POD2016-00563
Oakley’s Center Industrial
Park, Phase 4– 4201 Oakleys
Court

APPROVED

Bay Companies for Ivey Self Storage, LLC and Oakley Center 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 three one-story office warehouse buildings totaling 31,750 square feet. The 7.24-acre site is located at the intersection of Oakleys Place and Oakleys Court, approximately 675 feet south of Oakleys Lane, on parcel 816-721-7613. The zoning is M-1C, Light Industrial District (Conditional) and ASO, Airport Safety Overlay District. County water and sewer. **(Fairfield)**

- 33. Evergreen landscape material shall be installed along Oakleys Place and behind Building C along the proposed property line, as shown on the conceptual landscape plan.
- 34. Hours of Construction: The hours of site work construction, including operation of bulldozers and other earth-moving equipment, shall be between 8:00 a.m. and 5:00 p.m., Monday through Friday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work, such as concrete pours or utility connections. No site work construction will be performed on Saturday or Sunday. The hours of outside building construction shall be between 7:00 a.m. and 7:00 p.m., Monday through Friday, except in emergencies or where unusual circumstances require extending the specific hours in order to complete work, such as concrete pours or utility connections. Outside building

construction on Saturday may take place if mutually agreed to by the developer and the manager of Mankin Mansion. No outside building construction shall be performed on Sunday. Signs, in both English and Spanish, stating the above-referenced provisions, shall be posted and maintained at all entrances to the property prior to any land disturbance activities thereon.

PAGE 34 – REVISED PLAN AND REVISED RECOMMENDATION

SUBDIVISION

SUB2016-00199
The Glens at Scott Place
(January 2017 Plan) - Scott
Road

APPROVED

Koontz-Bryant, P.C. for Wilton Acquisition, LLC: The 16.29-acre site proposed for 115 two-story residential townhouses for sale is located at the northwest corner of East Parham Road (State Route 73) and Interstate 95 (I-95), and fronting on the south side of Scott Road, east of Brockton Street (unimproved), on parcels 785-757-5477, 785-757-5749, 785-757-6118, 785-757-8737, and 785-757-9998. The zoning is RTHC, Residential Townhouse District (Conditional). County water and sewer. **(Fairfield) 115 Lots**

The staff has received a revised plan, as requested. The revised plan relocates a proposed sanitary sewer easement away from the landscape buffer along I-95 and extends a sanitary sewer easement to Brockton Street. The revised plan also provides additional grading information, to ensure there is sufficient area set aside to accommodate safety features and landscaping for the proposed dry storm water management pond. Staff can now recommend approval of the plan.

The revised plan was received after the deadline for revised plans. Therefore, a waiver of time limits is required. As staff has completed their review of the revised plan, staff offers no objection to the waiver request.

Should the Commission approve the waiver of time limits, staff recommends approval of the plan, subject to the annotations on the plan, the standard conditions for residential townhouses, and the additional conditions listed on the agenda.